Regular Town Council Meeting

January 20, 2026
6:00 PM
Town Council Chambers
Chair: Arne Jorgensen

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

I. ZOOM LINK FOR PUBLIC PARTICIPATION

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

To join, click link or copy it to your browser: https://us02web.zoom.us/j/81455861911?pwd=P0AplUGP7kDa73tuPcSKJNjpSXRoAl.1

Or join at zoom.com with Webinar ID: **814 5586 1911** and Password: **83001** or by phone: **+1 719 359 4580**

II. OPENING

A. Call to Order and Roll Call

B. Pledge of Allegiance

C. Land Acknowledgement

D. Announcements/Proclamations

1. Martin Luther King Jr. & Equality Day
2. Introduction of David Garcia, Deputy Town Manager

III. PUBLIC COMMENT

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

IV. CONSENT CALENDAR

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

A. Meeting Minutes

1. January 5, 2026 Regular Town Council Meeting

B. Disbursements

C. Contracts

1. Access and Utility Easement with Snow King Mountain Resort, LLC

D. Award Vine Street Improvement Project (Bid #26-10) (Brian Lenz)

E. Budget Amendment for the Procurement of a New Electric Truck (Johnny Ziem)

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

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

A. Administration

1. 90 Virginian Lane - Town Funding Approach (Tyler Sinclair)
2. Request for Proposals for Sustainability Plan Tracking (Tanya Anderson)
3. Applications to the Wyoming Office of State Lands and Investments' Unmet Housing Needs Grant Program for 90 Virginian Lane and S4 Flats located at 910 Smith Lane and 915 Simon Lane (Kristi Malone)

B. Internal Services

1. U.S.F.S. Nelson Drive Annexation Public Hearing (Riley Hovorka)

C. Planning & Building

1. Development Plan and Conditional Use Permit for a new +/-78,000 sf Justice Center at 180 S. King St. (P25-179 & 180) (Tyler Valentine)

VI. RESOLUTIONS

A. Resolution 26-01: Applications to the Wyoming Office of State Lands and Investments' Unmet Housing Needs Grant Program for 90 Virginian Lane and S4 Flats located at 910 Smith Lane and 915 Simon Lane (Kristi Malone)

VII. ORDINANCES

A. Ordinance A: An Ordinance Amending the Zoning Map at 252 & 254 E. Simpson Ave. (P25-156) (Tyler Valentine, First Reading)

VIII. MATTERS FROM MAYOR AND COUNCIL

A. Board and Commission Reports

B. Mayor Pro Tempore Appointment

IX. MATTERS FROM THE TOWN MANAGER

A. Town Manager's Report

X. ADJOURN

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

TOWN OF JACKSON

Pledge of Allegiance

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

TOWN OF JACKSON

Land Acknowledgement

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

PROCLAMATION FOR MARTIN LUTHER KING JR. & EQUALITY DAY

WHEREAS, in January, America celebrates a national holiday in honor of the birthday of the Reverend Doctor Martin Luther King, Jr.; and

WHEREAS, Martin Luther King gave eloquent voice and powerful leadership to the long-cherished hopes of millions as he headed a crusade to end bigotry, segregation, and discrimination in our land, to foster equal opportunity, and to make universal America's promise of liberty and justice for all; and

WHEREAS, Congress passed legislation recognizing Dr. King's birthday as a holiday which was then signed by President Ronald Reagan in 1983; and

WHEREAS, Wyoming joins the nation in celebrating Martin Luther King Jr.'s birthday and the ideals for which he stood by celebrating Equality Day as advocated for by Senator Elizabeth "Liz" Byrd during her time in our state's legislature; and

WHEREAS, King stated, "I have a dream deeply rooted in the American dream. I have a dream that one day this nation will rise up and live out the true meaning of its creed: "We hold these truths to be self-evident: that all men are created equal"; and

WHEREAS, Martin Luther King's principles are American principles, and Dr. King's work is not done. He urged again and again that Americans come to love and befriend one another, to live in brotherhood and reconciliation, to nourish each and every individual's dignity and self-respect; and

WHEREAS, We must reaffirm in every generation the lessons of justice and charity that Dr. King taught with his unflinching determination, his complete confidence in the redeeming power of love, and his utter willingness to suffer, to sacrifice, and to serve.

NOW, THEREFORE, BE IT RESOLVED, that I, Arne Jorgensen, Mayor of the Town of Jackson, on behalf of Jackson's Town Council, proclaim January 19, 2026, Martin Luther King Jr. and Equality Day.

DATED THIS 20th DAY of JANUARY 2026.

TOWN OF JACKSON

By: _____
Arne O. Jorgensen, Mayor

ATTEST: _____
Riley Hovorka, Town Clerk

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

JANUARY 5, 2026 **JACKSON, WYOMING**

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

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

STAFF: Tyler Sinclair, Roxanne Robinson, Lea Colasuonno, Johnny Ziem, Paul Anthony, Tyler Valentine, Russ Ruschill, Susan Scarlata, Kelly Thompson, and Riley Hovorka. *Via Zoom*: Tanya Anderson.

The Pledge of Allegiance was led by Mayor Jorgensen. The Land Acknowledgement was read by Mayor Jorgensen. The Mayor gave a moment of silence for Helga Tesar.

Public Comment. There was no public comment.

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

A. **Meeting Minutes.** To approve minutes from the December 15, 2025 Regular Town Council Workshop, December 15, 2025 Regular Town Council Meeting, and December 16, 2025 Special Town Council Workshop.

B. **Disbursements.** To approve the disbursements as presented. 842-NCPERS GROUP WYOMING $176.00; ACE HARDWARE $1,263.23; ACP930 WY INN HOLDINGS LLC $3,105.00; ADVANCED NETWORK MANAGEMENT, INC. $24,320.00; ALITA INDUSTRIES, INC $776.77; ALLEGIANCE BENEFIT PLAN MANAGE, INC. $351,219.19; ALPHAGRAPHICS $840.47; AMAZON -$1,241.27; AMERICAN SAFETY COUNCIL, INC. $600.00; APPLE INC $4,396.00; ARBOR WORKS TREE SERVICE, LLC $6,400.00; AXON ENTERPRISES, INC $1,332.00; BAKER TILLY US, LLP $600.00; BISON LUMBER $38.85; BLUE SPRUCE CLEANERS,INC $42.75; BREAKFAST ROTARY OF JH $525.00; BRIGGS, ERIC L $229.95; C & C CHEFS LLC $3,479.80; CARQUEST AUTO PARTS INC. $35.34; CASEY, HEATH MICHAEL $238.00; CENTURYLINK $4,676.14; CHARLIE'S PLUMBING OF JH $4,446.00; CITY OF DRIGGS $1,935.32; CONRAD & BISCHOFF INC. $283.49; CONTROL SYSTEM TECHNOLOGY, INC. $25,053.00; CRYSTAL CREEK CAPITAL $40,777.93; DEAN'S PEST CONTROL LLC $100.00; DIVISION OF CHILD SUPPORT ENFORCEMENT $1,018.46; ENERGY CONSERVATION WORKS $8,750.00; ENERGY LABORATORIES INC. $699.00; EVANS CONSTRUCTION INC $77,625.00; EXPOSURE SIGNS INC $1,312.00; FRONTIER PRECISION, INC $9,370.80; GEMPLERS INC. $90.53; GET FUNKY LLC $14,727.00; GILLIG LLC $1,549.65; GRAVITY GRAPHICS $310.72; HARMONY DESIGN, INC $1,086.00; HEBDON EXCAVATION LLC $1,725.00; HIGH COUNTRY LINEN $1,442.25; HUB INTERNATIONAL $5,992.50; JACKSON ANIMAL HOSPITAL $31.00; JACKSON DOWNTOWNER, LLC $94,500.98; JACKSON GROUP LOCKBOX $3,159.04; JACKSON HOLE LAW, PC $3,502.50; JACKSON HOLE NEWS & GUIDE $6,273.00; JACKSON LUMBER INC $183.84; JORGENSEN ASSOCIATES, PC $8,942.85; LEVEL 3 COMMUNICATIONS, LLC $1,388.50; LOTUS ENGINEERING & SUSTAINABILITY, LLC $15,956.25; MACY'S SERVICES $3,135.50; MASON, TOM $336.00; METROQUIP INC $1,700.63; MHL SYSTEMS $1,050.00; MORRISON-MAIERLE, INC. $1,701.75; MSC INDUSTRIAL SUPPLY CO $276.52; NAPA AUTO PARTS INC. $1,223.77; NELSON ENGINEERING $14,332.30; NELSON, GREG $155.00; OLD WEST PRESS $345.00; ON SIGHT LAND SURVEYORS INC. $800.00; ONE 22, INC. $45,000.00; OUTBACK LANDSCAPE OF WYOMING, LLC $488.00; PHILLIPS, JAMES $204.00; POINT S REXBURG $1,967.84; PREMIER TRUCK- SALT LAKE CITY $1,512.32; R & A SAFETY LLC $362.00; RICH, SAMUEL $735.48; RON'S TOWING LLC $250.00; ROSE GLOBAL VENTURES, LLC $41.00; RUSCHILL, RUSSELL $177.93; SAGE TRUCK DRIVING SCHOOLS $2,464.00; SELEPAK, LAWRENCE $155.00; SENIOR CENTER OF JACKSON HOLE $35,505.00; SHERWIN-WILLIAMS CO. $8.49; SILVERSTAR $3,374.73; SMITH POWER PRODUCTS,INC. $199.53; SNAKE RIVER MEP COMPLETE, INC $2,272.05; SOUTHERN TIRE MART LLC $5,794.30; SPECTRUM $100.00; STANDARD INSURANCE COMPANY $9,012.41; STAR VALLEY DISPOSAL $123.00; STATE FIRE IDAHO $420.00; STEP BACK LEADERSHIP CONSULTING LLC $32,500.00; SUSTAINABLE STRATEGIES DC, LLC $8,398.33; TETON COUNTY INTEGRATED SOLID WASTE/RECY $8,799.91; TETON MOTORS INC $944.17; TETON TRASH REMOVAL, INC. $120.00; THE CHILDREN'S LEARNING CENTER $37,822.75; THE TIRE RACK, INC. $5,775.60; THL II, INC $625.00; TK ELEVATOR CORP. $3,900.00; TRANSPORTATION MANAGEMENT & DESIGN INC $5,565.54; UCM DIGITAL HEALTH, INC $1,819.00; VERIZON WIRELESS $11,673.66; WESTERN STATE $604.03; WINDCAVE INC $31.10; WY

CHILD SUPPORT ENFORCEMENT $904.60; WYOMING ASSOCIATION OF RURAL WATER SYS $754.00; WYOMING DEPARTMENT OF TRANSPO $225.59; WYOMING FIRST AID & SAFETY $111.10; WYOMING LAW ENFORCEMENT ACADEMY $260.00; WYOMING TECHNOLOGY TRANSF $100.00; YELLOW IRON WASTE, LLC $656.00; ZANE AUKEE $150.00

C. **Contracts.**

1. **Contract with Winn-Marion Barber, LLC for EV Charging Infrastructure Agreement.** To approve the Contract with Winn-Marion Barber, LLC for EV Charging Infrastructure Agreement (Phases I and II), subject to minor changes by staff.
2. **Contract with Advanced Network Management Inc.** To approve the Contract with Advanced Network Management, Inc., subject to minor changes by staff.
3. **Temporary Construction Permit with the Wyoming Department of Transportation.** To approve the Temporary Construction Permit with the Wyoming Department of Transportation, subject to minor changes by staff.

D. **Bid Award for Procurement of a New Public Works Truck (Bid #26-02).** To approve Bid# 26-02 for the purchase of a new truck for the Water Division within the Public Works Department and award the bid to Teton Motors of Jackson, Wyoming, in the amount of $34,390.

E. **Naming Official Depositories 2026.** To designate Bank of Jackson Hole, a division of NBH Bank as the official depository for the Town of Jackson for 2026.

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

Legislative Approach. Susan Scarlata and Kelly Thompson made staff comment. Andy Schwartz, the Town's legislative liaison, made comments. Council held discussion with staff. There was no public comment. A motion was made by Devon Viehman and seconded by Kevin Regan to amend Town Council's travel, training, and meeting budget by $15,000. A friendly amendment was made to amend the budget by $10,000. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

A motion was made by Devon Viehman and seconded by Kevin Regan to approve registration and related travel expenses for Councilors to attend WAM's Winter Convention from February 11 to 13, 2026 in Cheyenne and the Legislative Session overall. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

A motion was made by Devon Viehman and seconded by Kevin Regan to have our Town's representative propose the list of ideas below as potential Interim Topics:

- Increasing allowable fees for retail liquor licenses
- Supporting the ability to maintain and add new options for local revenue generation
- Establishing statutory authority to utilize workforce housing exactions
- Legislation to address ticket scalping at Jackson's Rodeo.
- Allowing contractors to supply materials and government to still cover those materials exempt from taxes.

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

Flock Safety Contract Review Scoping Staff Report. Lea Colasuonno made staff comment. Council held discussion with staff. Craig Logan made public comment. A motion was made by Devon Viehman and seconded by Alyson Spery to direct the Town Manager to address amending the Flock contract at staff's next opportunity. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

George Washington Memorial Park Historic Preservation Nomination Scoping Staff Report (PM25-012). Paul Anthony made staff comment. Council held discussion with staff. Michael Stern made public comment. A motion was made by Alyson Spery and seconded by Kevin Regan to direct staff to notify the TCHPB of Council's support to the TCHPB's nomination of Geroge Washington Memorial Park (GWMP) to the Jackson Historic Register. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Subdivision Plat for Teton Landing Townhomes Addition to the Town of Jackson (P25-204). Tyler Valentine made staff comment. Jed Graham commented on behalf of the applicant. Council held discussion with staff. There was no public comment. A motion was made by Devon Viehman and seconded by Kevin Regan to approve Subdivision Plat P25-204 for the Teton Landing Townhomes Addition to the Town of Jackson for Lots 8, 10, & 12, based upon the findings and conditions presented in the staff report and listed below, the departmental reviews, and subject to the staff report dated January 5, 2026.

- Prior to recording the Subdivision Plat, the applicant shall pay the Park and School Exaction fees in the total amount of $14,325.00.

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

Matters from Mayor and Council. Board and Commission Reports. There was no discussion.

Town Manager's Report. Tyler Sinclair made staff comment. The Town Manager's report contained updates on temporary sign permits for Climb Wyoming, and two grant applications for Wyoming Office of State Lands and Investments Unmet Housing Needs grant funding for S4 Flats and 90 Virginian Lane. A motion was made by Devon Viehman and seconded by Kevin Regan to approve the Town Manager's Report. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Adjourn. A motion was made by Alyson Spery and seconded by Kevin Regan to adjourn. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 7:14 p.m.

TOWN OF JACKSON

_____

ATTEST: Arne O. Jorgensen, Mayor

_____

Riley Hovorka, Town Clerk

Minutes: rh. Publish JH News & Guide: January 14, 2026

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

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
328	842-NCPERS GROUP WYOMIN	842022026	PAYROLL DEDUCTIONS	01/01/2026	80.00	80.00	01/12/2026
Total 328:					80.00	80.00	
51	ACE HARDWARE	928159	SAW- CREDITS F40255 .16 & E8	11/28/2025	34.99	.00	
51	ACE HARDWARE	928298	SCREWS-CREDIT E81155 $19.5	12/01/2025	11.37	.00	
51	ACE HARDWARE	928310	SCRAPER	12/01/2025	29.98	.00	
51	ACE HARDWARE	928333	SCREWS	12/01/2025	17.98	.00	
51	ACE HARDWARE	929421	SEALANT, PUTTY KNIFE & PAIN	12/10/2025	46.47	.00	
51	ACE HARDWARE	929470	CORNER BEAD	12/10/2025	12.98	.00	
51	ACE HARDWARE	929536	JOINT CEMENT	12/11/2025	29.99	.00	
51	ACE HARDWARE	929582	WINDOW SCRUBBER	12/11/2025	21.99	.00	
51	ACE HARDWARE	929587	HANDLE	12/11/2025	8.99	.00	
51	ACE HARDWARE	929687	NEW KNOBS	12/12/2025	195.36	.00	
51	ACE HARDWARE	929881	JOINT CEMENT	12/15/2025	29.99	.00	
51	ACE HARDWARE	929905	SCREWS	12/15/2025	20.98	.00	
51	ACE HARDWARE	929921	RAGS & BUCKET	12/15/2025	31.98	.00	
51	ACE HARDWARE	929963	VALVE	12/16/2025	17.99	.00	
51	ACE HARDWARE	929999	WOOD	12/16/2025	7.17	.00	
51	ACE HARDWARE	930115	LIGHT BULBS	12/17/2025	21.99	.00	
51	ACE HARDWARE	930131	SANDING SUPPLIES	12/17/2025	53.96	.00	
51	ACE HARDWARE	930248	PAINT SUPPLIES	12/18/2025	654.36	.00	
51	ACE HARDWARE	930362	PAINT & TAPE	12/19/2025	79.98	.00	
51	ACE HARDWARE	930392	PAINTING SUPPLIES	12/19/2025	110.88	.00	
51	ACE HARDWARE	930394	SAND	12/19/2025	8.99	.00	
51	ACE HARDWARE	930403	SAW BLADES	12/19/2025	109.98	.00	
51	ACE HARDWARE	930518	SANDING SUPPLIES	12/21/2025	119.40	.00	
51	ACE HARDWARE	930563	SPRAYER, HOOKS & PEN PAIN	12/22/2025	87.40	.00	
51	ACE HARDWARE	930579	TOOL HOLDER & SPRAYER	12/22/2025	41.98	.00	
51	ACE HARDWARE	930595	PAINT SUPPLIES	12/22/2025	15.48	.00	
51	ACE HARDWARE	930611	CANNED AIR	12/22/2025	21.99	.00	
51	ACE HARDWARE	930634	CANNED AIR	12/22/2025	21.99	.00	
51	ACE HARDWARE	930684	KNEE PADS	12/23/2025	44.99	.00	
51	ACE HARDWARE	930694	DEADBOLT & TAPE	12/23/2025	80.96	.00	
51	ACE HARDWARE	930791	GRILL BRUSH & TOOL SET	12/24/2025	44.98	.00	
51	ACE HARDWARE	930866	WALLPLATES	12/26/2025	63.45	.00	
51	ACE HARDWARE	930918	POLY PUSH	12/27/2025	29.99	.00	
51	ACE HARDWARE	930979	SHOVEL	12/29/2025	49.99	.00	
51	ACE HARDWARE	931013	NOZZLE	12/29/2025	23.98	.00	
51	ACE HARDWARE	931130	KNIFE	12/30/2025	26.98	.00	
51	ACE HARDWARE	931175	GLUE, DOWELS & ANCHOR	12/30/2025	26.46	.00	
51	ACE HARDWARE	931183	GLOSS, DRILL BIT, RAGS & POL	12/30/2025	71.46	.00	
51	ACE HARDWARE	931203	PRIMER	12/30/2025	23.98	.00	
51	ACE HARDWARE	931282	PRIMER, DOWELS, ROLLER, HI	12/31/2025	121.21	.00	
51	ACE HARDWARE	931337	GLUE, DROPCLOTH & TAPE	01/02/2026	5.60	.00	
51	ACE HARDWARE	931355	RESPIRATOR & CARTRIDGES	01/02/2026	99.98	.00	
51	ACE HARDWARE	931366	SCREWS, KNIVES, TAPE MEAS	01/02/2026	72.96	.00	
51	ACE HARDWARE	931369	STAPLE GUN & STAPLES	01/02/2026	35.98	.00	
51	ACE HARDWARE	931401	PAINTING SUPPLIES	01/02/2026	59.96	.00	
51	ACE HARDWARE	931412	SCREWS & TAPE	01/02/2026	34.86	.00	
51	ACE HARDWARE	931424	WASHER LOCK, NUTS & BOLTS	01/03/2026	1.33	.00	
51	ACE HARDWARE	931439	GLUE & NIPPLE SET	01/03/2026	32.47	.00	
51	ACE HARDWARE	931454	GLASSES & NAILS	01/03/2026	49.97	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 51:					2,868.13	.00	
7507	ADAMS, JAMES	12172025	BOOTS	12/17/2025	100.00	.00	
7507	ADAMS, JAMES	12312025	PHYSICAL	12/31/2025	175.00	.00	
Total 7507:					275.00	.00	
7091	ADVANCED LINING LLC	INVAL3482	REMOVE LINER & INSTALL ON	12/19/2025	50,000.00	.00	
Total 7091:					50,000.00	.00	
6861	ADVANCED NETWORK MANAG	IN111934	VMWARE	11/10/2025	5,594.96	.00	
6861	ADVANCED NETWORK MANAG	IN111961	PHONE	11/11/2025	1,472.94	.00	
Total 6861:					7,067.90	.00	
2269	AFLAC	12312025	ACCOUNT #y9599	12/31/2025	1,515.48	1,515.48	12/31/2025
Total 2269:					1,515.48	1,515.48	
6900	ALDER ENVIRONMENTAL LLC	5166	THAW WELL #3 AUTOMATION	12/31/2025	633.16	.00	
Total 6900:					633.16	.00	
7544	ALLEGION ACCESS TECHNOLO	90065706	ROTARY SWITCH, SPRING BRE	09/18/2025	1,274.33	.00	
Total 7544:					1,274.33	.00	
6524	ALPHAGRAPHICS	IX-510231	BUSINESS & EXPO LICENSES	11/13/2025	500.04	500.04	01/06/2026
6524	ALPHAGRAPHICS	IX-518611	AIRPORT SHUTTLE CARDS	12/19/2025	318.61	.00	
6524	ALPHAGRAPHICS	IX-518644	AIRPORT SHUTTLE	12/18/2025	48.48	.00	
Total 6524:					867.13	500.04	
5726	AMAZON	199N-66RJ-GH	LAPTOP LIGHT	12/22/2025	18.98	.00	
5726	AMAZON	1CQV-HJH4-L	MILK REPLACER	01/01/2026	27.26-	.00	
5726	AMAZON	1CW6-MYJF-F	MILK REPLACER	01/01/2026	27.26	.00	
5726	AMAZON	1HK9-H16C-T1	SNOW MELTING MATS	12/24/2025	560.85	.00	
5726	AMAZON	1NR9-C3X6-JJ	HAND SOAP & COFFEE	12/23/2025	26.74	.00	
5726	AMAZON	1NTQ-31JR-R	WATER FILTERS	01/03/2026	23.08	.00	
5726	AMAZON	1V3Q-TPX7-C1	MICROPHONE STAND & CABLE	12/29/2025	67.29	.00	
5726	AMAZON	1VWW-63XP-X	NAME PLATE	12/27/2025	13.02	.00	
5726	AMAZON	1W91-QP6R-F	EMERGENCY BLANKET	12/28/2025	52.49	.00	
5726	AMAZON	1WQC-QJDQ-6	TONER	12/30/2025	519.94	.00	
Total 5726:					1,282.39	.00	
383	ANTLER MOTEL, INC.	12/31/25	ROOMS	12/31/2025	14,647.50	.00	
Total 383:					14,647.50	.00	
5989	APPLIED CONCEPTS	469254	COUNTING UNIT ARM PROCES	12/11/2025	13,852.50	.00	
Total 5989:					13,852.50	.00	
7788	ASSET INSIGHT TECHNOLOGIE	790	WING PLOW LASER	12/31/2025	2,632.31	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total 7788:				2,632.31	.00	
1783	AT&T	287279795460	IPADS	12/11/2025	319.37	.00	
	Total 1783:				319.37	.00	
6757	AXON ENTERPRISES, INC	INUS410318	CAMERAS	01/01/2026	9,500.99	.00	
	Total 6757:				9,500.99	.00	
4466	BANK OF JACKSON HOLE	5005-16-5177	SAFE DEPOSIT BOX RENT	12/17/2025	45.00	.00	
	Total 4466:				45.00	.00	
7782	BERL ENTERPRISES LLC	101542	DYSON HAND DRYER	12/30/2025	1,998.00	.00	
	Total 7782:				1,998.00	.00	
4920	BEST BEST & KRIEGER	1049968	MATTER 51148.00001 FRANCHI	01/07/2026	123.00	.00	
4920	BEST BEST & KRIEGER	1049969	MATTER 51148.00004 CHARTER	01/07/2026	1,035.00	.00	
	Total 4920:				1,158.00	.00	
4774	BIG R RANCH & HOME	1158/1	COMPRESSOR	10/06/2025	629.99	.00	
4774	BIG R RANCH & HOME	2067/1	CARHARTT	12/23/2025	125.98	.00	
	Total 4774:				755.97	.00	
1560	BLUE SPRUCE CLEANERS,INC	12312025	DRY CLEANING	12/31/2025	282.31	.00	
	Total 1560:				282.31	.00	
7323	BOBCAT OF ROCK SPRINGS	57931	BEARING	12/22/2025	216.32	.00	
	Total 7323:				216.32	.00	
7394	BOLAND, ANITA	020126	350 N Millward - January Rent	02/01/2026	2,328.85	.00	
	Total 7394:				2,328.85	.00	
6727	BRIGGS, ERIC L	40765	1/4", ANVIL & 4 PK	12/18/2025	243.42	.00	
	Total 6727:				243.42	.00	
7699	Brown, David M.	121725	CDL BRYAN ONTKO	12/17/2025	550.00	.00	
	Total 7699:				550.00	.00	
7077	BURKHOLDER, SHAWN	020126	130 E Kelly ♦ January Rent	02/01/2026	2,141.61	.00	
	Total 7077:				2,141.61	.00	
7775	C & C CHEFS LLC	01092026	TOWN COUNCIL RETREAT MEA	01/09/2026	3,533.35	.00	
	Total 7775:				3,533.35	.00	
5	CARQUEST AUTO PARTS INC.	6090-703544	FUEL/WATER SEPARATOR	10/13/2025	40.49	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5	CARQUEST AUTO PARTS INC.	6090-709224	LICENSE LAMP & BRACKET	12/17/2025	28.09	.00	
5	CARQUEST AUTO PARTS INC.	6090-709239	BATTERY	12/17/2025	172.34	.00	
Total 5:					240.92	.00	
102	CASELLE INC.	INV-15102	FEBRUARY 2026	01/05/2026	2,388.00	.00	
Total 102:					2,388.00	.00	
7764	CASEY, HEATH MICHAEL	01062026	CDL	01/06/2026	46.08	.00	
7764	CASEY, HEATH MICHAEL	12292025	CDL TESTING	12/29/2025	238.00	.00	
Total 7764:					284.08	.00	
544	CENTURYLINK	JAN26-334064	BUSINESS LINE	12/13/2025	65.88	.00	
Total 544:					65.88	.00	
7089	CHARLIE'S PLUMBING OF JH	14094	CLEAR URINAL	12/13/2025	409.00	.00	
7089	CHARLIE'S PLUMBING OF JH	14095	CLEAR URINAL	12/13/2025	409.00	.00	
7089	CHARLIE'S PLUMBING OF JH	14170	URINAL REPAIR	12/31/2025	720.00	.00	
7089	CHARLIE'S PLUMBING OF JH	14235	URINAL REPAIR	01/02/2025	425.00	.00	
Total 7089:					1,963.00	.00	
6114	CLIMB WYOMING	01022026	Q2 OCT-DEC 2025	01/02/2026	1,531.25	.00	
Total 6114:					1,531.25	.00	
1219	COMMUNITY FOUNDATION OF	01072026	REfund DUES	01/07/2026	76.70	.00	
Total 1219:					76.70	.00	
514	CONRAD & BISCHOFF INC.	IN-012254-25	DIESEL	12/15/2025	11,602.27	.00	
514	CONRAD & BISCHOFF INC.	IN-012267-25	DIESEL	12/15/2025	8,544.59	.00	
514	CONRAD & BISCHOFF INC.	IN-012268-25	ETHANOL	12/15/2025	5,108.72	.00	
514	CONRAD & BISCHOFF INC.	IN-026395-25	DIESEL	12/27/2025	10,314.92	.00	
514	CONRAD & BISCHOFF INC.	IN-026414-25	DIESEL	12/27/2025	14,259.88	.00	
514	CONRAD & BISCHOFF INC.	IN-027554-25	DEF BULK	12/30/2025	697.64	.00	
Total 514:					50,528.02	.00	
4887	CONTROL SYSTEM TECHNOLO	11728	GROUND WIRE FROM FLOW M	12/15/2025	1,267.50	.00	
4887	CONTROL SYSTEM TECHNOLO	11732	INSTALL VFD, CIRCUIT BREAKE	01/05/2026	15,866.50	.00	
4887	CONTROL SYSTEM TECHNOLO	11733	TEMPERATURE TRANSMITTER	01/05/2026	2,982.50	.00	
4887	CONTROL SYSTEM TECHNOLO	11736	WORK ON BROADWAY BOOST	01/05/2026	300.00	.00	
4887	CONTROL SYSTEM TECHNOLO	11741	COVER PLATE & BLOWN FUSE	01/05/2026	1,267.50	.00	
4887	CONTROL SYSTEM TECHNOLO	11745	VFD REPLACEMENT ON THAW	01/05/2026	15,438.50	.00	
4887	CONTROL SYSTEM TECHNOLO	11746	RADIO SIM CARDS THAW WELL	01/07/2026	1,867.50	.00	
Total 4887:					38,990.00	.00	
6475	CONVERGEONE, INC	INV1074347	WEBEX CALLING	06/06/2025	816.02	.00	
6475	CONVERGEONE, INC	INV1076655	MEMOLITH CALL REPLAY RENE	06/25/2025	4,375.50	.00	
6475	CONVERGEONE, INC	INV1085944	WEBEX CALLING	08/20/2025	5,393.40	.00	
6475	CONVERGEONE, INC	INV1092311	WEBEX CALLING	09/25/2025	2,025.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6475:					12,609.92	.00	
7500	CONWAY, LARS	020126	145 Moose - January Rent	02/01/2026	2,500.00	.00	
Total 7500:					2,500.00	.00	
3272	COPYWORKS, LLC	251338	ENVELOPES COUGAR A	11/12/2025	40.50	.00	
Total 3272:					40.50	.00	
1691	CORE & MAIN LP	X640440	MACH10, STRT DUAL & COPPE	08/29/2025	32,933.78	.00	
1691	CORE & MAIN LP	X640440	MACH10, STRT DUAL & COPPE	08/29/2025	32,933.78	.00	
1691	CORE & MAIN LP	X657721	MACH10	09/05/2025	4,843.08	.00	
1691	CORE & MAIN LP	X657721	MACH10	09/05/2025	4,843.08	.00	
1691	CORE & MAIN LP	X661638	MACH10	09/03/2025	7,264.62	.00	
1691	CORE & MAIN LP	X661638	MACH10	09/03/2025	7,264.62	.00	
1691	CORE & MAIN LP	X827151	FLATTOP METER PIT	09/26/2025	277.64	.00	
1691	CORE & MAIN LP	X827151	FLATTOP METER PIT	09/26/2025	277.64	.00	
Total 1691:					90,638.24	.00	
5002	CUSTOM ELECTRONIC CONSU	0664	CHAMBER AUDIO	12/30/2025	9,011.75	.00	
Total 5002:					9,011.75	.00	
7111	DAWSON INFRASTRUCTURE S	INV216487	GUTTER BROOM	12/31/2025	3,175.44	.00	
Total 7111:					3,175.44	.00	
4918	DEAN'S PEST CONTROL LLC	106890	SMALL RODENT CONTROL	11/04/2025	110.00	.00	
4918	DEAN'S PEST CONTROL LLC	107268	SMALL RODENT CONTROL	11/14/2025	60.00	.00	
Total 4918:					170.00	.00	
3881	DEX IMAGING	AR14536034	COPIES	12/24/2025	466.78	.00	
Total 3881:					466.78	.00	
6883	DIVISION OF CHILD SUPPORT	01072026	DCSE CASE #0005405448	01/07/2026	509.23	509.23	01/07/2026
Total 6883:					509.23	509.23	
3408	E.R. OFFICE EXPRESS	23588	SHREDDER OIL & CALENDAR	11/03/2025	27.70	.00	
3408	E.R. OFFICE EXPRESS	23588	SHREDDER OIL & CALENDAR	11/03/2025	19.43	.00	
3408	E.R. OFFICE EXPRESS	23623	PAPER	11/13/2025	68.90	.00	
3408	E.R. OFFICE EXPRESS	23655	INK PAD, INK, FOLDERS, PAPE	12/17/2025	185.98	.00	
3408	E.R. OFFICE EXPRESS	23656	TAPE DISPENSERS, PENS, NOT	12/17/2025	130.51	.00	
3408	E.R. OFFICE EXPRESS	23659	LABELS	12/17/2025	8.49	.00	
3408	E.R. OFFICE EXPRESS	23665	PAPER	12/23/2025	84.17	.00	
Total 3408:					525.18	.00	
7446	ELAN ONE CARD	12312025	ANIMAL SHELTER 3324 JACKS	12/31/2025	31.93	31.93	01/06/2026
7446	ELAN ONE CARD	12312025	CHIEF 0494 REI	12/31/2025	128.39	128.39	01/06/2026
7446	ELAN ONE CARD	12312025	COMMUNITY DEV 3840 ALBERT	12/31/2025	96.17	96.17	01/06/2026
7446	ELAN ONE CARD	12312025	DETECTIVE SERGEANT 6677 U	12/31/2025	30.26	30.26	01/06/2026
7446	ELAN ONE CARD	12312025	FACILITIES PUBLIC WORKS 413	12/31/2025	1,088.95	1,088.95	01/06/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7446	ELAN ONE CARD	12312025	FINANCE 9639 SNAKE RIVER R	12/31/2025	120.00	120.00	01/06/2026
7446	ELAN ONE CARD	12312025	VICTIM SERVICES 1944 PINKY	12/31/2025	96.55	96.55	01/06/2026
7446	ELAN ONE CARD	12312025	LIEUTENANT 7867 NAWLEE	12/31/2025	1,250.00	1,250.00	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 INDEED	12/31/2025	130.00	130.00	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 PEARL ST	12/31/2025	23.56	23.56	01/06/2026
7446	ELAN ONE CARD	12312025	PW ADMIN 4874 AT A GLANCE	12/31/2025	313.33	313.33	01/06/2026
7446	ELAN ONE CARD	12312025	START ADMIN 9251 USPS	12/31/2025	65.45	65.45	01/06/2026
7446	ELAN ONE CARD	12312025	START OPERATIONS 4059 COM	12/31/2025	112.00	112.00	01/06/2026
7446	ELAN ONE CARD	12312025	FINANCE 9639 WYDOT CRASH	12/31/2025	5.50	5.50	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 WIRED	12/31/2025	74.99	74.99	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 APPLE	12/31/2025	3,853.07	3,853.07	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 GO DAD	12/31/2025	160.90	160.90	01/06/2026
7446	ELAN ONE CARD	12312025	JPD SERGEANT 2280 ALBERTS	12/31/2025	18.58	18.58	01/06/2026
7446	ELAN ONE CARD	12312025	JPD TRAINING TWO 6481 5.11	12/31/2025	561.75	561.75	01/06/2026
7446	ELAN ONE CARD	12312025	WWTP 2901 UEI WATER PROG	12/31/2025	196.00	196.00	01/06/2026
7446	ELAN ONE CARD	12312025	ANIMAL SHELTER 3324 TARGET	12/31/2025	219.99	219.99	01/06/2026
7446	ELAN ONE CARD	12312025	BUILDING DEPARTMENT 8958 S	12/31/2025	795.00	795.00	01/06/2026
7446	ELAN ONE CARD	12312025	COMMUNITY DEV 3840 STAPLE	12/31/2025	91.96	91.96	01/06/2026
7446	ELAN ONE CARD	12312025	DETECTIVE SERGEANT 6677 PI	12/31/2025	57.21	57.21	01/06/2026
7446	ELAN ONE CARD	12312025	FACILITIES PUBLIC WORKS 413	12/31/2025	210.62-	210.62-	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 PEARL ST B	12/31/2025	162.00	162.00	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 CHECKR	12/31/2025	54.99	54.99	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 USPS	12/31/2025	293.44	293.44	01/06/2026
7446	ELAN ONE CARD	12312025	PW ADMIN 4874 USPS	12/31/2025	7.74	7.74	01/06/2026
7446	ELAN ONE CARD	12312025	START ADMIN 9251 VALLEY BO	12/31/2025	16.37	16.37	01/06/2026
7446	ELAN ONE CARD	12312025	STREETS 4277 CEUPLAN	12/31/2025	426.95	426.95	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 DISH NE	12/31/2025	157.20	157.20	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 VENETIA	12/31/2025	476.20	476.20	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 COJALI	12/31/2025	459.00	459.00	01/06/2026
7446	ELAN ONE CARD	12312025	JPD SERGEANT 2280 COSTCO	12/31/2025	35.00	35.00	01/06/2026
7446	ELAN ONE CARD	12312025	JPD TRAINING TWO 6481 5.11	12/31/2025	417.30	417.30	01/06/2026
7446	ELAN ONE CARD	12312025	LIEUTENANT 7867 NATL ASSN	12/31/2025	550.00	550.00	01/06/2026
7446	ELAN ONE CARD	12312025	VICTIM SERVICES 1944 TARGE	12/31/2025	43.86	43.86	01/06/2026
7446	ELAN ONE CARD	12312025	ANIMAL SHELTER 3324 VETERI	12/31/2025	330.95	330.95	01/06/2026
7446	ELAN ONE CARD	12312025	CHIEF 0494 THEIACP	12/31/2025	220.00	220.00	01/06/2026
7446	ELAN ONE CARD	12312025	COMMUNITY DEV 3840 JACKSO	12/31/2025	99.00	99.00	01/06/2026
7446	ELAN ONE CARD	12312025	DETECTIVE SERGEANT 6677 49	12/31/2025	183.00-	183.00-	01/06/2026
7446	ELAN ONE CARD	12312025	FACILITIES PUBLIC WORKS 413	12/31/2025	293.74-	293.74-	01/06/2026
7446	ELAN ONE CARD	12312025	LIEUTENANT 7867 PEARL ST M	12/31/2025	122.40	122.40	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 COOLWORK	12/31/2025	169.00	169.00	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 AMAZON	12/31/2025	546.36	546.36	01/06/2026
7446	ELAN ONE CARD	12312025	PW ADMIN 4874 HOLIDAY INN	12/31/2025	428.22	428.22	01/06/2026
7446	ELAN ONE CARD	12312025	START ADMIN 9251 STAPLES	12/31/2025	109.74	109.74	01/06/2026
7446	ELAN ONE CARD	12312025	START OPERATIONS 4059 COM	12/31/2025	28.00	28.00	01/06/2026
7446	ELAN ONE CARD	12312025	FINANCE 9639 SNAKE RIVER R	12/31/2025	34.16	34.16	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 DYSON D	12/31/2025	353.07	353.07	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 APPLE	12/31/2025	105.93	105.93	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 PINKY G'	12/31/2025	99.77	99.77	01/06/2026
7446	ELAN ONE CARD	12312025	JPD TRAINING ONE 7130 SNAK	12/31/2025	55.00	55.00	01/06/2026
7446	ELAN ONE CARD	12312025	LEGAL DEPARTMENT 7687 WY	12/31/2025	430.00	430.00	01/06/2026
7446	ELAN ONE CARD	12312025	TOWN COUNCIL ONE 9150 STA	12/31/2025	12.22	12.22	01/06/2026
7446	ELAN ONE CARD	12312025	ANIMAL SHELTER 3324 TETON	12/31/2025	87.28	87.28	01/06/2026
7446	ELAN ONE CARD	12312025	BUILDING DEPARTMENT 8958 I	12/31/2025	240.00	240.00	01/06/2026
7446	ELAN ONE CARD	12312025	COMMUNITY DEV 3840 MAILCH	12/31/2025	135.00	135.00	01/06/2026
7446	ELAN ONE CARD	12312025	DETECTIVE SERGEANT 6677 G	12/31/2025	125.00	125.00	01/06/2026
7446	ELAN ONE CARD	12312025	FACILITIES PUBLIC WORKS 413	12/31/2025	900.00-	900.00-	01/06/2026
7446	ELAN ONE CARD	12312025	LIEUTENANT 7867 PEARL ST M	12/31/2025	192.00	192.00	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 EAGLE VISIO	12/31/2025	215.00	215.00	01/06/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 JACKSON H	12/31/2025	1,421.55	1,421.55	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 SNAKE RIVE	12/31/2025	250.00	250.00	01/06/2026
7446	ELAN ONE CARD	12312025	PW FLEET FACILITIES 0463 ALB	12/31/2025	13.93	13.93	01/06/2026
7446	ELAN ONE CARD	12312025	START ADMIN 9251 ALBERTSO	12/31/2025	246.49	246.49	01/06/2026
7446	ELAN ONE CARD	12312025	FACILITIES PUBLIC WORKS 413	12/31/2025	42.79	42.79	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 AMAZON	12/31/2025	78.99	78.99	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 VENETIA	12/31/2025	476.20	476.20	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 GO DAD	12/31/2025	547.70	547.70	01/06/2026
7446	ELAN ONE CARD	12312025	JPD SERGEANT 2280 SHARK NI	12/31/2025	21.40-	21.40-	01/06/2026
7446	ELAN ONE CARD	12312025	JPD TRAINING TWO 6481 GALL	12/31/2025	143.20	143.20	01/06/2026
7446	ELAN ONE CARD	12312025	VICTIM SERVICES 1944 EVAWI	12/31/2025	745.00	745.00	01/06/2026
7446	ELAN ONE CARD	12312025	ANIMAL SHELTER 3324 VISTAP	12/31/2025	51.07	51.07	01/06/2026
7446	ELAN ONE CARD	12312025	BUILDING DEPARTMENT 8958 E	12/31/2025	522.93	522.93	01/06/2026
7446	ELAN ONE CARD	12312025	COMMUNITY DEV 3840 GRAVIT	12/31/2025	306.36	306.36	01/06/2026
7446	ELAN ONE CARD	12312025	DETECTIVE SERGEANT 6677 C	12/31/2025	45.00	45.00	01/06/2026
7446	ELAN ONE CARD	12312025	FACILITIES PUBLIC WORKS 413	12/31/2025	53.50	53.50	01/06/2026
7446	ELAN ONE CARD	12312025	LIEUTENANT 7867 NY CITY SUB	12/31/2025	287.49	287.49	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 ALBERTSON	12/31/2025	31.96	31.96	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 COOLWORK	12/31/2025	169.00	169.00	01/06/2026
7446	ELAN ONE CARD	12312025	PW ADMIN 4874 HOLIDAY INN	12/31/2025	330.00	330.00	01/06/2026
7446	ELAN ONE CARD	12312025	START ADMIN 9251 ALBERTSO	12/31/2025	39.98	39.98	01/06/2026
7446	ELAN ONE CARD	12312025	STREETS 4277 FRANKLIN PLAN	12/31/2025	64.09	64.09	01/06/2026
7446	ELAN ONE CARD	12312025	FINANCE 9639 SNAKE RIVER R	12/31/2025	220.00	220.00	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 HBR SUB	12/31/2025	208.65	208.65	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 GO DAD	12/31/2025	63.18	63.18	01/06/2026
7446	ELAN ONE CARD	12312025	JPD SERGEANT 2280 SHARK NI	12/31/2025	325.27	325.27	01/06/2026
7446	ELAN ONE CARD	12312025	JPD TRAINING TWO 6481 5.11	12/31/2025	417.30	417.30	01/06/2026
7446	ELAN ONE CARD	12312025	LIEUTENANT 7867 NATL ASSN	12/31/2025	650.00	650.00	01/06/2026
7446	ELAN ONE CARD	12312025	VICTIM SERVICES 1944 TARGE	12/31/2025	19.29	19.29	01/06/2026
7446	ELAN ONE CARD	12312025	ANIMAL SHELTER 3324 ANIMAL	12/31/2025	323.00	323.00	01/06/2026
7446	ELAN ONE CARD	12312025	CHIEF 0494 AUDIBLE	12/31/2025	16.00	16.00	01/06/2026
7446	ELAN ONE CARD	12312025	COMMUNITY DEV 3840 CANVA	12/31/2025	21.40	21.40	01/06/2026
7446	ELAN ONE CARD	12312025	DETECTIVE SERGEANT 6677 49	12/31/2025	732.00	732.00	01/06/2026
7446	ELAN ONE CARD	12312025	FACILITIES PUBLIC WORKS 413	12/31/2025	1,423.95	1,423.95	01/06/2026
7446	ELAN ONE CARD	12312025	LIEUTENANT 7867 DOG	12/31/2025	365.70	365.70	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 BROULIMS	12/31/2025	61.64	61.64	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 COOLWORK	12/31/2025	169.00	169.00	01/06/2026
7446	ELAN ONE CARD	12312025	PW ADMIN 4874 STAPLES	12/31/2025	97.36	97.36	01/06/2026
7446	ELAN ONE CARD	12312025	START ADMIN 9251 SMITHS	12/31/2025	32.44	32.44	01/06/2026
7446	ELAN ONE CARD	12312025	START OPERATIONS 4059 DOM	12/31/2025	51.32	51.32	01/06/2026
7446	ELAN ONE CARD	12312025	FINANCE 9639 SNAKE RIVER R	12/31/2025	56.00	56.00	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 GO DAD	12/31/2025	299.99	299.99	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 APPLE	12/31/2025	212.93	212.93	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 APPLE	12/31/2025	105.93	105.93	01/06/2026
7446	ELAN ONE CARD	12312025	JPD TRAINING ONE 7130 GALL	12/31/2025	622.38	622.38	01/06/2026
7446	ELAN ONE CARD	12312025	LEGAL DEPARTMENT 7687 TET	12/31/2025	47.55	47.55	01/06/2026
7446	ELAN ONE CARD	12312025	WWTP 2901 EGAUGESYSTEMS	12/31/2025	20.00	20.00	01/06/2026
7446	ELAN ONE CARD	12312025	ANIMAL SHELTER 3324 SMITHS	12/31/2025	7.98	7.98	01/06/2026
7446	ELAN ONE CARD	12312025	CHIEF 0494 FBINAA NATL OFFI	12/31/2025	130.00	130.00	01/06/2026
7446	ELAN ONE CARD	12312025	COMMUNITY DEV 3840 NOTION	12/31/2025	33.54	33.54	01/06/2026
7446	ELAN ONE CARD	12312025	DETECTIVE SERGEANT 6677 49	12/31/2025	732.00	732.00	01/06/2026
7446	ELAN ONE CARD	12312025	FACILITIES PUBLIC WORKS 413	12/31/2025	40.00	40.00	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 LS MADE	12/31/2025	29.43	29.43	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 CHECKR	12/31/2025	55.39	55.39	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 HAAGEN-DA	12/31/2025	125.00	125.00	01/06/2026
7446	ELAN ONE CARD	12312025	PW FLEET FACILITIES 0463 CU	12/31/2025	228.61	228.61	01/06/2026
7446	ELAN ONE CARD	12312025	START ADMIN 9251 TARGET	12/31/2025	48.14	48.14	01/06/2026
7446	ELAN ONE CARD	12312025	TOWN COUNCIL ONE 9150 DOL	12/31/2025	38.41	38.41	01/06/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 SPACE E	12/31/2025	660.00	660.00	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 VENETIA	12/31/2025	476.20	476.20	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 APPLE	12/31/2025	105.93	105.93	01/06/2026
7446	ELAN ONE CARD	12312025	JPD SERGEANT 2280 HILTON G	12/31/2025	152.89	152.89	01/06/2026
7446	ELAN ONE CARD	12312025	JPD TRAINING TWO 6481 5.11	12/31/2025	160.50	160.50	01/06/2026
7446	ELAN ONE CARD	12312025	LIEUTENANT 7867 NATL ASSN	12/31/2025	50.00	50.00	01/06/2026
7446	ELAN ONE CARD	12312025	ANIMAL SHELTER 3324 STAPLE	12/31/2025	31.96	31.96	01/06/2026
7446	ELAN ONE CARD	12312025	BUILDING DEPARTMENT 8958	12/31/2025	995.85	995.85	01/06/2026
7446	ELAN ONE CARD	12312025	COMMUNITY DEV 3840 CANVA	12/31/2025	61.50	61.50	01/06/2026
7446	ELAN ONE CARD	12312025	COMMUNITY DEV 3840 CASPE	12/31/2025	36.99	36.99	01/06/2026
7446	ELAN ONE CARD	12312025	DETECTIVE SERGEANT 6677 49	12/31/2025	183.00-	183.00-	01/06/2026
7446	ELAN ONE CARD	12312025	FACILITIES PUBLIC WORKS 413	12/31/2025	222.97	222.97	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 COOLWORK	12/31/2025	169.00	169.00	01/06/2026
7446	ELAN ONE CARD	12312025	PERSONNEL 7099 USPS	12/31/2025	64.95	64.95	01/06/2026
7446	ELAN ONE CARD	12312025	PW ADMIN 4874 AT A GLANCE	12/31/2025	26.35	26.35	01/06/2026
7446	ELAN ONE CARD	12312025	START ADMIN 9251 COSTCO	12/31/2025	15.36	15.36	01/06/2026
7446	ELAN ONE CARD	12312025	STREETS 4277 STAPLES	12/31/2025	25.00	25.00	01/06/2026
7446	ELAN ONE CARD	12312025	VICTIM SERVICES 1944 EVAWI	12/31/2025	745.00	745.00	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 DYSON D	12/31/2025	545.67	545.67	01/06/2026
7446	ELAN ONE CARD	12312025	IT DEPARTMENT 7309 GO DAD	12/31/2025	50.98	50.98	01/06/2026
7446	ELAN ONE CARD	12312025	JPD SERGEANT 2280 1UP USA	12/31/2025	1,800.00	1,800.00	01/06/2026
7446	ELAN ONE CARD	12312025	JPD TRAINING TWO 6481 SP K	12/31/2025	385.18	385.18	01/06/2026
7446	ELAN ONE CARD	12312025	LEGAL DEPARTMENT 7687 TET	12/31/2025	52.55	52.55	01/06/2026
7446	ELAN ONE CARD	12312025	LIEUTENANT 7867 ALBERTSON	12/31/2025	74.42	74.42	01/06/2026
	Total 7446:				35,775.19	35,775.19	
1134	ENERGY LABORATORIES INC.	758787	OIL & GREASE	12/23/2025	172.00	.00	
	Total 1134:				172.00	.00	
6552	ETNA TRADE PARK LLC	020126	Star Valley Bus Storage - January	02/01/2026	4,062.00	.00	
	Total 6552:				4,062.00	.00	
81	EVANS CONSTRUCTION INC	25-04 18047	GREGORY LANE INFRASTRUC	10/31/2025	4,531.52-	.00	
81	EVANS CONSTRUCTION INC	25-04 18047	GREGORY LANE INFRASTRUC	10/31/2025	102,545.85	.00	
81	EVANS CONSTRUCTION INC	25-04 18047	GREGORY LANE INFRASTRUC	10/31/2025	5,397.15-	.00	
81	EVANS CONSTRUCTION INC	25-04 18047	GREGORY LANE INFRASTRUC	10/31/2025	270,312.13	.00	
81	EVANS CONSTRUCTION INC	25-04 18047	GREGORY LANE INFRASTRUC	10/31/2025	4,531.52	.00	
81	EVANS CONSTRUCTION INC	25-04 18047	GREGORY LANE INFRASTRUC	10/31/2025	86,098.89	.00	
81	EVANS CONSTRUCTION INC	25-04 18047	GREGORY LANE INFRASTRUC	10/31/2025	102,545.85	.00	
81	EVANS CONSTRUCTION INC	25-04 18047	GREGORY LANE INFRASTRUC	10/31/2025	14,226.95	.00	
81	EVANS CONSTRUCTION INC	25-04 18047	GREGORY LANE INFRASTRUC	10/31/2025	5,397.15	.00	
81	EVANS CONSTRUCTION INC	25-04 18047	GREGORY LANE INFRASTRUC	10/31/2025	5,397.15-	.00	
81	EVANS CONSTRUCTION INC	25-04 18047	GREGORY LANE INFRASTRUC	10/31/2025	5,397.15	.00	
81	EVANS CONSTRUCTION INC	25-04 18047	GREGORY LANE INFRASTRUC	10/31/2025	14,226.95-	.00	
81	EVANS CONSTRUCTION INC	25-08	2025 CHIP SEAL	11/04/2025	16,306.75	.00	
	Total 81:				577,809.47	.00	
3195	FERGUSON ENTERPRISES, IN	4255444	BATTERY SENSOR	12/17/2025	858.69	.00	
3195	FERGUSON ENTERPRISES, IN	4285638	SINK CLIP	01/05/2026	11.11	.00	
	Total 3195:				869.80	.00	
4982	FRONTIER PRECISION, INC	INV340095	TRANSPORT CASE	12/16/2025	546.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4982:					546.00	.00	
7746	GARCIA, DAVID	01082026	RELOCATION REIMBURSEMEN	01/08/2026	6,000.00	.00	
Total 7746:					6,000.00	.00	
324	GFOA	00027799	CERTIFICATE OF ACHIEVEMEN	12/31/2025	590.00	.00	
Total 324:					590.00	.00	
4212	GILLIG LLC	41384628	SENSOR	12/15/2025	157.32	.00	
4212	GILLIG LLC	41386475	SPRING	12/18/2025	47.24	.00	
4212	GILLIG LLC	41390015	WIPER BLADES	01/02/2026	215.00	.00	
4212	GILLIG LLC	41390524	JUMP START	01/05/2026	495.83	.00	
4212	GILLIG LLC	41390525	HORN ASM	01/05/2026	136.56	.00	
Total 4212:					1,051.95	.00	
7631	GOOD BOY CLEANING	1376	CARPET CLEANING PUBLIC W	11/04/2025	670.30	.00	
Total 7631:					670.30	.00	
7497	GRIFFITH PARTNERSHIP LLC	020126	126 Aspen Dr - January Rent	02/01/2026	1,760.00	.00	
Total 7497:					1,760.00	.00	
7786	HARDAKER, MIKE	01022026	REFUND BUSINESS LICENSE	01/02/2026	133.00	.00	
Total 7786:					133.00	.00	
7680	HDR ENGINEERING, INC	1200785066	GREGORY LANE REBUILD	12/17/2025	5,925.00	.00	
Total 7680:					5,925.00	.00	
6237	HEALTH TECHNOLOGY	INV55372	DRAINTAIN	01/08/2026	205.31	.00	
Total 6237:					205.31	.00	
96	HIGH COUNTRY LINEN	0541656	MATS	12/01/2025	199.72	.00	
96	HIGH COUNTRY LINEN	0542119	MATS	12/03/2025	76.23	.00	
96	HIGH COUNTRY LINEN	0542259	MATS	12/03/2025	322.69	.00	
96	HIGH COUNTRY LINEN	0542360	Laundry	12/04/2025	105.73	.00	
96	HIGH COUNTRY LINEN	0542905	MATS	12/08/2025	54.51	.00	
96	HIGH COUNTRY LINEN	0544063	MATS	12/15/2025	11.67	.00	
96	HIGH COUNTRY LINEN	0544621	MATS	12/17/2025	322.69	.00	
96	HIGH COUNTRY LINEN	0544736	Laundry	12/18/2025	6.65	.00	
96	HIGH COUNTRY LINEN	0544736	Laundry	12/18/2025	9.16	.00	
96	HIGH COUNTRY LINEN	0544736	Laundry	12/18/2025	14.68	.00	
96	HIGH COUNTRY LINEN	0544736	Laundry	12/18/2025	14.68	.00	
96	HIGH COUNTRY LINEN	0544736	Laundry	12/18/2025	17.20	.00	
96	HIGH COUNTRY LINEN	0544736	Laundry	12/18/2025	13.30	.00	
96	HIGH COUNTRY LINEN	0544736	Laundry	12/18/2025	73.79	.00	
96	HIGH COUNTRY LINEN	0544736	Laundry	12/18/2025	6.65	.00	
96	HIGH COUNTRY LINEN	0545193	Laundry	12/22/2025	5.37	.00	
96	HIGH COUNTRY LINEN	0545193	Laundry	12/22/2025	.42	.00	
96	HIGH COUNTRY LINEN	0545193	Laundry	12/22/2025	33.41	.00	
96	HIGH COUNTRY LINEN	0545277	MATS	12/22/2025	24.51	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96	HIGH COUNTRY LINEN	0545698	Laundry	12/24/2025	72.24	.00	
96	HIGH COUNTRY LINEN	0545928	Laundry	12/25/2025	10.78	.00	
96	HIGH COUNTRY LINEN	0545928	Laundry	12/25/2025	14.68	.00	
96	HIGH COUNTRY LINEN	0545928	Laundry	12/25/2025	6.65	.00	
96	HIGH COUNTRY LINEN	0545928	Laundry	12/25/2025	9.16	.00	
96	HIGH COUNTRY LINEN	0545928	Laundry	12/25/2025	35.61	.00	
96	HIGH COUNTRY LINEN	0545928	Laundry	12/25/2025	6.65	.00	
96	HIGH COUNTRY LINEN	0545928	Laundry	12/25/2025	17.20	.00	
96	HIGH COUNTRY LINEN	0545928	Laundry	12/25/2025	13.30	.00	
96	HIGH COUNTRY LINEN	0546335	Laundry	12/29/2025	199.72	.00	
96	HIGH COUNTRY LINEN	0546336	Laundry	12/29/2025	42.01	.00	
96	HIGH COUNTRY LINEN	0546336	Laundry	12/29/2025	33.41	.00	
96	HIGH COUNTRY LINEN	0546865	MATS	12/31/2025	76.23	.00	
96	HIGH COUNTRY LINEN	0547005	MATS	12/31/2025	322.69	.00	
96	HIGH COUNTRY LINEN	0547116	LAUNDRY	01/01/2026	22.41	.00	
96	HIGH COUNTRY LINEN	0547116	Laundry	01/01/2026	13.30	.00	
96	HIGH COUNTRY LINEN	0547116	Laundry	01/01/2026	17.20	.00	
96	HIGH COUNTRY LINEN	0547116	Laundry	01/01/2026	10.78	.00	
96	HIGH COUNTRY LINEN	0547116	Laundry	01/01/2026	9.16	.00	
96	HIGH COUNTRY LINEN	0547116	Laundry	01/01/2026	6.65	.00	
96	HIGH COUNTRY LINEN	0547116	Laundry	01/01/2026	14.68	.00	
96	HIGH COUNTRY LINEN	0547116	Laundry	01/01/2026	6.65	.00	
96	HIGH COUNTRY LINEN	0547577	Laundry	01/05/2026	.42	.00	
96	HIGH COUNTRY LINEN	0547577	Laundry	01/05/2026	5.37	.00	
96	HIGH COUNTRY LINEN	0547577	Laundry	01/05/2026	34.21	.00	
96	HIGH COUNTRY LINEN	S0531229	LINERS	09/25/2025	7.59	.00	
96	HIGH COUNTRY LINEN	S0531229	LINERS	09/25/2025	7.59	.00	
96	HIGH COUNTRY LINEN	S0538341	TOWELS & LINERS	11/06/2025	157.80	.00	
96	HIGH COUNTRY LINEN	S0540148	LINENS	11/19/2025	168.30	.00	
96	HIGH COUNTRY LINEN	S0540150	DUSTER, TOWES & LYSOL	11/19/2025	177.58	.00	
96	HIGH COUNTRY LINEN	S0540621	LINERS	11/21/2025	132.47	.00	
96	HIGH COUNTRY LINEN	S0542520	SUPPLIES	12/04/2025	252.01	.00	
96	HIGH COUNTRY LINEN	S0542557	MOP BUCKET	12/04/2025	84.18	.00	
96	HIGH COUNTRY LINEN	S0543255	SUPPLIES	12/09/2025	304.40	.00	
96	HIGH COUNTRY LINEN	S0544641	WATER	12/17/2025	9.40	.00	
96	HIGH COUNTRY LINEN	S0546774	SUPPLIES	12/30/2025	214.80	.00	
96	HIGH COUNTRY LINEN	S0546806	SQUEEGEES	12/30/2025	118.18	.00	
96	HIGH COUNTRY LINEN	S0547461	MOP & CLEANER	01/02/2026	83.16	.00	
Total 96:					4,031.68	.00	
6041	HOLE FOOD RESCUE	01012026	PAYMENT 2 OF 4	01/01/2026	6,250.00	.00	
6041	HOLE FOOD RESCUE	TCHPB_Q2202	OCTOBER-DECEMBER 2025	01/05/2026	13,425.00	.00	
Total 6041:					19,675.00	.00	
36	IDAHO STATE TAX COMMISSIO	12302025	DECEMBER 2025	12/30/2025	7,326.00	7,326.00	12/30/2025
Total 36:					7,326.00	7,326.00	
106	INTERSTATE BATTERY	650006702	BATTERIES	01/05/2026	158.95	.00	
106	INTERSTATE BATTERY	950008270	BATTERIES	12/22/2025	1,264.60	.00	
106	INTERSTATE BATTERY	950008352	BATTERIES	12/30/2025	826.80	.00	
Total 106:					2,250.35	.00	
6954	IVY OUTDOOR SERVICES LLC	0000181	TRASH	01/02/2026	3,190.46	.00	
6954	IVY OUTDOOR SERVICES LLC	0000183	DECEMBER 2025 TRASH	01/02/2026	9,976.54	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6954:					13,167.00	.00	
2	JACKSON CURBSIDE INC.	00033338	RECYCLING	12/10/2025	1,856.00	.00	
Total 2:					1,856.00	.00	
7163	JACKSON GROUP LOCKBOX	569664	CREDIT TAKEN TWICE	01/02/2026	57.02	.00	
7163	JACKSON GROUP LOCKBOX	705742IF	TRUCK STAND	12/17/2025	316.08	.00	
7163	JACKSON GROUP LOCKBOX	710258IF	OVAL BLUE STROB	12/24/2025	201.28	.00	
7163	JACKSON GROUP LOCKBOX	712547IF	FILTERS	12/18/2025	413.38	.00	
7163	JACKSON GROUP LOCKBOX	712574IF	AIR SPRING	12/23/2025	442.82	.00	
7163	JACKSON GROUP LOCKBOX	712860IF	FILTERS	12/23/2025	527.54	.00	
7163	JACKSON GROUP LOCKBOX	CM711248IF	SHIFT KIT	12/12/2025	161.47-	.00	
7163	JACKSON GROUP LOCKBOX	CM712074IF	OIL FILTER	12/16/2025	54.98-	.00	
Total 7163:					1,741.67	.00	
6477	Jackson Hole Childrens Museum	292	GRANT	11/12/2025	6,250.00	.00	
Total 6477:					6,250.00	.00	
6474	JACKSON HOLE LAW, PC	2754	DECEMBER 2025	12/30/2025	3,502.50	.00	
Total 6474:					3,502.50	.00	
131	JACKSON HOLE NEWS & GUID	378412	RUSS GARAMAN PATHWAY	06/18/2025	105.00	.00	
131	JACKSON HOLE NEWS & GUID	379523	ORDINANCE 1442	07/23/2025	1,727.00	1,727.00	01/06/2026
131	JACKSON HOLE NEWS & GUID	384320	ADVERTISING	12/17/2025	30.00	.00	
131	JACKSON HOLE NEWS & GUID	384489	ADVERTISING	12/24/2025	40.00	.00	
131	JACKSON HOLE NEWS & GUID	384509	ADVERTISING	12/24/2025	108.00	.00	
131	JACKSON HOLE NEWS & GUID	384648	ADVERTISING	12/31/2025	45.00	.00	
131	JACKSON HOLE NEWS & GUID	384844	ADVERTISING	12/31/2025	896.00	.00	
Total 131:					2,951.00	1,727.00	
6545	JACKSON HOLE PUBLIC ART	11132025	2025/2026	11/13/2025	10,000.00	.00	
Total 6545:					10,000.00	.00	
114	JACKSON LUMBER INC	0001151772-00	WOOD	12/12/2025	479.50	.00	
114	JACKSON LUMBER INC	0001154465-00	BIT	12/15/2025	72.25	.00	
Total 114:					551.75	.00	
7125	JACKSON WHOLE FAMILY HEAL	9121.32	PHYSICAL	11/25/2025	207.00	.00	
Total 7125:					207.00	.00	
7442	JOE JOHNSON EQUIPMENT	003269	FILTERS	12/22/2025	547.51	.00	
7442	JOE JOHNSON EQUIPMENT	P03470	TITAN, HANDGUN, QUICK CON	12/31/2025	1,154.77	.00	
Total 7442:					1,702.28	.00	
7118	JONES SIMKINS	68498	AUDIT	12/31/2025	15,049.00	.00	
Total 7118:					15,049.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
139	JORGENSEN ASSOCIATES, PC	57586	GREGORY LANE	12/08/2025	23,015.94	.00	
139	JORGENSEN ASSOCIATES, PC	57586	GREGORY LANE	12/08/2025	23,015.95	.00	
139	JORGENSEN ASSOCIATES, PC	57586	GREGORY LANE	12/08/2025	23,015.94	.00	
139	JORGENSEN ASSOCIATES, PC	57695	SNOW KING TANK OVERFLOW	12/24/2025	3,693.75	.00	
139	JORGENSEN ASSOCIATES, PC	57696	SEWER FLOW STUDY	12/24/2025	2,000.00	.00	
139	JORGENSEN ASSOCIATES, PC	57711	GREGORY LANE	12/26/2025	8,818.02	.00	
139	JORGENSEN ASSOCIATES, PC	57711	GREGORY LANE	12/26/2025	8,818.01	.00	
139	JORGENSEN ASSOCIATES, PC	57711	GREGORY LANE	12/26/2025	8,818.02	.00	
Total 139:					101,195.63	.00	
5537	KEENAN, PETER	020126	Virginian 55-4 - January Rent	02/01/2026	2,357.50	.00	
Total 5537:					2,357.50	.00	
2485	KENWORTH SALES COMPANY	004P77205	FLEET CHARGER	12/11/2025	819.99	.00	
Total 2485:					819.99	.00	
7112	KJ'S SERVICES INVESTMENTS	020126	Alpine - December Internet	02/01/2026	35.00	.00	
7112	KJ'S SERVICES INVESTMENTS	020126	Alpine - January Rent	02/01/2026	2,940.00	.00	
Total 7112:					2,975.00	.00	
2149	LEXISNEXIS MATTHEW BENDE	47050217	COURT RULES	10/22/2025	125.43	.00	
Total 2149:					125.43	.00	
7715	LOTUS ENGINEERING & SUSTA	0019552	GHG INVENTORY	01/02/2026	8,928.75	.00	
Total 7715:					8,928.75	.00	
156	LOWER VALLEY ENERGY INC	020126	355 W Deloney E5 - January Rent	02/01/2026	3,000.00	.00	
156	LOWER VALLEY ENERGY INC	92050-002 12-	3150 S ADAMS CANYON DR, JA	12/31/2025	348.62	.00	
156	LOWER VALLEY ENERGY INC	92050-003 12-	SPRUCE DR PUMP HOUSE, JA	12/31/2025	410.45	.00	
156	LOWER VALLEY ENERGY INC	92050-008 12-	CEMETERY, JACKSON, WY | 20	12/31/2025	18.27	.00	
156	LOWER VALLEY ENERGY INC	92050-010 12-	ELY SPRINGS RD WELL 6,7,8, J	12/31/2025	1,198.85	.00	
156	LOWER VALLEY ENERGY INC	92050-014 12-	135 E BROADWAY AVE HEAT TA	12/31/2025	20.89	.00	
156	LOWER VALLEY ENERGY INC	92050-017 12-	WASTE WATER TRTMT INTERM	12/31/2025	214.80	.00	
156	LOWER VALLEY ENERGY INC	92050-019 12-	RANGEVIEW DR LIFT PUMP CO	12/31/2025	102.25	.00	
156	LOWER VALLEY ENERGY INC	92050-021 12-	150 E PEARL AVE, JACKSON, W	12/31/2025	1,623.46	.00	
156	LOWER VALLEY ENERGY INC	92050-024 12-	1605 BERGER LN SEWER LIFT	12/31/2025	23.37	.00	
156	LOWER VALLEY ENERGY INC	92050-025 12-	450 W SNOW KING AVE NEW S	12/31/2025	1,109.46	.00	
156	LOWER VALLEY ENERGY INC	92050-026 12-	450 W SNOW KING AVE SHOP, J	12/31/2025	356.68	.00	
156	LOWER VALLEY ENERGY INC	92050-044 12-	610 SNOW KING DR ESTATES B	12/31/2025	237.03	.00	
156	LOWER VALLEY ENERGY INC	92050-047 12-	WASTE WATER TRTMT UV BLD	12/31/2025	38.00	.00	
156	LOWER VALLEY ENERGY INC	92050-049 12-	WASTE WATER TRTMT PTB 545	12/31/2025	11,000.34	.00	
156	LOWER VALLEY ENERGY INC	92050-050 12-	2 MG TANK, JACKSON, WY | 200	12/31/2025	25.53	.00	
156	LOWER VALLEY ENERGY INC	92050-051 12-	WELL #5 KARNS MEADOW DR,	12/31/2025	2,793.69	.00	
156	LOWER VALLEY ENERGY INC	92050-052 12-	675 E BROADWAY AVE WELL #1	12/31/2025	2,456.31	.00	
156	LOWER VALLEY ENERGY INC	92050-053 12-	WELLS #2 & #3, JACKSON, WY	12/31/2025	2,974.55	.00	
156	LOWER VALLEY ENERGY INC	92050-054 12-	CITY WELL ELK REF 1, JACKSO	12/31/2025	59.67	.00	
156	LOWER VALLEY ENERGY INC	92050-055 12-	CITY WELL ELK REF 2, JACKSO	12/31/2025	75.67	.00	
156	LOWER VALLEY ENERGY INC	92050-056 12-	CITY WELL ELK REF 3, JACKSO	12/31/2025	42.34	.00	
156	LOWER VALLEY ENERGY INC	92050-059 12-	440 W SNOW KING AVE POLICE	12/31/2025	226.32	.00	
156	LOWER VALLEY ENERGY INC	92050-060 12-	400 W SNOW KING AVE S GAR,	12/31/2025	1,030.25	.00	
156	LOWER VALLEY ENERGY INC	92050-061 12-	400 W SNOW KING AVE PUBLIC	12/31/2025	730.27	.00	
156	LOWER VALLEY ENERGY INC	92050-074 12-	CRABTREE LN THAW WELL #2,	12/31/2025	39.15	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-075 12-	HIGH SCHOOL RD THAW WELL	12/31/2025	49.90	.00	
156	LOWER VALLEY ENERGY INC	92050-077 12-	685 E HANSEN AVE, JACKSON,	12/31/2025	157.25	.00	
156	LOWER VALLEY ENERGY INC	92050-078 12-	145 W HANSEN AVE FRONT, JA	12/31/2025	198.13	.00	
156	LOWER VALLEY ENERGY INC	92050-079 12-	145 W HANSEN AVE BACK, JAC	12/31/2025	175.09	.00	
156	LOWER VALLEY ENERGY INC	92050-082 12-	400 W SNOW KING AVE E STOR	12/31/2025	332.98	.00	
156	LOWER VALLEY ENERGY INC	92050-089 12-	685 E HANSEN AVE, JACKSON,	12/31/2025	86.34	.00	
156	LOWER VALLEY ENERGY INC	92050-090 12-	955 MAPLE WAY, JACKSON, WY	12/31/2025	206.54	.00	
156	LOWER VALLEY ENERGY INC	92050-092 12-	3150 S ADAMS CANYON DR ANI	12/31/2025	490.93	.00	
156	LOWER VALLEY ENERGY INC	92050-102 12-	145 W HANSEN AVE FRONT, JA	12/31/2025	6.34	.00	
156	LOWER VALLEY ENERGY INC	92050-105-382	MULTIPLE STREET LIGHTS	12/31/2025	3,245.57	.00	
156	LOWER VALLEY ENERGY INC	92050-106 12-	940 SIMON LN, JACKSON, WY |	12/31/2025	166.74	.00	
156	LOWER VALLEY ENERGY INC	92050-114 12-3	210 N CACHE ST HOME RANCH	12/31/2025	545.11	.00	
156	LOWER VALLEY ENERGY INC	92050-126 12-	SPRING WATER LN LIFT STATIO	12/31/2025	40.80	.00	
156	LOWER VALLEY ENERGY INC	92050-127 12-	3337 S CODY CREEK DR LIFT S	12/31/2025	331.23	.00	
156	LOWER VALLEY ENERGY INC	92050-131 12-	195 E DELONEY AVE RESTROO	12/31/2025	412.11	.00	
156	LOWER VALLEY ENERGY INC	92050-132 12-	160 S MILLWARD ST PARKING	12/31/2025	2,469.70	.00	
156	LOWER VALLEY ENERGY INC	92050-134 12-	160 S MILLWARD ST PARKING	12/31/2025	6.34	.00	
156	LOWER VALLEY ENERGY INC	92050-334 12-	JOSEPHINE LOOP LOT 15 LIFT	12/31/2025	127.93	.00	
156	LOWER VALLEY ENERGY INC	92050-341 12-	210 N CACHE ST HOME RANCH	12/31/2025	27.68	.00	
156	LOWER VALLEY ENERGY INC	92050-345 12-	930 SIMON LN, JACKSON, WY |	12/31/2025	206.21	.00	
156	LOWER VALLEY ENERGY INC	92050-356 12-	55 KARNS MEADOW DR START	12/31/2025	5,089.85	.00	
156	LOWER VALLEY ENERGY INC	92050-357 12-	55 KARNS MEADOW DR START	12/31/2025	2,436.62	.00	
156	LOWER VALLEY ENERGY INC	92050-359 12-	MILLER PARK PARKING LOT CH	12/31/2025	191.24	.00	
156	LOWER VALLEY ENERGY INC	92050-361 12-	625 W BROADWAY AVE NEW P	12/31/2025	233.34	.00	
156	LOWER VALLEY ENERGY INC	92050-363 12-	455 VINE ST UTIL, JACKSON, W	12/31/2025	81.51	.00	
156	LOWER VALLEY ENERGY INC	92050-364 12-	65 VIRGINIAN LN #5, JACKSON,	12/31/2025	65.63	.00	
156	LOWER VALLEY ENERGY INC	92050-365 12-	65 VIRGINIAN LN #7, JACKSON,	12/31/2025	96.55	.00	
156	LOWER VALLEY ENERGY INC	92050-367 12-	455 VINE ST APT #3, JACKSON,	12/31/2025	67.76	.00	
156	LOWER VALLEY ENERGY INC	92050-368 12-	455 VINE ST APT #4, JACKSON,	12/31/2025	155.99	.00	
156	LOWER VALLEY ENERGY INC	92050-370 12-	2022 WILDFLOWER CT, JACKS	12/31/2025	159.66	.00	
156	LOWER VALLEY ENERGY INC	92050-371 12-	2022 WILDFLOWER CT, JACKS	12/31/2025	33.30	.00	
156	LOWER VALLEY ENERGY INC	92050-374 12-	455 VINE ST APT #1, JACKSON,	12/31/2025	110.84	.00	
156	LOWER VALLEY ENERGY INC	92050-375 12-	155 E PEARL AVE, JACKSON, W	12/31/2025	28.18	.00	
156	LOWER VALLEY ENERGY INC	92050-376 12-	149 E PEARL AVE, JACKSON, W	12/31/2025	185.23	.00	
156	LOWER VALLEY ENERGY INC	92050-378 12-	145 E PEARL AVE #A EAST, JAC	12/31/2025	72.89	.00	
156	LOWER VALLEY ENERGY INC	92050-383 12-	SNOW KING DR WATER TANK C	12/31/2025	22.88	.00	
156	LOWER VALLEY ENERGY INC	92050-385 12-	85 N SPRING GULCH RD SPRIN	12/31/2025	283.32	.00	
156	LOWER VALLEY ENERGY INC	92050-388 12-	121 SHERWOOD CT BLDG 2 BU	12/31/2025	44.79	.00	
156	LOWER VALLEY ENERGY INC	92050-389 12-	1640 MARTIN LN LIFT STATION,	12/31/2025	38.01	.00	
156	LOWER VALLEY ENERGY INC	92050-390 12-	400 W SNOW KING AVE HOUSI	12/31/2025	251.65	.00	
156	LOWER VALLEY ENERGY INC	92050-391 12-	400 W SNOW KING AVE PARK M	12/31/2025	772.93	.00	
156	LOWER VALLEY ENERGY INC	92050-392 12-	400 W SNOW KING AVE ADMIN,	12/31/2025	511.15	.00	
156	LOWER VALLEY ENERGY INC	92050-393 12-	400 W SNOW KING AVE EMPLO	12/31/2025	966.75	.00	
156	LOWER VALLEY ENERGY INC	92050-395 12-	145 E PEARL AVE #C LOFT, JAC	12/31/2025	91.08	.00	
156	LOWER VALLEY ENERGY INC	92050-396 12-	145 E PEARL AVE HSE/CMN, JA	12/31/2025	87.42	.00	
156	LOWER VALLEY ENERGY INC	92050-397 12-	145 E PEARL AVE #B WEST, JA	12/31/2025	126.94	.00	
156	LOWER VALLEY ENERGY INC	92050-398 12-	155 E PEARL AVE, JACKSON, W	12/31/2025	86.26	.00	
156	LOWER VALLEY ENERGY INC	92050-399 12-	155 E PEARL AVE, JACKSON, W	12/31/2025	145.90	.00	
156	LOWER VALLEY ENERGY INC	92050-401 12-	455 VINE ST APT #2, JACKSON,	12/31/2025	91.60	.00	
156	LOWER VALLEY ENERGY INC	92050-405 12-	3585 S CANADIAN DR, JACKSO	12/31/2025	144.27	.00	
156	LOWER VALLEY ENERGY INC	92050-406 12-	3585 S CANADIAN DR, JACKSO	12/31/2025	87.69	.00	
156	LOWER VALLEY ENERGY INC	92050-407 12-	130 E KELLY AVE #23, JACKSO	12/31/2025	58.47	.00	
156	LOWER VALLEY ENERGY INC	92050-411 12-3	1540 MARTIN LN H-FRAME MET	12/31/2025	32.56	.00	
156	LOWER VALLEY ENERGY INC	92050-416 12-	350 N MILLWARD ST #5, JACKS	12/31/2025	55.79	.00	
156	LOWER VALLEY ENERGY INC	92050-418 12-	355 W DELONEY AVE E-5, JACK	12/31/2025	101.52	.00	
156	LOWER VALLEY ENERGY INC	92050-419 12-	55 VIRGINIAN LN #4, JACKSON,	12/31/2025	37.83	.00	
156	LOWER VALLEY ENERGY INC	92050-420 12-	355 W DELONEY AVE A-5, JACK	12/31/2025	64.31	.00	
156	LOWER VALLEY ENERGY INC	92050-421 12-	268 SAWMILL RD, ALPINE, WY |	12/31/2025	128.96	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-422 12-	126 ASPEN DR, JACKSON, WY	12/31/2025	95.53	.00	
156	LOWER VALLEY ENERGY INC	92050-424 12-	69 VIRGINIAN LN #7, JACKSON,	12/31/2025	83.31	.00	
Total 156:					52,858.65	.00	
5809	L-TRON CORPORATION	690084	PRINTER ROLLS	01/09/2026	786.24	.00	
Total 5809:					786.24	.00	
7779	MAHONEY, GRACE	12262025	REFUND FOR BUSINESS LICEN	12/26/2025	183.00	.00	
Total 7779:					183.00	.00	
7543	MASTERCARE CLEANING JH, L	2338	WINDOWS	12/31/2025	546.36	.00	
Total 7543:					546.36	.00	
998	METROQUIP INC	035795	RKR SW ON & PRES SWITCH	12/19/2025	174.56	.00	
Total 998:					174.56	.00	
7325	MICROSOFT	14557349501	COMPUTER	01/05/2026	8,973.51	.00	
Total 7325:					8,973.51	.00	
7783	MOUNTAIN SAGE MARKETING	10001	PRINT ADVERTISEMENT DEVEL	12/18/2025	700.00	.00	
Total 7783:					700.00	.00	
4623	MSC INDUSTRIAL SUPPLY CO	8143512001	CLEANERS, CABLE TIES, DRUM	12/18/2025	377.72	.00	
Total 4623:					377.72	.00	
6122	Mulligan, Richard	010726	stefani Forni Bail refund case 25-0	01/07/2026	740.00	740.00	01/07/2026
Total 6122:					740.00	740.00	
183	NALLEY STEAMWAY LLC.	2345397	CLEANING	10/24/2025	1,671.12	.00	
Total 183:					1,671.12	.00	
257	NAPA AUTO PARTS INC.	360353	OIL & AIR FILTER	12/17/2025	48.89	.00	
257	NAPA AUTO PARTS INC.	360453	WIPER BLADE	12/17/2025	22.49	.00	
257	NAPA AUTO PARTS INC.	360457	WIPER BLADE	12/17/2025	22.49	.00	
257	NAPA AUTO PARTS INC.	360472	OIL	12/17/2025	69.90	.00	
257	NAPA AUTO PARTS INC.	360492	BATTERY CABLE CONNECTOR	12/17/2025	32.99	.00	
257	NAPA AUTO PARTS INC.	360516	BATTERY CABLE	12/17/2025	52.65	.00	
257	NAPA AUTO PARTS INC.	360550	BATTERY CABLE	12/18/2025	52.65	.00	
257	NAPA AUTO PARTS INC.	360614	WIPER BLADE	12/18/2025	134.94	.00	
257	NAPA AUTO PARTS INC.	360658	AIR & FUEL FILTER	12/18/2025	73.53	.00	
257	NAPA AUTO PARTS INC.	360659	FUEL FILTER	12/18/2025	14.40	.00	
257	NAPA AUTO PARTS INC.	360706	STARTER SWITCH	12/18/2025	54.89	.00	
257	NAPA AUTO PARTS INC.	360766	OIL FILTER	12/19/2025	9.10	.00	
257	NAPA AUTO PARTS INC.	360873	OIL & AIR FILTER	12/19/2025	18.19	.00	
257	NAPA AUTO PARTS INC.	361277	RELAY	12/22/2025	21.16	.00	
257	NAPA AUTO PARTS INC.	361322	GASKET MAKER	12/22/2025	48.98	.00	
257	NAPA AUTO PARTS INC.	361557	ADAPTER	12/23/2025	19.92	.00	
257	NAPA AUTO PARTS INC.	361696	OIL & AIR FILTER	12/24/2025	82.50	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
257	NAPA AUTO PARTS INC.	361775	OIL FILTER	12/24/2025	9.10	.00	
257	NAPA AUTO PARTS INC.	361857	SOLENOID	12/26/2025	54.89-	.00	
257	NAPA AUTO PARTS INC.	362160	HOSE	12/29/2025	149.23	.00	
257	NAPA AUTO PARTS INC.	362430	AIR CONDITIONER CLEANER	12/30/2025	23.39	.00	
257	NAPA AUTO PARTS INC.	362815	VEHICLE CLEANERS	01/02/2026	87.70	.00	
257	NAPA AUTO PARTS INC.	363351	OIL & AIR FILTER	01/05/2026	12.50	.00	
257	NAPA AUTO PARTS INC.	363495	BRAKES & ROTORS	01/05/2026	758.25	.00	
257	NAPA AUTO PARTS INC.	363535	WIPER BLADES	01/05/2026	133.80	.00	
257	NAPA AUTO PARTS INC.	363562	CATALYTIC CLEANER & OIL FIL	01/06/2026	90.38	.00	
257	NAPA AUTO PARTS INC.	363563	AIR FILTER	01/06/2026	7.95	.00	
257	NAPA AUTO PARTS INC.	363600	SPARK PLUG	01/06/2026	59.34	.00	
257	NAPA AUTO PARTS INC.	363648	SOCKET SET	01/06/2026	13.29	.00	
257	NAPA AUTO PARTS INC.	363971	RENEW KIT	01/07/2026	35.99	.00	
Total 257:					2,105.70	.00	
187	NELSON ENGINEERING	69268	NELSON DRIVE	01/05/2026	105.00	.00	
Total 187:					105.00	.00	
513	ON SIGHT LAND SURVEYORS I	5003	P25-18 POWDERHORN HOUSIN	08/25/2025	300.00	.00	
Total 513:					300.00	.00	
6607	OPS STRATEGIES, LLC	25045	STRATEGIC BUDGET	12/19/2025	7,962.50	.00	
Total 6607:					7,962.50	.00	
7703	OUTBACK LANDSCAPE OF WY	58382	SNOW REMOVAL JANUARY 202	01/01/2026	488.00	.00	
7703	OUTBACK LANDSCAPE OF WY	58383	SNOW REMOVAL 400 SNOW KI	01/01/2026	375.00	.00	
Total 7703:					863.00	.00	
7401	PEAK INDUSTRIAL	PSI-568077	INSTALLED NEW CONTROLLER	12/23/2025	2,617.71	.00	
Total 7401:					2,617.71	.00	
5707	PERFORM PRINTING LLC	BILL 1712	PARKING TICKET ENVELOPES	01/07/2026	1,077.06	.00	
Total 5707:					1,077.06	.00	
7508	POINT S DRIGGS	153001486	TIRES	12/19/2025	1,120.84	.00	
Total 7508:					1,120.84	.00	
7723	PREMIER CLEANING SERVICES	25441	CLEANING WILDFLOWER	12/31/2025	400.00	.00	
7723	PREMIER CLEANING SERVICES	25442	CLEANING START	12/31/2025	1,820.00	.00	
7723	PREMIER CLEANING SERVICES	25442	CLEANING START	12/31/2025	304.00	.00	
7723	PREMIER CLEANING SERVICES	25495	CLEANING W SNOW KING	12/31/2025	800.00	.00	
7723	PREMIER CLEANING SERVICES	25496	CLEANING VIRGINIAN LN	12/31/2025	400.00	.00	
7723	PREMIER CLEANING SERVICES	25557	CLEANING PUBLIC WORKS	12/31/2025	2,628.00	.00	
Total 7723:					6,352.00	.00	
6483	PREMIER TRUCK- SALT LAKE C	775784907	BELTS	12/29/2025	552.04	.00	
6483	PREMIER TRUCK- SALT LAKE C	775786073	VALVE	01/02/2026	230.60	.00	
6483	PREMIER TRUCK- SALT LAKE C	CM775771903	WARRANTY	12/22/2025	186.99-	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total 6483:				595.65	.00	
6613	QUADIENT FINANCE USA, INV	779000453631	POSTAGE	12/29/2025	1,104.87	.00	
	Total 6613:				1,104.87	.00	
6069	RAFTELIS	43376	PROJECT R-01028WY25.01	12/16/2025	1,320.00	.00	
	Total 6069:				1,320.00	.00	
7460	RAMANATHAN, BRINDA	020126	355 W Deloney A5 - January Rent	02/01/2026	2,500.00	.00	
	Total 7460:				2,500.00	.00	
7341	RICH, SAMUEL	1223258244	TIRE INFLATOR, WRENCH, CRE	12/23/2025	963.00	.00	
	Total 7341:				963.00	.00	
7780	ROBERTSON, KYLE	12172025	BOOTS	12/17/2025	100.00	.00	
	Total 7780:				100.00	.00	
7423	RON TURLY ASSOCIATES INC	70992	SAAS RENEWAL	01/01/2026	16,598.40	.00	
	Total 7423:				16,598.40	.00	
4723	RON'S TOWING LLC	25-42580	TOW BUS	12/17/2025	1,650.00	.00	
4723	RON'S TOWING LLC	25-42736	TOW BUS	12/29/2025	1,062.50	.00	
	Total 4723:				2,712.50	.00	
2850	RT1 INC	12232025	SHIPPING CHARGES	12/23/2025	66.56	.00	
	Total 2850:				66.56	.00	
6629	SCARLATA, SUSAN	11212025	HOTEL FOR CONFERENCE	11/21/2025	507.68	.00	
	Total 6629:				507.68	.00	
7203	SCHWARTZ, ANDY	12302025	LOBBYING 6 OF 12	12/30/2025	5,000.00	.00	
	Total 7203:				5,000.00	.00	
4359	SHERWIN-WILLIAMS CO.	168891605912	PAINT	12/16/2025	206.76	.00	
4359	SHERWIN-WILLIAMS CO.	182401605912	PAINT	12/19/2025	254.75	.00	
	Total 4359:				461.51	.00	
4720	SILVERSTAR	JAN26-54639	JANUARY 2026	01/01/2026	2,755.27	.00	
4720	SILVERSTAR	JAN26-654791	JANUARY 2026	01/01/2026	3,374.73	.00	
	Total 4720:				6,130.00	.00	
236	SMITH POWER PRODUCTS,INC	3277687	SUMP FILTER	12/23/2025	199.53	.00	
236	SMITH POWER PRODUCTS,INC	4163147 001	SENSOR	12/19/2025	302.72	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total 236:				502.25	.00	
7781	SMOCK, JEFF	01072026	HOUSING FEE REFUND	01/07/2026	486.94	.00	
	Total 7781:				486.94	.00	
5632	SNAKE RIVER MEP COMPLETE,	14801	START BUS BOILER	12/30/2025	1,362.37	.00	
5632	SNAKE RIVER MEP COMPLETE,	14804-123120	WORKOUT ROOM ELEMENT	12/31/2025	787.12	.00	
	Total 5632:				2,149.49	.00	
6136	SOLV BUSINESS SOLUTIONS-S	453773	TRESPASS NOTICE	01/06/2026	319.82	.00	
	Total 6136:				319.82	.00	
7050	SOSA'S JANITORIAL SERVICE	0000217	CLEANING TOWN HALL	12/01/2025	6,705.00	.00	
7050	SOSA'S JANITORIAL SERVICE	0000218	CLEANING 155 PEARL	12/06/2025	675.00	.00	
	Total 7050:				7,380.00	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334657838	TEST	12/17/2025	121.47	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334658247	VACCINE	12/24/2025	36.83	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334658248	EXAM	12/24/2025	.00	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334658249	MEDICINE	12/24/2025	133.44	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334658250	TEST & VACCINE	12/24/2025	161.53	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334658251	VACCINE	12/24/2025	56.83	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334658252	VACCINES	12/24/2025	88.66	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334658253	VACCINE	12/24/2025	56.83	.00	
	Total 1505:				655.59	.00	
6838	SPSC POA - South Park Services	01012026	WATER & LOT FEE	01/01/2026	303.82	.00	
	Total 6838:				303.82	.00	
4294	STATE FIRE IDAHO	12652569	WORK ON CLEAN AGENT INST	12/18/2025	21,473.38	.00	
4294	STATE FIRE IDAHO	12653003	SMOKE/CO COMBO	12/31/2025	1,107.31	.00	
	Total 4294:				22,580.69	.00	
7227	STEPHENS, TALON	01052026	MONTHLY IT HARDWARE PMT	01/05/2026	77.83	.00	
	Total 7227:				77.83	.00	
5055	STOTZ EQUIPMENT	104015	FILTERS	12/12/2025	495.19	.00	
	Total 5055:				495.19	.00	
4933	SYMBOLARTS, LLC	0551901	POLICE BADGES	12/12/2025	407.50	.00	
	Total 4933:				407.50	.00	
3113	TETON CONSERVATION DISTRI	12292025	LOWER VALLEY CREDIT 1070 E	12/29/2025	603.86	.00	
	Total 3113:				603.86	.00	
581	TETON COUNTY INTEGRATED	01052026	3Q DISPOSABLE BAG FEE	01/05/2026	43,898.10	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
581	TETON COUNTY INTEGRATED	01052026	2Q DISPOSABLE BAG FEE REM	01/05/2026	1,618.34	.00	
581	TETON COUNTY INTEGRATED	11728	CARDBOARD PICKUP	01/01/2026	129.00	.00	
581	TETON COUNTY INTEGRATED	11837	CARDBOARD PICKUP	01/01/2026	261.00	.00	
581	TETON COUNTY INTEGRATED	761114	TRASH	11/18/2025	10.00	10.00	01/06/2026
Total 581:					45,916.44	10.00	
6902	TETON COUNTY PUBLIC WORK	2026-4	TASK WORK ORDER 2 BUS PR	12/01/2025	2,360.05	2,360.05	01/06/2026
6902	TETON COUNTY PUBLIC WORK	2026-4	TASK WORK ORDER 1 GRANT	12/01/2025	5,006.66	5,006.66	01/06/2026
6902	TETON COUNTY PUBLIC WORK	2026-4	TASK WORK ORDER 3 PUBLIC	12/01/2025	1,423.26	1,423.26	01/06/2026
Total 6902:					8,789.97	8,789.97	
55	TETON COUNTY SHERIFF'S-JAI	716	DECEMBER 2025	01/06/2026	2,275.00	.00	
Total 55:					2,275.00	.00	
1614	TETON COUNTY-FUND 10	020126	Adams Canyon -January Rent	02/01/2026	6,146.00	.00	
Total 1614:					6,146.00	.00	
268	TETON MOTORS INC	5115079 1	MIRROR	12/17/2025	1,372.05	.00	
268	TETON MOTORS INC	5115081 1	HOSE & PIPE	12/17/2025	229.88	.00	
268	TETON MOTORS INC	5115088 1	THERMOSTAT, SEAL & TPMS	12/18/2025	328.51	.00	
268	TETON MOTORS INC	5115089 1	TPMS	12/18/2025	257.56	.00	
268	TETON MOTORS INC	5115098 1	SENSOR	12/19/2025	204.00	.00	
268	TETON MOTORS INC	5115101 1	SENSOR	12/19/2025	301.60	.00	
268	TETON MOTORS INC	5115154 1	CASE SWITCH	12/29/2025	64.23	.00	
268	TETON MOTORS INC	5115191 1	PAD KIT & ROTOR	01/02/2026	348.30	.00	
268	TETON MOTORS INC	5115198 1	SENSOR	01/02/2026	251.60	.00	
Total 268:					3,357.73	.00	
3162	TETON TRASH REMOVAL, INC.	26 JAN 413	TRASH	01/01/2026	120.00	.00	
Total 3162:					120.00	.00	
6810	THE TIRE RACK, INC.	UK10496	TIRES	12/29/2025	744.00	.00	
Total 6810:					744.00	.00	
6591	T-MOBILE	JAN26-967529	INTERNET	12/21/2025	62.70	.00	
Total 6591:					62.70	.00	
6363	TMSC LLC	2021-006-4D	RELOCATE SIGNAL LIGHTS AT	12/22/2025	700.00	.00	
6363	TMSC LLC	2025-005-18	INSTALL COVE HEATER AT 675	11/30/2025	781.29	.00	
6363	TMSC LLC	2025-005-18	INSTALL COVE HEATER AT 675	11/30/2025	1,708.50	.00	
6363	TMSC LLC	2025-005-18	INSTALL COVE HEATER AT 675	11/30/2025	477.10	.00	
6363	TMSC LLC	2025-005-18	INSTALL COVE HEATER AT 675	11/30/2025	4,935.85	.00	
6363	TMSC LLC	2025-005-19	HEATER IN SPRINKLER ROOM	01/05/2026	480.00	.00	
6363	TMSC LLC	2025-005-19	HEATERS	01/05/2026	2,876.00	.00	
6363	TMSC LLC	2025-005-19	AV COUNCIL CHAMBERS	01/05/2026	2,275.00	.00	
Total 6363:					14,233.74	.00	
7678	TORONTO, MICHAEL	12222025	MOVING EXPENSES	12/22/2025	5,227.17	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 7678:					5,227.17	.00	
1354	US FOREST SERVICE	BF040304AG0	CACHE CREEK DRIVE	12/01/2025	506.20	.00	
Total 1354:					506.20	.00	
706	USA BLUE BOOK	INV00340081	COLORIMETER	04/19/2024	664.00	.00	
Total 706:					664.00	.00	
7787	VINYLART SIGNS & GRAPHICS	6239	POSTERS	12/15/2025	158.40	.00	
Total 7787:					158.40	.00	
6319	VIRGINIAN VILLAGE CONDO H	1416	Q1 2026 DUES	01/05/2026	675.00	.00	
6319	VIRGINIAN VILLAGE CONDO H	1416	Q1 2026 DUES	01/05/2026	675.00	.00	
Total 6319:					1,350.00	.00	
7550	WBC PROPERTIES	020126	Virginian 69-7 - January Rent	02/01/2026	2,150.00	.00	
Total 7550:					2,150.00	.00	
6226	WEST COAST CODE CONSULT	UT25-579B-01	PLAN REVIEW SERVICES	12/15/2025	8,735.00	.00	
Total 6226:					8,735.00	.00	
6160	WEST FORK CONSTRUCTION	26-06	HSR PUMP HOUSE	12/18/2025	7,223.59	.00	
6160	WEST FORK CONSTRUCTION	26-06	HSR PUMP HOUSE	12/18/2025	7,223.59-	.00	
6160	WEST FORK CONSTRUCTION	26-06	HSR PUMP HOUSE	12/18/2025	137,248.16	.00	
Total 6160:					137,248.16	.00	
6788	WESTERN CHARTERS AND TO	16785	SALT LAKE CITY SHUTTLE	12/31/2025	84,000.00	.00	
Total 6788:					84,000.00	.00	
1640	WESTERN STATE	IN003438766	FIX CAT 938M	12/15/2025	828.53	.00	
1640	WESTERN STATE	IN003440433	PINS	12/15/2025	213.40	.00	
1640	WESTERN STATE	IN003443812	REPAIRS	12/12/2025	11,794.74	.00	
1640	WESTERN STATE	IN003449627	TRACK AS	12/23/2025	2,468.48	.00	
1640	WESTERN STATE	IN003450683	CRAIG WL WING	12/24/2025	33,750.00	.00	
1640	WESTERN STATE	IN003455458	VENT COVER	12/30/2025	23.44	.00	
Total 1640:					49,078.59	.00	
7785	WHISENANT, MOLLY	01082026	ANIMAL CONTROL TRAINING M	01/08/2026	477.00	.00	
Total 7785:					477.00	.00	
6117	WILSON, JOHN	020126	Wildflower Court - January Rent	02/01/2026	2,200.00	.00	
Total 6117:					2,200.00	.00	
3619	WY CHILD SUPPORT ENFORCE	01072026	266445	01/07/2026	452.30	452.30	01/07/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 3619:					452.30	452.30	
4139	WY WORKERS' SAFETY & COM	12302025	DECEMBER 2025	12/30/2025	12,471.47	12,471.47	12/30/2025
Total 4139:					12,471.47	12,471.47	
79	WYOMING DEPARTMENT OF E	12312025	4th QTR SUTA	12/31/2025	5,858.15	5,858.15	01/12/2026
Total 79:					5,858.15	5,858.15	
1767	WYOMING DEPARTMENT OF T	0000156004	P6 CITATIONS	12/22/2025	198.97	.00	
Total 1767:					198.97	.00	
7784	WYOMING DEPARTMENT OF T	12312025	836000069E2201 DECEMBER 20	12/31/2025	114.42	.00	
Total 7784:					114.42	.00	
7065	WYOMING LAW ENFORCEMEN	01052026	OFFICER EDUCATION TRAININ	01/05/2026	240.00	.00	
Total 7065:					240.00	.00	
329	WYOMING RETIREMENT SYST	12302025	DECEMBER 2025	12/30/2025	213,935.98	213,935.98	12/30/2025
Total 329:					213,935.98	213,935.98	
1764	WYOMING.COM INC	2310150	DOMAIN HOSTING	12/05/2025	5.00	.00	
1764	WYOMING.COM INC	2314889	DOMAIN HOSTING	01/05/2026	5.00	.00	
Total 1764:					10.00	.00	
2842	YELLOW IRON WASTE, LLC	251230343961	TRASH SIMON LN	12/31/2025	45.00	.00	
2842	YELLOW IRON WASTE, LLC	251230343972	TRASH CANADIAN	12/31/2025	45.00	.00	
2842	YELLOW IRON WASTE, LLC	251230344078	TRASH ADAMS CANYON	12/31/2025	55.00	.00	
2842	YELLOW IRON WASTE, LLC	251230344238	TRASH	12/31/2025	765.00	.00	
2842	YELLOW IRON WASTE, LLC	251230344244	TRASH 155 PEARL	12/31/2025	210.00	.00	
2842	YELLOW IRON WASTE, LLC	251230344288	TRASH CORE SVS	12/31/2025	210.00	.00	
2842	YELLOW IRON WASTE, LLC	251230344290	TRASH	12/31/2025	55.00	.00	
2842	YELLOW IRON WASTE, LLC	251230344325	TRASH VINE	12/31/2025	275.00	.00	
2842	YELLOW IRON WASTE, LLC	251230344335	TRASH START	12/31/2025	275.00	.00	
2842	YELLOW IRON WASTE, LLC	251230344336	TRASH	12/31/2025	485.00	.00	
2842	YELLOW IRON WASTE, LLC	251230344345	TRASH TOWN HALL	12/31/2025	275.00	.00	
Total 2842:					2,695.00	.00	
Grand Totals:					1,950,971.97	289,690.81	

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

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above $0 included.

Paid and unpaid invoices included.

STAFF REPORT

Meeting Date:	January 20, 2026	**Meeting Title:**	Regular
Submitting Department:	Legal	**Presenter:**	Lea Colasuonno
Agenda Item:	Standard Contract Consideration for Approval	**Public Comment:**	Yes

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

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

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

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

1. Access and Utility Easement with Snow King Mountain Resort, LLC
   - *Purpose*: The purpose of this easement is for Snow King Mountain Resort, LLC, to grant an easement to the Town of Jackson for the construction and maintenance of an overflow pipe from the Town's water tank located on Snow King Mountain. The overflow pipe will provide protection if the water from the Town's water tank overflows. The overflow pipe will allow any water that overflows to move downhill into the Town's stormwater system.
   - *Term:* Perpetuity.
   - *Cost and Payment Terms:* In lieu of payment for this easement, the Town has agreed to connect Snow King Mountain Resort's water tank to the new overflow line. Both the Town's water tank and Snow King Mountain's water tank are in the same proximity. The additional cost to connect Snow King Mountain's water tank is minor, and the area is further protected by connecting both water tanks.
   - *Department & Budget Detail*: This item is for the Public Works Department and the Snow King Water Tank line item is included in the FY26 Capital Budget. There is no other cost associated with the easement.

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

Possible Alternatives.
For each contract included with the staff report the Council has the option to:
A. Direct staff to negotiate different terms or conditions with the contracting party.
B. Not to enter the contract.

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

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

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

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

1. Access and Utility Easement with Snow King Mountain Resort, LLC

Suggested Motion.

1. I move to approve the Access and Utility Easement with Snow King Mountain Resort, LLC, subject to minor changes by staff.

ACCESS AND UTILITY EASEMENT AGREEMENT

This ACCESS AND UTILITY EASEMENT AGREEMENT ("**Agreement**") is made and entered into by and between Snow King Mountain Resort, LLC, a Wyoming limited liability, whose address is 575 S. Willow Street/P.O. Box 1846, Jackson, WY 83001 ("**Grantor**") and the Town of Jackson, Wyoming, a municipal corporation of the State of Wyoming, whose address is 150 East Pearl Street/P.O. Box 1687, Jackson, Wyoming 83001 ("**Grantee**"), and shall be effective as of the date of final signature below ("**Effective Date**").

RECITALS

WHEREAS, Grantor owns certain real property in Teton County, Wyoming legally described as Lot 61 of Grand View Lodges Third Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on November 14, 2013 as Plat No. 1333 and subject to that Boundary Adjustment P25-117, recorded as Doc No. 1115008 in the Office of the Teton County Clerk on November 17, 2025; PIDN 22-41-16-34-3-07-003 ("**Burdened Property**"); and

WHEREAS, Grantor, as successor to Grand View Development, LLC, granted Water Storage Tank, Access and Maintenance Easements to Grantee in, under, over, and across the Burdened Property pursuant to Doc No. 0788119, recorded in the Office of the Teton County Clerk on January 19, 2011.

WHEREAS, the Grantor seeks to grant a further easement to Grantee to install, operate, access, and maintain an underground drainage pipe and appurtenances thereto from the Grantee's existing water storage tank pursuant to the terms and conditions contained herein.

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

1. **Grant of Non-Exclusive, In Gross Easement**. Grantor, as owner of the Burdened Property, grants and conveys to Grantee and Grantee's employees, agents, contractors and licensees, a permanent, non-exclusive utility and access easement in gross for the purposes of installing, operating, accessing, and maintaining an underground drainage pipe and appurtenances thereto ("**Utility**"), together with all necessary and reasonable rights of ingress and egress for the location and repair of the utility, and to cut, trim, spray herbicides, or remove trees, shrubbery, undergrowth or other obstructions interfering with the repair and maintenance of the Utility, over that portion of the Burdened Property legally described in **Exhibit A** and graphically depicted in **Exhibit B**, which exhibits are incorporated herein by reference ("**Utility Easement**").

2. **Restrictions**. Grantee shall use the rights granted herein with due regard to the rights of others and shall not use the Utility Easement in any way that would impair the rights or Grantor or others to the use of the same.

3. **Ownership**. Grantee agrees that the Utility installed under the described lands shall remain the property of and be removable by the Grantee in its sole discretion.

4. **Binding Effect**. The Utility Easement shall burden the Burdened Property and benefit the Grantee.

5. **No Assumption of Liability**. Grantor, by granting, declaring, and establishing the Utility Easement, does not assume any responsibilities or liabilities with respect thereto, nor shall Grantor at any time incur any liability for failure to comply with any law, ordinance, regulation, or order with respect to this Agreement, the Utility Easement, or the Utility.

6. **Easement in Gross**. The Utility Easement granted herein is an easement in gross and is personal to Grantee and Grantee's employees, agents, contractors, and licensees, for their sole and exclusive use, and shall not be construed in any manner to create or grant any rights to the public generally.

7. **Indemnification**. Grantee agrees to indemnify, defend and hold harmless Grantor, its members, managers, officers, employees, agents successors and assigns ("Indemnified Parties") from and against any and all liabilities, loss, claims, demands, liens, damages, penalties, fines, costs and expenses, including reasonable attorneys' fees and all damage to property (collectively, "Losses"), arising out of or attributable to use of the Utility Easement by Grantee and its employees, agents, contractors and licensees, unless such Losses are caused by the willful misconduct or gross negligence of Grantor or its employees or agents.

8. **Enforcement and Remedies**. Grantor and Grantee shall be entitled to enforce this Agreement by specific performance, injunction, or by bringing an action for damages. The prevailing party in an action brought under this Agreement shall be entitled to recover from the other party or parties, as the case may be, reasonable attorneys' fees and costs, in addition to all other relief provided by law or in equity.

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

10. **Amendments**. Any modifications, amendments, or changes to any of the provisions of this Agreement shall be effective only if in writing and executed by all parties to this Agreement.

11. **Governing Law**. This Agreement shall be construed, performed, and enforced in accordance with, and governed by, the laws of the State of Wyoming. Venue for any lawsuit brough under this Agreement shall lie exclusively in the 9th Judicial Circuit, Teton County, Wyoming. The descriptive headings of the sections contained in this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions herein. It is expressly agreed by the parties that the judicial rule of construction that a document should be more strictly construed against the draftsperson thereof shall not apply to any provision of this Agreement.

12. **Recordation**. This Agreement shall be recorded in the land records of the Office of the Teton County, Wyoming Clerk at the sole cost of Grantee.

13. **Severability.** If any provision of this Agreement is deemed invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of any other provisions of this Agreement.

14. **Counterparts.** This Agreement may be executed in any number of counterparts and each such counterpart shall be deemed to be an original instrument, but all such counterparts together shall constitute but one document.

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

IN WITNESS WHEREOF, this Agreement was executed on the date of signatures set forth below.

GRANTOR

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

_____ Date:_____

By: Ryan Stanley
Its: President

STATE OF WYOMING)
) ss
COUNTY OF TETON)

On this _____day of _____, 2026, before me, the undersigned Notary Public, personally appeared Ryan Stanley for Snow King Mountain Resort, LLC, a Wyoming limited liability company, and known to me, or proven by satisfactory evidence, to be the President of the company that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the company, by authority of Statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that such person is authorized to execute said instrument on behalf of the limited liability company.

Witness my hand and official seal.

_____
Notary Public

Grantee

Town of Jackson, a municipal corporation of the State of Wyoming

_____
By: Arne O. Jorgensen
Its: Mayor

ATTEST:

_____
By: Riley Hovorka
Its: Town Clerk

STATE OF _____)
) ss
COUNTY OF _____)

On this _____ day of _____, 2026, before me, the undersigned Notary Public, personally appeared Arne O. Jorgensen, as Mayor for the Town of Jackson, Wyoming, and Riley Hovorka, as Town Clerk for the Town of Jackson, Wyoming, who are each personally known to me or have each established their identity and authority to me by reasonable proof.

Witness my hand and official seal.

_____
NOTARY PUBLIC

EXHIBIT "A" FOR ACCESS AND UTILITY EASEMENT

LEGAL DESCRIPTION
OF
STORMWATER UTILITY EASEMENT
BENEFITTING TOWN OF JACKSON

A thirty-foot (30.00') wide strip of land, fifteen feet (15.00') on each side of the following centerline, lying within a portion of land within NE1/4S W1/4 Section 34, T.41N., R.116W., 6th P.M., Teton County, Wyoming, said centerline being more particularly described as follows:

COMMENCING at the southeastern corner to "Lot 59, Grand View Lodges, Third Addition" as shown on plat 1333 on record in the Office of the Clerk of Teton County, Wyoming, identical to the C-S 1/16th corner of said Section 34, monumented with a 3" iron pipe with brass cap inscribed with illegible markings;
THENCE N 13°15'22" W, 117.42 feet to the **POINT OF BEGINNING**;
THENCE N 17°40'21" W, 216.92 feet;
THENCE N 16°39'20" E, 248.23 feet;
THENCE N 52°09'41" E, 39.33 feet;
THENCE N 02°24'05" E, 659.84 feet to the **POINT OF TERMINUS, said POINT OF TERMINUS bearing S 57°29'18" W, 18.29 feet from the Center ¼ of said Section 34**.

This strip encompasses 0.80 acres, more or less.

The basis of bearings for this description is N 89°40'35" W on the south line of Lot 59, Grand View Lodges, Third Addition.

Jorgensen Associates, Inc.
Prepared: November 02, 2025
P:\2024\24055-TOJ Snow King Tank Overflow\60-Survey\Docs\24055_2025-11-12_Stormwater Easement_Legal Description.docx

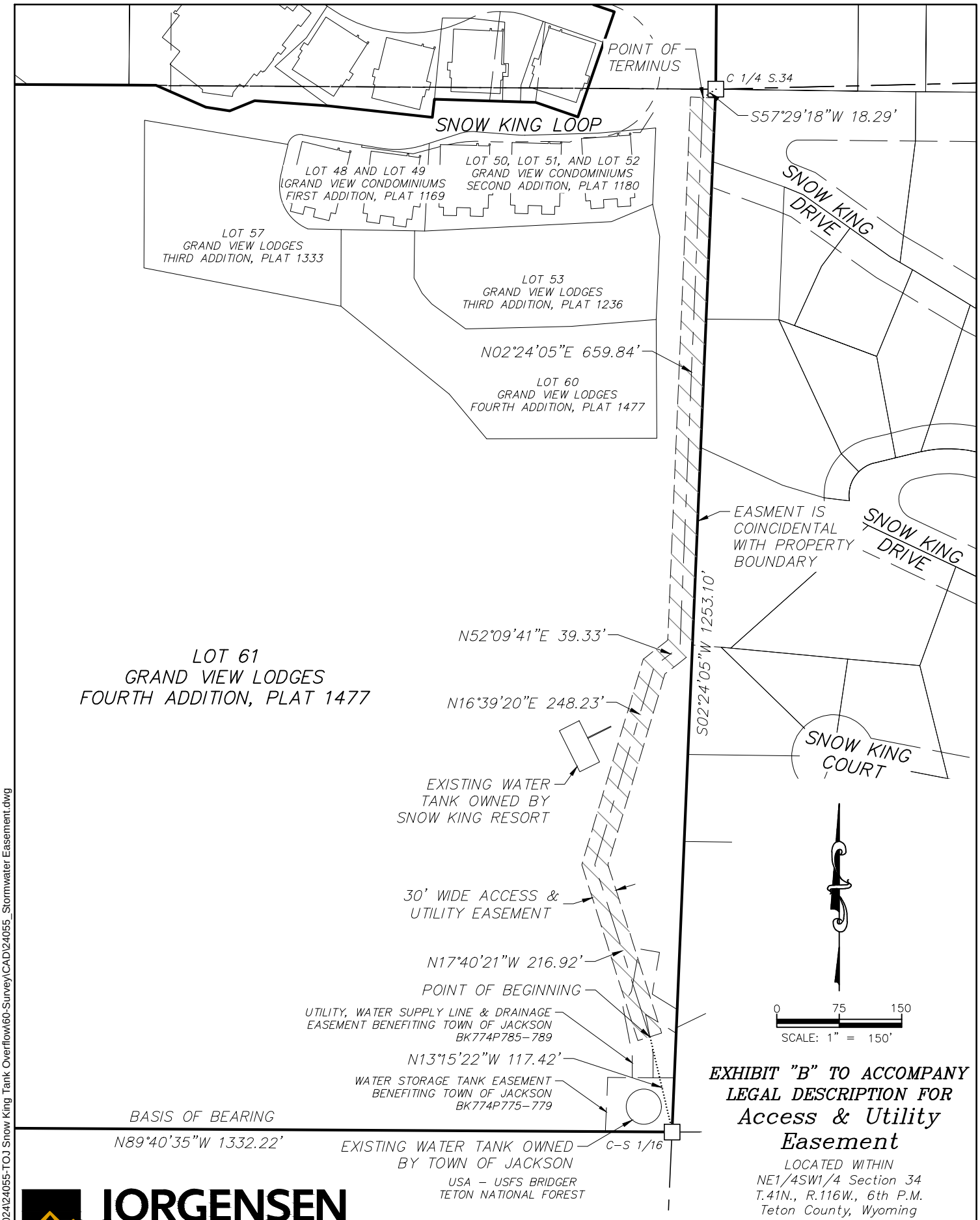


EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION FOR

Access & Utility Easement

LOCATED WITHIN
NE1/4SW1/4 Section 34
T.41N., R.116W., 6th P.M.
Teton County, Wyoming

JORGENSEN
JACKSON, WYOMING 307.733.5150
www.jorgeng.com

PREPARED BY: UC

MAP PREPARED: 12/22/2025

PROJECT NUMBER: 24055.10

P:\2024\24055-TOJ Snow King Tank Overflow\60-Survey\CAD\24055_Stormwater Easement.dwg

Docusign Envelope ID: B210A9F8-F18F-444E-B52A-A75555BDE181

PROJECT MANUAL
FOR

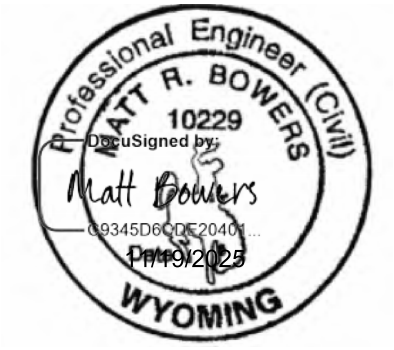
TOWN OF JACKSON
VINE STREET IMPROVEMENTS PROJECT

PREPARED FOR:
TOWN OF JACKSON
PROJECT NUMBER 26-10

PREPARED BY:
NELSON ENGINEERING
430 SOUTH CACHE STREET
P.O. BOX 1599
JACKSON, WY 83001
307-733-2087

MATT BOWERS, WY PE 10229
PROJECT MANAGER

PROJECT NO. 21-411-04
NOVEMBER 2025



SECTION 1
CONTRACT DOCUMENTS

SECTION 1
CONTRACT DOCUMENTS

ADVERTISEMENT FOR BIDS

Notice is hereby given that the **Town of Jackson** is accepting Bids for a general contract for the construction of the **Vine Street Improvements Project. TOJ Bid No. 26-10**

Sealed Bids will be received at the Office of the Town Clerk, **Town of Jackson, PO Box 1687**, located at **150 East Pearl Avenue, Jackson, WY 83001 (Town Hall),** emailed bids will be received at townclerk@jacksonwy.gov , until **December 18, 2025** at **3:00 PM Mountain Time**. At that time the Bids received will be publicly opened and read at that location. Bids shall be delivered according to the Instructions to Bidders.

Includes installation of 8" sanitary sewer main and manholes, 12" water main, services, sidewalk, curb and gutter, street lighting, asphalt surface restoration, concrete surface restoration, and grass surface restoration. Located between Snow King Avenue and E Kelly Avenue on Vine Street in Jackson, Wyoming. Construction timeline: April through November, 2026.

Issuing Office: **Nelson Engineering. mbowers@nelsonengineering.net** (Phone: 307-733-2087). **Digital bidding documents** at www.questcdn.com **QuestCDN No. 9947052**. **MANDATORY** pre-bid conference on **Wednesday December 10, 2025** at **1:00 PM** at the office of Nelson Engineering, 430 S. Cache Street, Jackson Wyoming.

Publish: Nobember 19, and 26th, 2025

EJCDC® C-111, Advertisement for Bids for Construction Contract.
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INSTRUCTIONS TO BIDDERS FOR CONSTRUCTION CONTRACT

TABLE OF CONTENTS

Page

Article 1— Defined Terms 1

Article 2— Bidding Documents 1

Article 3— Qualifications of Bidders 2

Article 4— Pre-Bid Conference 2

Article 5— Site and Other Areas; Existing Site Conditions; Examination of Site; Owner's Safety Program; Other Work at the Site 3

Article 6— Bidder's Representations and Certifications 4

Article 7— Interpretations and Addenda 5

Article 8— Bid Security 5

Article 9— Contract Times 6

Article 10— Liquidated Damages 6

Article 11— Substitute and "Or Equal" Items 6

Article 12— Subcontractors, Suppliers, and Others 6

Article 13— Preparation of Bid 7

Article 14— Basis of Bid 8

Article 15— Submittal of Bid 8

Article 16— Modification and Withdrawal of Bid 9

Article 17— Opening of Bids 9

Article 18— Bids to Remain Subject to Acceptance 9

Article 19— Evaluation of Bids and Award of Contract 9

Article 20— Bonds and Insurance 10

Article 21— Signing of Agreement 10

Article 22— Sales and Use Taxes 11

Article 23— Retainage 11

Article 24— Wyoming Preference 11

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ARTICLE 1—DEFINED TERMS

1.01 Terms used in these Instructions to Bidders have the meanings indicated in the General Conditions and Supplementary Conditions. Additional terms used in these Instructions to Bidders have the meanings indicated below:

Issuing Office—The office from which the Bidding Documents are to be issued, and which registers plan holders.

Town of Jackson
QuestCDN
Town Engineering Department
townclerk@jacksonwy.gov
307-733-3079

ARTICLE 2—BIDDING DOCUMENTS

2.01 Bidder shall obtain a complete set of Bidding Requirements and proposed Contract Documents (together, the Bidding Documents). See the Agreement for a list of the Contract Documents. It is Bidder's responsibility to determine that it is using a complete set of documents in the preparation of a Bid. Bidder assumes sole responsibility for errors or misinterpretations resulting from the use of incomplete documents, by Bidder itself or by its prospective Subcontractors and Suppliers.

2.02 Bidding Documents are made available for the sole purpose of obtaining Bids for completion of the Project and permission to download or distribution of the Bidding Documents does not confer a license or grant permission or authorization for any other use. Authorization to download documents, or other distribution, includes the right for plan holders to print documents solely for their use, and the use of their prospective Subcontractors and Suppliers, provided the plan holder pays all costs associated with printing or reproduction. Printed documents may not be re-sold under any circumstances.

2.03 Owner has established a Bidding Documents Website as indicated in the Advertisement. Owner requires that Bidder register as a plan holder with the Issuing Office, and obtain a complete set of the Bidding Documents from such website. Bidders may rely that sets of Bidding Documents obtained from the Bidding Documents Website are complete, unless an omission is blatant. Registered plan holders will receive notice of Addenda issued by Owner.

2.04 Plan rooms (including construction information subscription services, and electronic and virtual plan rooms) may distribute the Bidding Documents, or make them available for examination. Those prospective bidders that obtain an electronic (digital) copy of the Bidding Documents from a plan room are required to register as plan holders from the Issuing Office. Owner is not responsible for omissions in Bidding Documents or other documents obtained from plan rooms, or for a Bidder's failure to obtain Addenda from a plan room.

2.05 *Electronic Documents*

A. When the Bidding Requirements indicate that electronic (digital) copies of the Bidding Documents are available, such documents will be made available to the Bidders as Electronic Documents in the manner specified.

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1. Bidding Documents will be provided in Adobe PDF (Portable Document Format) (.pdf) that is readable by Adobe Acrobat Reader Version DC. It is the intent of the Engineer and Owner that such Electronic Documents are to be exactly representative of the paper copies of the documents. However, because the Owner and Engineer cannot totally control the transmission and receipt of Electronic Documents nor the Contractor's means of reproduction of such documents, the Owner and Engineer cannot and do not guarantee that Electronic Documents and reproductions prepared from those versions are identical in every manner to the paper copies.

B. Unless otherwise stated in the Bidding Documents, the Bidder may use and rely upon complete sets of Electronic Documents of the Bidding Documents, described in Paragraph 2.06.A above. However, Bidder assumes all risks associated with differences arising from transmission/receipt of Electronic Documents versions of Bidding Documents and reproductions prepared from those versions and, further, assumes all risks, costs, and responsibility associated with use of the Electronic Documents versions to derive information that is not explicitly contained in printed paper versions of the documents, and for Bidder's reliance upon such derived information.

ARTICLE 3—QUALIFICATIONS OF BIDDERS

3.01 Bidder is to submit the following information with its Bid to demonstrate Bidder's qualifications to perform the Work:

A. Written evidence establishing its qualifications such as financial data, previous experience, and present commitments.

B. A written statement that Bidder is authorized to do business in the state where the Project is located, or a written certification that Bidder will obtain such authority prior to the Effective Date of the Contract.

C. Bidder's state or other contractor license number, if applicable.

D. Subcontractor and Supplier qualification information.

E. Other required information regarding qualifications.

3.02 A Bidder's failure to submit required qualification information within the times indicated may disqualify Bidder from receiving an award of the Contract.

3.03 No requirement in this Article 3 to submit information will prejudice the right of Owner to seek additional pertinent information regarding Bidder's qualifications.

ARTICLE 4—PRE-BID CONFERENCE

4.01 A mandatory pre-bid conference will be held at the time and location indicated in the Advertisement or invitation to bid. Representatives of Owner and Engineer will be present to discuss the Project. Proposals will not be accepted from Bidders who do not attend the conference. It is each Bidder's responsibility to sign in at the pre-bid conference to verify its participation. Bidders must sign in using the name of the organization that will be submitting a

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Bid. A list of qualified Bidders that attended the pre-bid conference and are eligible to submit a Bid for this Project will be issued in an Addendum.

4.02 Information presented at the pre-Bid conference does not alter the Contract Documents. Owner will issue Addenda to make any changes to the Contract Documents that result from discussions at the pre-Bid conference. Information presented, and statements made at the pre-bid conference will not be binding or legally effective unless incorporated in an Addendum.

ARTICLE 5—SITE AND OTHER AREAS; EXISTING SITE CONDITIONS; EXAMINATION OF SITE; OWNER'S SAFETY PROGRAM; OTHER WORK AT THE SITE

5.01 *Site and Other Areas*

A. The Site is identified in the Bidding Documents. By definition, the Site includes rights-of-way, easements, and other lands furnished by Owner for the use of the Contractor. Any additional lands required for temporary construction facilities, construction equipment, or storage of materials and equipment, and any access needed for such additional lands, are to be obtained and paid for by Contractor.

5.02 *Existing Site Conditions*

A. *Subsurface and Physical Conditions; Hazardous Environmental Conditions*

1. The Supplementary Conditions identify the following regarding existing conditions at or adjacent to the Site:

a. Those reports of explorations and tests of subsurface conditions at or adjacent to the Site that contain Technical Data.

b. Those drawings known to Owner of existing physical conditions at or adjacent to the Site, including those drawings depicting existing surface or subsurface structures at or adjacent to the Site (except Underground Facilities), that contain Technical Data.

c. Reports and drawings known to Owner relating to Hazardous Environmental Conditions that have been identified at or adjacent to the Site.

d. Technical Data contained in such reports and drawings.

2. Owner will make copies of reports and drawings referenced above available to any Bidder on request. These reports and drawings are not part of the Contract Documents, but the Technical Data contained therein upon whose accuracy Bidder is entitled to rely, as provided in the General Conditions, has been identified and established in the Supplementary Conditions. Bidder is responsible for any interpretation or conclusion Bidder draws from any Technical Data or any other data, interpretations, opinions, or information contained in such reports or shown or indicated in such drawings.

3. If the Supplementary Conditions do not identify Technical Data, the default definition of Technical Data set forth in Article 1 of the General Conditions will apply.

B. *Underground Facilities:* Underground Facilities are shown or indicated on the Drawings, pursuant to Paragraph 5.05 of the General Conditions, and not in the drawings referred to in Paragraph 5.02.A of these Instructions to Bidders. Information and data regarding the

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presence or location of Underground Facilities are not intended to be categorized, identified, or defined as Technical Data.

5.03 *Site Visit and Testing by Bidders*

A. Bidder is required to visit the Site and conduct a thorough visual examination of the Site and adjacent areas. During the visit the Bidder must not disturb any ongoing operations at the Site.

B. Bidder is not required to conduct any subsurface testing, or exhaustive investigations of Site conditions.

C. On request, and to the extent Owner has control over the Site, and schedule permitting, the Owner will provide Bidder general access to the Site to conduct such additional examinations, investigations, explorations, tests, and studies as Bidder deems necessary for preparing and submitting a successful Bid. Owner will not have any obligation to grant such access if doing so is not practical because of existing operations, security or safety concerns, or restraints on Owner's authority regarding the Site. Bidder is responsible for establishing access needed to reach specific selected test sites.

D. Bidder must comply with all applicable Laws and Regulations regarding excavation and location of utilities, obtain all permits, and comply with all terms and conditions established by Owner or by property owners or other entities controlling the Site with respect to schedule, access, existing operations, security, liability insurance, and applicable safety programs.

5.04 *Owner's Safety Program*

A. Site visits and work at the Site may be governed by an Owner safety program. If an Owner safety program exists, it will be noted in the Supplementary Conditions.

5.05 *Other Work at the Site*

A. Reference is made to Article 8 of the Supplementary Conditions for the identification of the general nature of other work of which Owner is aware (if any) that is to be performed at the Site by Owner or others (such as utilities and other prime contractors) and relates to the Work contemplated by these Bidding Documents. If Owner is party to a written contract for such other work, then on request, Owner will provide to each Bidder access to examine such contracts (other than portions thereof related to price and other confidential matters), if any.

ARTICLE 6—BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

6.01 *Express Representations and Certifications in Bid Form, Agreement*

A. The Bid Form that each Bidder will submit contains express representations regarding the Bidder's examination of Project documentation, Site visit, and preparation of the Bid, and certifications regarding lack of collusion or fraud in connection with the Bid. Bidder should review these representations and certifications, and assure that Bidder can make the representations and certifications in good faith, before executing and submitting its Bid.

B. If Bidder is awarded the Contract, Bidder (as Contractor) will make similar express representations and certifications when it executes the Agreement.

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ARTICLE 7—INTERPRETATIONS AND ADDENDA

7.01 Owner on its own initiative may issue Addenda to clarify, correct, supplement, or change the Bidding Documents.

7.02 Bidder shall submit all questions about the meaning or intent of the Bidding Documents to Engineer in writing.

7.03 Interpretations or clarifications considered necessary by Engineer in response to such questions will be issued by Addenda delivered to all registered plan holders. Questions received less than seven days prior to the date for opening of Bids may not be answered.

7.04 Only responses set forth in an Addendum will be binding. Oral and other interpretations or clarifications will be without legal effect. Responses to questions are not part of the Contract Documents unless set forth in an Addendum that expressly modifies or supplements the Contract Documents.

ARTICLE 8—BID SECURITY

8.01 A Bid must be accompanied by Bid security made payable to Owner in an amount of five percent (5%) of Bidder's maximum Bid price (determined by adding the base bid and all alternates). Bid Security shall be a Cashier's Check, Irrevocable Letter of Credit or a Bid bond issued by a surety meeting the requirements of Paragraph 6.01 of the General Conditions. Such Bid bond will be issued in the form included in the Bidding Documents.

8.02 The Bid security of the apparent Successful Bidder will be retained until Owner awards the contract to such Bidder, and such Bidder has executed the Contract, furnished the required Contract security, and met the other conditions of the Notice of Award, whereupon the Bid security will be released. If the Successful Bidder fails to execute and deliver the Contract and furnish the required Contract security within 15 days after the Notice of Award, Owner may consider Bidder to be in default, annul the Notice of Award, and the Bid security of that Bidder will be forfeited, in whole in the case of a penal sum bid bond, and to the extent of Owner's damages in the case of a damages-form bond. Such forfeiture will be Owner's exclusive remedy if Bidder defaults.

8.03 The Bid security of other Bidders that Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earlier of 7 days after the Effective Date of the

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Contract or 61 days after the Bid opening, whereupon Bid security furnished by such Bidders will be released.

8.04 Bid security of other Bidders that Owner believes do not have a reasonable chance of receiving the award will be released within 7 days after the Bid opening.

ARTICLE 9—CONTRACT TIMES

9.01 The number of days within which, or the dates by which, the Work is to be (a) substantially completed and (b) ready for final payment, and (c) Milestones (if any) are to be achieved, are set forth in the Agreement.

ARTICLE 10—LIQUIDATED DAMAGES

10.01 Provisions for liquidated damages, if any, for failure to timely attain a Milestone, Substantial Completion, or completion of the Work in readiness for final payment, are set forth in the Agreement.

ARTICLE 11—SUBSTITUTE AND "OR EQUAL" ITEMS

11.01 The Contract for the Work, as awarded, will be on the basis of materials and equipment specified or described in the Bidding Documents without consideration during the bidding and Contract award process of possible substitute or "or-equal" items. In cases in which the Contract allows the Contractor to request that Engineer authorize the use of a substitute or "or-equal" item of material or equipment, application for such acceptance may not be made to and will not be considered by Engineer until after the Effective Date of the Contract.

11.02 All prices that Bidder sets forth in its Bid will be based on the presumption that the Contractor will furnish the materials and equipment specified or described in the Bidding Documents, as supplemented by Addenda. Any assumptions regarding the possibility of post-Bid approvals of "or-equal" or substitution requests are made at Bidder's sole risk.

ARTICLE 12—SUBCONTRACTORS, SUPPLIERS, AND OTHERS

12.01 A Bidder must be prepared to retain specific Subcontractors and Suppliers for the performance of the Work if required to do so by the Bidding Documents or in the Specifications. If a prospective Bidder objects to retaining any such Subcontractor or Supplier and the concern is not relieved by an Addendum, then the prospective Bidder should refrain from submitting a Bid.

12.02 The apparent Successful Bidder, and any other Bidder so requested, must submit to Owner a list of the Subcontractors or Suppliers proposed for the following portions of the Work within five days after Bid opening:

A. None Listed.

12.03 If requested by Owner, such list must be accompanied by an experience statement with pertinent information regarding similar projects and other evidence of qualification for each such Subcontractor or Supplier. If Owner or Engineer, after due investigation, has reasonable objection to any proposed Subcontractor or Supplier, Owner may, before the Notice of Award is given, request apparent Successful Bidder to submit an acceptable substitute, in which case apparent Successful Bidder will submit a substitute, Bidder's Bid price will be increased (or decreased) by

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the difference in cost occasioned by such substitution, and Owner may consider such price adjustment in evaluating Bids and making the Contract award.

12.04 If apparent Successful Bidder declines to make any such substitution, Owner may award the Contract to the next lowest Bidder that proposes to use acceptable Subcontractors and Suppliers. Declining to make requested substitutions will constitute grounds for forfeiture of the Bid security of any Bidder. Any Subcontractor or Supplier, so listed and against which Owner or Engineer makes no written objection prior to the giving of the Notice of Award will be deemed acceptable to Owner and Engineer subject to subsequent revocation of such acceptance as provided in Paragraph 7.07 of the General Conditions.

ARTICLE 13—PREPARATION OF BID

13.01 The Bid Form is included with the Bidding Documents.

A. All blanks on the Bid Form must be completed in ink and the Bid Form signed in ink. Erasures or alterations must be initialed in ink by the person signing the Bid Form. A Bid price must be indicated for each section, Bid item, alternate, adjustment unit price item, and unit price item listed therein.

B. If the Bid Form expressly indicates that submitting pricing on a specific alternate item is optional, and Bidder elects to not furnish pricing for such optional alternate item, then Bidder may enter the words "No Bid" or "Not Applicable."

13.02 If Bidder has obtained the Bidding Documents as Electronic Documents, then Bidder shall prepare its Bid on a paper copy of the Bid Form printed from the Electronic Documents version of the Bidding Documents. The printed copy of the Bid Form must be clearly legible, printed on 8½ inch by 11-inch paper and as closely identical in appearance to the Electronic Document version of the Bid Form as may be practical. The Owner reserves the right to accept Bid Forms which nominally vary in appearance from the original paper version of the Bid Form, providing that all required information and submittals are included with the Bid.

13.03 A Bid by a corporation must be executed in the corporate name by a corporate officer (whose title must appear under the signature), accompanied by evidence of authority to sign. The corporate address and state of incorporation must be shown.

13.04 A Bid by a partnership must be executed in the partnership name and signed by a partner (whose title must appear under the signature), accompanied by evidence of authority to sign. The official address of the partnership must be shown.

13.05 A Bid by a limited liability company must be executed in the name of the firm by a member or other authorized person and accompanied by evidence of authority to sign. The state of formation of the firm and the official address of the firm must be shown.

13.06 A Bid by an individual must show the Bidder's name and official address.

13.07 A Bid by a joint venture must be executed by an authorized representative of each joint venturer in the manner indicated on the Bid Form. The joint venture must have been formally established prior to submittal of a Bid, and the official address of the joint venture must be shown.

13.08 All names must be printed in ink below the signatures.

13.09 The Bid must contain an acknowledgment of receipt of all Addenda, the numbers of which must be filled in on the Bid Form.

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13.10 Postal and e-mail addresses and telephone number for communications regarding the Bid must be shown.

13.11 The Bid must contain evidence of Bidder's authority to do business in the state where the Project is located, or Bidder must certify in writing that it will obtain such authority within the time for acceptance of Bids and attach such certification to the Bid.

13.12 If Bidder is required to be licensed to submit a Bid or perform the Work in the state where the Project is located, the Bid must contain evidence of Bidder's licensure, or Bidder must certify in writing that it will obtain such licensure within the time for acceptance of Bids and attach such certification to the Bid. Bidder's state contractor license number, if any, must also be shown on the Bid Form.

ARTICLE 14—BASIS OF BID

14.01 *Lump Sum*

A. Bidders must submit a Bid on a lump sum basis as set forth in the Bid Form.

14.02 *Unit Price*

A. Bidders must submit a Bid on a unit price basis for each item of Work listed in the unit price section of the Bid Form.

B. The "Bid Price" (sometimes referred to as the extended price) for each unit price Bid item will be the product of the "Estimated Quantity", which Owner or its representative has set forth in the Bid Form, for the item and the corresponding "Bid Unit Price" offered by the Bidder. The total of all unit price Bid items will be the sum of these "Bid Prices"; such total will be used by Owner for Bid comparison purposes. The final quantities and Contract Price will be determined in accordance with Paragraph 13.03 of the General Conditions.

C. Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

ARTICLE 15—SUBMITTAL OF BID

15.01 The Bidding Documents include one separate unbound copy of the Bid Form, and, if required, the Bid Bond Form. The unbound copy of the Bid Form is to be completed and submitted with the Bid security and the other documents required to be submitted under the terms of Article 2 of the Bid Form.

15.02 A Bid must be received no later than the date and time prescribed and at the place indicated in the Advertisement or invitation to bid and must be enclosed in a plainly marked package with the Project title, and, if applicable, the designated portion of the Project for which the Bid is submitted, the name and address of Bidder, and must be accompanied by the Bid security and other required documents. If a Bid is sent by mail or other delivery system, the sealed envelope containing the Bid must be enclosed in a separate package plainly marked on the outside with the

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notation "BID ENCLOSED." A mailed Bid must be addressed to the location designated in the Advertisement.

15.03 Bids received after the date and time prescribed for the opening of bids, or not submitted at the correct location or in the designated manner, will not be accepted and will be returned to the Bidder unopened.

ARTICLE 16—MODIFICATION AND WITHDRAWAL OF BID

16.01 An unopened Bid may be withdrawn by an appropriate document duly executed in the same manner that a Bid must be executed and delivered to the place where Bids are to be submitted prior to the date and time for the opening of Bids. Upon receipt of such notice, the unopened Bid will be returned to the Bidder.

16.02 If a Bidder wishes to modify its Bid prior to Bid opening, Bidder must withdraw its initial Bid in the manner specified in Paragraph 15.01 and submit a new Bid prior to the date and time for the opening of Bids.

16.03 If within 24 hours after Bids are opened any Bidder files a duly signed written notice with Owner and promptly thereafter demonstrates to the reasonable satisfaction of Owner that there was a material and substantial mistake in the preparation of its Bid, the Bidder may withdraw its Bid, and the Bid security will be returned. Thereafter, if the Work is rebid, the Bidder will be disqualified from further bidding on the Work.

ARTICLE 17—OPENING OF BIDS

17.01 Bids will be opened at the time and place indicated in the advertisement or invitation to bid and, unless obviously non-responsive, read aloud publicly. An abstract of the amounts of the base Bids and major alternates, if any, will be made available to Bidders after the opening of Bids.

ARTICLE 18—BIDS TO REMAIN SUBJECT TO ACCEPTANCE

18.01 All Bids will remain subject to acceptance for the period of time stated in the Bid Form, but Owner may, in its sole discretion, release any Bid and return the Bid security prior to the end of this period.

ARTICLE 19—EVALUATION OF BIDS AND AWARD OF CONTRACT

19.01 Owner reserves the right to reject any or all Bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. Owner also reserves the right to waive all minor Bid informalities not involving price, time, or changes in the Work.

19.02 Owner will reject the Bid of any Bidder that Owner finds, after reasonable inquiry and evaluation, to not be responsible.

19.03 If Bidder purports to add terms or conditions to its Bid, takes exception to any provision of the Bidding Documents, or attempts to alter the contents of the Contract Documents for purposes of the Bid, whether in the Bid itself or in a separate communication to Owner or Engineer, then Owner will reject the Bid as nonresponsive.

19.04 If Owner awards the contract for the Work, such award shall be to the responsible and certified resident making the lowest responsive bid, if the certified resident's bid is not more than five

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percent (5%) higher than that of the lowest responsible nonresident bidder and the resident bidder does not propose to subcontract more than thirty percent (30%) of the work to nonresident contractors. A resident for this purpose must be certified as a resident by the Wyoming Department of Workforce Services prior to bidding upon the Contract. See W.S. 16-6-101, et seq. A resident bidder shall submit a copy of its certificate of residency with its bid.

19.05 *Evaluation of Bids*

A. In evaluating Bids, Owner will consider whether the Bids comply with the prescribed requirements, and such alternates, unit prices, and other data, as may be requested in the Bid Form or prior to the Notice of Award.

B. In the comparison of Bids, alternates will be applied in the same order of priority as listed in the Bid Form. To determine the Bid prices for purposes of comparison, Owner will announce to all bidders a "Base Bid plus alternates" budget after receiving all Bids, but prior to opening them. For comparison purposes alternates will be accepted, following the order of priority established in the Bid Form, until doing so would cause the budget to be exceeded. After determination of the Successful Bidder based on this comparative process and on the responsiveness, responsibility, and other factors set forth in these Instructions, the award may be made to said Successful Bidder on its base Bid and any combination of its additive alternate Bids for which Owner determines funds will be available at the time of award.

C. For the determination of the apparent low Bidder when unit price bids are submitted, Bids will be compared on the basis of the total of the products of the estimated quantity of each item and unit price Bid for that item, together with any lump sum items.

19.06 In evaluating whether a Bidder is responsible, Owner will consider the qualifications of the Bidder and may consider the qualifications and experience of Subcontractors and Suppliers proposed for those portions of the Work for which the identity of Subcontractors and Suppliers must be submitted as provided in the Bidding Documents.

19.07 Owner may conduct such investigations as Owner deems necessary to establish the responsibility, qualifications, and financial ability of Bidders and any proposed Subcontractors or Suppliers.

ARTICLE 20—BONDS AND INSURANCE

20.01 Article 6 of the General Conditions, as may be modified by the Supplementary Conditions, sets forth Owner's requirements as to performance and payment bonds, other required bonds (if any), and insurance. When the Successful Bidder delivers the executed Agreement to Owner, it must be accompanied by required bonds and insurance documentation.

20.02 Article 8, Bid Security, of these Instructions, addresses any requirements for providing bid bonds as part of the bidding process.

ARTICLE 21—SIGNING OF AGREEMENT

21.01 When Owner issues a Notice of Award to the Successful Bidder, it will be accompanied by the unexecuted counterparts of the Agreement along with the other Contract Documents as identified in the Agreement. Within 15 days thereafter, Successful Bidder must execute and deliver the required number of counterparts of the Agreement and any bonds and insurance documentation required to be delivered by the Contract Documents to Owner. Within 10 days thereafter, Owner will deliver one fully executed counterpart of the Agreement to Successful

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Bidder, together with printed and electronic copies of the Contract Documents as stated in Paragraph 2.02 of the General Conditions.

ARTICLE 22—SALES AND USE TAXES

22.01 *Contractor shall pay all sales, consumer, use, and other similar taxes required to be paid by Contractor in accordance with the Laws and Regulations of the place of the Project which are applicable during the performance of the Work. Said taxes must be included in the Bid.*

ARTICLE 23—RETAINAGE

23.01 *Provisions concerning Contractor's retainage are set forth in the Agreement.*

ARTICLE 24—WYOMING PREFERENCE

24.01 *Responsible resident bidders will receive a five percent (5%) preference in accordance with Wyoming State Statute 16-6-102.*

"… the contract shall be let to the responsible resident making the lowest bid if the resident's bid is not more than five percent (5%) higher than that of the lowest responsible non-resident bidder…"

24.02 Certification of resident status shall be submitted with the Bid. Bidders seeking residency status must apply for such status pursuant to Wyoming State Statute 16-6-101, as amended, and rules and regulations promulgated by the Wyoming Department of Labor and Statistics. Bidders are solely responsible for contacting the Wyoming Department of Labor and Statistics to determine any revisions and current policies regarding residency status. Bidders who qualify for resident status shall be required to comply with Wyoming State Statute 16-6-103:

"… Resident bidder shall not subcontract more than thirty percent (30%) of the work… to non-resident contractors."

24.03 Preference for State Labor and Materials: Pursuant to Wyoming State Statute 16-6-201 *et seq*. (1977), resident Wyoming laborers, workmen and mechanics shall be used in the performance of the Contract and any contract awarded as a result of the Contract; except that other laborers may be used when Wyoming laborers are not available for employment from within the State or are not qualified to perform the work involved. Pursuant to Wyoming State Statute 16-6-104 (1977), resident Wyoming laborers, workmen and mechanics shall be used upon all work enumerated in Wyoming State Statute 16-6-102 (1977) whenever possible and Wyoming materials and products of equal quality and desirability shall have preference over materials or products produced outside the state. Pursuant to Wyoming State Statute 16-6-106 (1977), preference is hereby given to materials supplied or grown in Wyoming, quality being equal to articles offered by the competitors outside of the state. Pursuant to Wyoming State Statute 16-6-107 (1977), all public structures constructed in the State of Wyoming shall be constructed and maintained by materials produced or manufactured in Wyoming if Wyoming materials are suitable and can be furnished in marketable quantities. Preference shall not be granted for materials of an inferior quality to those offered by competitors outside of the state, but a differential of not to exceed five percent (5%) may be allowed in cost of Wyoming materials of equal quality as against materials from states having or enforcing a preference rule against "out-of-state" products.

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BID FORM FOR CONSTRUCTION CONTRACT

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

1.01 This Bid is submitted to:

Town of Jackson
P.O. Box 1687
150 East Pearl Avenue
Jackson, Wyoming 83001
townclerk@jacksonwy.gov
Bid No. 26-10

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2—ATTACHMENTS TO THIS BID

2.01 The following documents are submitted with and made a condition of this Bid:

A. Required Bid security;

B. Wyoming certification of residency, if claiming status as an in-state contractor.

C. A company-wide hourly rate sheet for equipment and labor, including operators and supervisory personnel for use under Section 02005, Force Account Work, in the Technical Specifications.

D. Bidder Qualification Statement;

E. List of Proposed Subcontractors;

F. List of Proposed Suppliers;

G. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such authority within the time for acceptance of Bids;

H. Contractor's license number as evidence of Bidder's State Contractor's License or a covenant by Bidder to obtain said license within the time for acceptance of Bids; and

ARTICLE 3—BASIS OF BID—LUMP SUM BID AND UNIT PRICES

3.01 *Unit Price Bids*

A. Bidder will complete the Work in accordance with the Contract Documents for the following indicated unit prices for the base bid:

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VINE STREET IMPROVEMENTS (Bid No. 26-10)

BID SCHEDULE 1 - STREET WORK

BID ITEM	SPEC. SECTION	ITEM DESCRIPTION	UNIT	EST. QUANTITY	UNIT PRICE	TOTAL PRICE
1	01570	Traffic and Access Control - Project Wide	LS	--------	--------	$
2	02000	Mobilization - Project Wide	LS	--------	--------	$
3	02005	Force Account - Project Wide	TM	--------	--------	$ 50,000.00
4	02005	Force Account - Irrigation	TM	--------	--------	$ 15,000.00
5	02109	Storm Water Pollution Prevention Plan - Project Wide	LS	--------	--------	$
6	02110	Stripping Existing Asphalt Surfacing	SY	3100	$	$
7	02110	Removal Existing Curb and Gutter	LF	125	$	$
8	02110	Removal Existing Concrete Flatwork	SF	450	$	$
9	02110	Tree/Brush Removal	EA	2	$	$
10	02210	Unclassified Excavation Above Subgrade	CYD	2250	$	$
11	02210	Unclassified Excavation Below Subgrade	CYD	200	$	$
12	02231	Aggregate Subbase Course	TON	1580	$	$
13	02231	Reclaimed Aggregate Base Course	CYD	380	$	$
14	02231	Aggregate Base Course	TON	1230	$	$
15	02280	Topsoil	TON	105	$	$
16	02521	Plant Mix Pavement	SY	2225	$	$
17	02528	Concrete Curb and Gutter Placement	LF	1675	$	$
18	02776	Concrete Sidewalk	SF	4870	$	$
19	02776	Concrete Sidewalk Thickened Edge	SF	810	$	$
20	02776	Concrete Valley Gutter	SF	885	$	$
21	02776	Concrete Driveway Approach	SF	2700	$	$
22	02895	Geosynthetic	SY	2500	$	$
23	02900	Hydroseeding	SF	3000	$	$
24	02900	Sod - Bluegrass	SF	1200	$	$
25	02900	Sod - Native	SF	1000	$	$
26	16000	Solar Power Lights	EA	4	$	$
TOTAL BID SCHEDULE 1						

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BID SCHEDULE 2 - WATER SYSTEM						
BID ITEM	SPEC. SECTION	ITEM DESCRIPTION	UNIT	EST. QUANTITY	UNIT PRICE	TOTAL PRICE
27	02215	Exploratory Excavation	HR	10	$	$
28	02225	Flo-Fill Encasement	CYD	10	$	$
29	02225	Type 2 Bedding	CYD	20	$	$
30	02665	6" DI Water Main	LF	10	$	$
31	02665	8" DI Water Main	LF	10	$	$
32	02665	10" DI Water Main	LF	10	$	$
33	02665	12" DI Water Main	LF	860	$	$
34	02665	12" FLG Tee	EA	1	$	$
35	02665	12" FLG Cross	EA	1	$	$
36	02665	12" MJ 11.25 Degree Bend	EA	4	$	$
37	02665	12" MJ 22.5 Degree Bend	EA	5	$	$
38	02665	12" MJ 45 Degree Bend	EA	4	$	$
39	02665	12" MJ Coupling	EA	1	$	$
40	02665	10" MJ Coupling	EA	2	$	$
41	02665	8" MJ Coupling	EA	2	$	$
42	02665	6" MJ Coupling	EA	1	$	$
43	02665	10"x12" MJ Reducer	EA	2	$	$
44	02665	8"x12" MJ Reducer	EA	2	$	$
45	02665	6"x12" MJ Reducer	EA	1	$	$
46	02665	12" Gate Valve	EA	7	$	$
47	02665	1" Water Service	EA	6	$	$
48	02665	1" Water Service Pipe	LF	180	$	$
49	02665	Raise/Lower Existing Valve Boxes	EA	4	$	$
TOTAL BID SCHEDULE 2						
BID SCHEDULE 3 - SANITARY SEWER						
BID ITEM	SPEC. SECTION	ITEM DESCRIPTION	UNIT	EST. QUANTITY	UNIT PRICE	TOTAL PRICE
50	02215	Exploratory Excavation	HR	8	$	$
51	02225	Type 2 Bedding	CYD	20	$	$
52	02700	8" PVC SCH 35 Sewer Main	LF	470	$	$
53	02700	4" PVC Sewer Service Pipe	LF	40	$	$
54	02700	Sewer Service Connection	EA	2	$	$
55	02700	Sanitary Sewer Manhole	VF	40	$	$
56	02700	Raise/Lower Existing Sewer Manhole Ring and Cover	EA	2	$	$
TOTAL BID SCHEDULE 3						
TOTAL BID FOR ALL BID SCHEDULES						
				dollars		**$**
		(use words)				

EJCDC® C-410, Bid Form for Construction Contract.
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Bidder acknowledges that:

1. each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and
2. estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Work will be based on actual quantities, determined as provided in the Contract Documents.

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ARTICLE 4—TIME OF COMPLETION

4.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

4.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 5—BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

5.01 *Bid Acceptance Period*

A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

5.02 *Instructions to Bidders*

A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

5.03 *Receipt of Addenda*

A. Bidder hereby acknowledges receipt of the following Addenda

Addendum Number	Addendum Date

ARTICLE 6—BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

6.01 *Bidder's Representations*

A. In submitting this Bid, Bidder represents the following:

1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
5. Bidder has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.

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6. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, if selected as Contractor; and (c) Bidder's (Contractor's) safety precautions and programs.

7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

6.02 *Bidder's Certifications*

A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.

2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.

3. Bidder has not solicited or induced any individual or entity to refrain from bidding.

4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:

a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.

b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.

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c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.

d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

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BIDDER hereby submits this Bid as set forth above:

Bidder:

_____

(typed or printed name of organization)

By: _____

(individual's signature)

Name: _____

(typed or printed)

Title: _____

(typed or printed)

Date: _____

(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest: _____

(individual's signature)

Name: _____

(typed or printed)

Title: _____

(typed or printed)

Date: _____

(typed or printed)

Address for giving notices:

_____

_____

Bidder's Contact:

Name: _____

(typed or printed)

Title: _____

(typed or printed)

Phone: _____

Email: _____

Address:

_____

_____

_____

Bidder's Contractor License No.: (if applicable) _____

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BIDDER QUALIFICATION STATEMENT

1. Bidder's organization has been in existence as a business under its present name and ownership for _____ years since _____.

2. Bidder's organization has had experience in work comparable to that required under this contract for_____ years.

3. The Bidder has performed similar work on the following projects:

	Year	Contract Amount	Type of Work
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____
d.	_____	_____	_____

4. Bidder refers to the following for references on the aforementioned project:

	Name	Title	Phone Number
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____

5. Bank Reference

_____

_____

6. Surety Reference

_____

_____

7. Following is a list of equipment definitely available for use on the project: (Give quantity and description)

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____
Signature

LIST OF PROPOSED SUBCONTRACTORS

The bidder submits the following as to subcontractors he intends to employ if awarded the Contract:

NAME	ADDRESS	WORK TO BE PERFORMED

BID BOND (PENAL SUM FORM)

Bidder	**Surety**
Name:	Name:
Address *(principal place of business)*:	Address *(principal place of business)*:
Owner	**Bid**
Name: **Town of Jackson, Wyoming**	Project *(name and location)*:
Address *(principal place of business)*: **P.O. Box 1687 150 East Pearl Avenue Jackson, Wyoming 83001**	**Town of Jackson Vine Street Improvements Project**
	Bid Due Date: **December 18, 2026**
Bond	
Penal Sum:	
Date of Bond:	

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

Bidder	Surety
_____ *(Full formal name of Bidder)*	_____ *(Full formal name of Surety) (corporate seal)*
By: _____ *(Signature)*	By: _____ *(Signature) (Attach Power of Attorney)*
Name: _____ *(Printed or typed)*	Name: _____ *(Printed or typed)*
Title: _____	Title: _____
Attest: _____ *(Signature)*	Attest: _____ *(Signature)*
Name: _____ *(Printed or typed)*	Name: _____ *(Printed or typed)*
Title:	Title:

Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.

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1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation will be null and void if:
    3.1. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
    3.2. All Bids are rejected by Owner, or
    3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond will be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute governs and the remainder of this Bond that is not in conflict therewith continues in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

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NOTICE OF AWARD

Date of Issuance:

Owner: Town of Jackson, Wyoming — Owner's Project No.: 26-10

Engineer: Nelson Engineering — Engineer's Project No.: 21-411-04

Project: Town of Jackson Vine Street Improvements Project

Contract Name: Vine Street Improvements Project

Bidder:

Bidder's Address:

You are notified that Owner has accepted your Bid dated December 18. 2025 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

Town of Jackson Vine Street Improvements Project

The Contract Price of the awarded Contract is $_____. Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

Three (3) unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

☐ Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 30 days of the date of receipt of this Notice of Award:

1. Deliver to Owner **three (3)** counterparts of the Agreement, signed by Bidder (as Contractor).
2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any): N/A

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: **Town of Jackson, Wyoming**

By *(signature)*: _____

Name *(printed)*: _____

Title: _____

Copy: Engineer

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AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)

This Agreement is by and between **Town of Jackson, Wyoming** ("Owner") and _____ ("Contractor").

Terms used in this Agreement have the meanings stated in the General Conditions and the Supplementary Conditions.

Owner and Contractor hereby agree as follows:

ARTICLE 1—WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: Furnish all materials, transportation, equipment, and labor for the Vine Street Improvements Project, which consists of the reconstruction of Vine Street and utility replacement from Snow King Avenue. through the Kelly Ave. intersection. The Work includes installation of 8" sanitary sewer main and manholes, 12" water main, services, sidewalk, curb and gutter, street lighting, asphalt surface restoration, concrete surface restoration, and grass surface restoration, and other miscellaneous items.

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: **Vine Street Improvements Project.**

ARTICLE 2—ENGINEER

3.01 The Project will be administered by: Town of Jackson Engineering Department, 450 West Snow King Avenue, PO Box 1687, Jackson, Wyoming, 83001, 307-733-3079 ("Engineer"), who is to act as Owner's representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents set forth in the General Conditions and Supplementary Conditions.

3.02 The part of the Project that pertains to the Work has been designed by Valley West Engineering, who may at times provide technical support to the Owner and Engineer.

ARTICLE 3—CONTRACT TIMES

4.01 *Time is of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Contract Times: Dates*

A. The Work may commence on **April 15, 2026**, weather permitting, and shall be substantially complete on or before **October 15, 2026** and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before **November 1, 2026** .

4.03 ~~*Contract Times: Days*~~

EJCDC® C-520, Agreement between Owner and Contractor for Construction Contract (Stipulated Price).
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4.05 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed within the Contract Times, as duly modified. The parties also recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. *Substantial Completion:* Contractor shall pay Owner $**1000** for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for Substantial Completion, until the Work is substantially complete.

2. *Completion of Remaining Work:* After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner $**500** for each day that expires after such time until the Work is completed and ready for final payment.

3. Liquidated damages for failing to timely attain Substantial Completion, and final completion are not additive, and will not be imposed concurrently.

B. If Owner recovers liquidated damages for a delay in completion by Contractor, then such liquidated damages are Owner's sole and exclusive remedy for such delay, and Owner is precluded from recovering any other damages, whether actual, direct, excess, or consequential, for such delay, except for special damages (if any) specified in this Agreement.

ARTICLE 4—CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents, the amounts that follow, subject to adjustment under the Contract:

A. For all Work, at the prices stated in Contractor's Bid, attached hereto as an exhibit.

B. The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer.

ARTICLE 5—PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

A. Owner shall make progress payments on the basis of Contractor's Applications for Payment once each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and

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otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract.

    a. **90** percent of the value of the Work completed (with the balance being retainage).

        1) If 50 percent or more of the Work has been completed, as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and

    b. **90** percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to **95** percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less **200** percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

A. Upon final completion and acceptance of the Work, Owner shall pay the remainder of the Contract Price in accordance with Paragraph 15.06 of the General Conditions and as modified in the Supplementary Conditions, Section SC-15.06.

6.04 *Consent of Surety*

A. Owner will not make final payment, or return or release retainage at Substantial Completion or any other time, unless Contractor submits written consent of the surety to such payment, return, or release.

6.05 *Interest*

A. All amounts not paid when due will bear interest at the rate of **6** percent per annum.

ARTICLE 6—CONTRACT DOCUMENTS

7.01 *Contents*

A. The Contract Documents consist of all of the following:

1. This Agreement.
2. Bonds:
    a. Performance bond (together with power of attorney).
    b. Payment bond (together with power of attorney).

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3. General Conditions.
4. Supplementary Conditions.
5. Specifications as listed in the table of contents of the project manual.
6. Drawings (not attached but incorporated by reference) consisting of **23** sheets with each sheet bearing the following general title: **Vine Street Improvements Project.**
8. Addenda (numbers ____to _____**,** inclusive).
9. Exhibits to this Agreement (enumerated as follows):
    a. Contractor's Bid (pages 1 to 5, inclusive)
    b. Documentation submitted by Contactor as Attachments to the Bid other than Bid Security. (See Bid Form)
10. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
    a. Notice to Proceed.
    b. Work Change Directives.
    c. Change Orders.
    d. Field Orders.
    e. Warranty Bond, if any.

B. The Contract Documents listed in Paragraph 7.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 7.

D. The Contract Documents may only be amended, modified, or supplemented as provided in the Contract.

ARTICLE 7—REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS

8.01 *Contractor's Representations*

A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:

1. Contractor has examined and carefully studied the Contract Documents, including Addenda.
2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Contractor is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Contractor has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the

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Supplementary Conditions, with respect to the Technical Data in such reports and drawings.

5. Contractor has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.

6. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (c) Contractor's safety precautions and programs.

7. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

8. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

9. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

10. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

11. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

8.02 *Contractor's Certifications*

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 8.02:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

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3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

8.03 *Standard General Conditions*

A. Owner stipulates that if the General Conditions that are made a part of this Contract are EJCDC® C-700, Standard General Conditions for the Construction Contract (2018), published by the Engineers Joint Contract Documents Committee, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or “track changes” (redline/strikeout), or in the Supplementary Conditions.

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IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on _____ (which is the Effective Date of the Contract).

Owner:	Contractor:
Town of Jackson, Wyoming *(typed or printed name of organization)*	_____ *(typed or printed name of organization)*
By: _____ *(individual's signature)*	By: _____ *(individual's signature)*
Date: _____ *(date signed)*	Date: _____ *(date signed)*
Name: _____ *(typed or printed)*	Name: _____ *(typed or printed)*
Title: _____ *(typed or printed)*	Title: _____ *(typed or printed)* *(If **[Type of Entity]** is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)*
Attest: _____ *(individual's signature)*	Attest: _____ *(individual's signature)*
Title: _____ *(typed or printed)*	Title: _____ *(typed or printed)*
Address for giving notices: Town of Jackson P.O. Box 1687 Jackson, WY 83001	Address for giving notices: _____ _____ _____
Designated Representative:	Designated Representative:
Name: _____ *(typed or printed)*	Name: _____ *(typed or printed)*
Title: _____ *(typed or printed)*	Title: _____ *(typed or printed)*
Address: _____ _____ _____	Address: _____ _____ _____
Phone: _____	Phone: _____
Email: _____	Email: _____
	License No.: _____ *(where applicable)*
	State: _____

EJCDC® C-520, Agreement between Owner and Contractor for Construction Contract (Stipulated Price).
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NOTICE TO PROCEED

Owner:	Town of Jackson	Owner's Project No.:	23-10
Engineer:	Nelson Engineering	Engineer's Project No.:	21-411-04
Contractor:		Contractor's Project No.:	
Project:	Vine Street Improvements Project		
Contract Name:	Vine Street Improvements Project		
Effective Date of Contract:			

Owner hereby notifies Contractor that the Contract Times under the above Contract will commence to run on _____ pursuant to Paragraph 4.01 of the General Conditions.

On that date, Contractor shall start performing its obligations under the Contract Documents. No Work will be done at the Site prior to such date.

In accordance with the Agreement:

The Work will be substantially complete on or before **October 15, 2026** and completed and ready for final payment on or before **November 1, 2026.**

Before starting any Work at the Site, Contractor must comply with the following:

[Note any access limitations, security procedures, or other restrictions]

Owner:	**Town of Jackson, Wyoming**
By *(signature)*:	
Name *(printed)*:	
Title:	
Date Issued:	

Copy: Engineer

EJCDC® C-550, Notice to Proceed.
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PERFORMANCE BOND

Contractor Name: **[Full formal name of Contractor]** Address *(principal place of business)*: **[Address of Contractor's principal place of business]**	**Surety** Name: **[Full formal name of Surety]** Address *(principal place of business)*: **[Address of Surety's principal place of business]**
Owner Name: **[Full formal name of Owner]** Mailing address *(principal place of business)*: **[Address of Owner's principal place of business]**	**Contract** Description *(name and location)*: **[Owner's project/contract name, and location of the project]** Contract Price: **[Amount from Contract]** Effective Date of Contract: **[Date from Contract]**

Bond

Bond Amount: **[Amount]**

Date of Bond: **[Date]**

(Date of Bond cannot be earlier than Effective Date of Contract)

Modifications to this Bond form:

☐ None ☐ See Paragraph 16

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Performance Bond, do each cause this Performance Bond to be duly executed by an authorized officer, agent, or representative.

Contractor as Principal	Surety
_____ *(Full formal name of Contractor)*	_____ *(Full formal name of Surety) (corporate seal)*
By: _____ *(Signature)*	By: _____ *(Signature)(Attach Power of Attorney)*
Name: _____ *(Printed or typed)*	Name: _____ *(Printed or typed)*
Title: _____	Title: _____
Attest: _____ *(Signature)*	Attest: _____ *(Signature)*
Name: _____ *(Printed or typed)*	Name: _____ *(Printed or typed)*
Title: _____	Title: _____

Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.

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1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

2. If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Paragraph 3.

3. If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond will arise after:

    3.1. The Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice may indicate whether the Owner is requesting a conference among the Owner, Contractor, and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Paragraph 3.1 will be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor, and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement does not waive the Owner's right, if any, subsequently to declare a Contractor Default;

    3.2. The Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and

    3.3. The Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

4. Failure on the part of the Owner to comply with the notice requirement in Paragraph 3.1 does not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

5. When the Owner has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

    5.1. Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

    5.2. Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

    5.3. Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owners concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Paragraph 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

    5.4. Waive its right to perform and complete, arrange for completion, or obtain a new contractor, and with reasonable promptness under the circumstances:

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5.4.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or

5.4.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

6. If the Surety does not proceed as provided in Paragraph 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Paragraph 5.4, and the Owner refuses the payment, or the Surety has denied liability, in whole or in part, without further notice, the Owner shall be entitled to enforce any remedy available to the Owner.

7. If the Surety elects to act under Paragraph 5.1, 5.2, or 5.3, then the responsibilities of the Surety to the Owner will not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety will not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication for:

   7.1. the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;

   7.2. additional legal, design professional, and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Paragraph 5; and

   7.3. liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

8. If the Surety elects to act under Paragraph 5.1, 5.3, or 5.4, the Surety's liability is limited to the amount of this Bond.

9. The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price will not be reduced or set off on account of any such unrelated obligations. No right of action will accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors, and assigns.

10. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.

11. Any proceeding, legal or equitable, under this Bond must be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and must be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum periods of limitations available to sureties as a defense in the jurisdiction of the suit will be applicable.

12. Notice to the Surety, the Owner, or the Contractor must be mailed or delivered to the address shown on the page on which their signature appears.

13. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement will be deemed deleted therefrom and provisions conforming to such

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statutory or other legal requirement will be deemed incorporated herein. When so furnished, the intent is that this Bond will be construed as a statutory bond and not as a common law bond.

14. Definitions

    14.1. *Balance of the Contract Price*—The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made including allowance for the Contractor for any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

    14.2. *Construction Contract*—The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

    14.3. *Contractor Default*—Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

    14.4. *Owner Default*—Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

    14.5. *Contract Documents*—All the documents that comprise the agreement between the Owner and Contractor.

15. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond will be deemed to be Subcontractor and the term Owner will be deemed to be Contractor.

16. Modifications to this Bond are as follows: None.

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PAYMENT BOND

Contractor	**Surety**
Name: **[Full formal name of Contractor]** Address *(principal place of business)*: **[Address of Contractor's principal place of business]**	Name: **[Full formal name of Surety]** Address *(principal place of business)*: **[Address of Surety's principal place of business]**
Owner	**Contract**
Name: **[Full formal name of Owner]** Mailing address *(principal place of business)*: **[Address of Owner's principal place of business]**	Description *(name and location)*: **[Owner's project/contract name, and location of the project]** Contract Price: **[Amount, from Contract]** Effective Date of Contract: **[Date, from Contract]**

Bond

Bond Amount: **[Amount]**

Date of Bond: **[Date]**

(Date of Bond cannot be earlier than Effective Date of Contract)

Modifications to this Bond form:

☐ None ☐ See Paragraph 18

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Payment Bond, do each cause this Payment Bond to be duly executed by an authorized officer, agent, or representative.

Contractor as Principal	Surety
_____ *(Full formal name of Contractor)*	_____ *(Full formal name of Surety) (corporate seal)*
By: _____ *(Signature)*	By: _____ *(Signature)(Attach Power of Attorney)*
Name: _____ *(Printed or typed)*	Name: _____ *(Printed or typed)*
Title: _____	Title: _____
Attest: _____ *(Signature)*	Attest: _____ *(Signature)*
Name: _____ *(Printed or typed)*	Name: _____ *(Printed or typed)*
Title: _____	Title: _____

Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.

EJCDC® C-615, Payment Bond.
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1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner to pay for labor, materials, and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

2. If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies, and holds harmless the Owner from claims, demands, liens, or suits by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

3. If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond will arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Paragraph 13) of claims, demands, liens, or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, and tendered defense of such claims, demands, liens, or suits to the Contractor and the Surety.

4. When the Owner has satisfied the conditions in Paragraph 3, the Surety shall promptly and at the Surety's expense defend, indemnify, and hold harmless the Owner against a duly tendered claim, demand, lien, or suit.

5. The Surety's obligations to a Claimant under this Bond will arise after the following:

    5.1. Claimants who do not have a direct contract with the Contractor

        5.1.1. have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and

        5.1.2. have sent a Claim to the Surety (at the address described in Paragraph 13).

    5.2. Claimants who are employed by or have a direct contract with the Contractor have sent a Claim to the Surety (at the address described in Paragraph 13).

6. If a notice of non-payment required by Paragraph 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Paragraph 5.1.1.

7. When a Claimant has satisfied the conditions of Paragraph 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

    7.1. Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

    7.2. Pay or arrange for payment of any undisputed amounts.

    7.3. The Surety's failure to discharge its obligations under Paragraph 7.1 or 7.2 will not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Paragraph 7.1 or 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

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8. The Surety's total obligation will not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Paragraph 7.3, and the amount of this Bond will be credited for any payments made in good faith by the Surety.

9. Amounts owed by the Owner to the Contractor under the Construction Contract will be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfying obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

10. The Surety shall not be liable to the Owner, Claimants, or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to or give notice on behalf of Claimants, or otherwise have any obligations to Claimants under this Bond.

11. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.

12. No suit or action will be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Paragraph 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit will be applicable.

13. Notice and Claims to the Surety, the Owner, or the Contractor must be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, will be sufficient compliance as of the date received.

14. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement will be deemed deleted here from and provisions conforming to such statutory or other legal requirement will be deemed incorporated herein. When so furnished, the intent is that this Bond will be construed as a statutory bond and not as a common law bond.

15. Upon requests by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

16. Definitions

    16.1. *Claim*—A written statement by the Claimant including at a minimum:

        16.1.1. The name of the Claimant;

        16.1.2. The name of the person for whom the labor was done, or materials or equipment furnished;

        16.1.3. A copy of the agreement or purchase order pursuant to which labor, materials, or equipment was furnished for use in the performance of the Construction Contract;

        16.1.4. A brief description of the labor, materials, or equipment furnished;

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16.1.5. The date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;

16.1.6. The total amount earned by the Claimant for labor, materials, or equipment furnished as of the date of the Claim;

16.1.7. The total amount of previous payments received by the Claimant; and

16.1.8. The total amount due and unpaid to the Claimant for labor, materials, or equipment furnished as of the date of the Claim.

16.2. *Claimant*—An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials, or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond is to include without limitation in the terms of "labor, materials, or equipment" that part of the water, gas, power, light, heat, oil, gasoline, telephone service, or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials, or equipment were furnished.

16.3. *Construction Contract*—The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

16.4. *Owner Default*—Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

16.5. *Contract Documents*—All the documents that comprise the agreement between the Owner and Contractor.

17. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond will be deemed to be Subcontractor and the term Owner will be deemed to be Contractor.

18. Modifications to this Bond are as follows: None.

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Contractor's Application for Payment

Owner:	Town of Jackson, Wyoming	**Owner's Project No.:**	26-10
Engineer:	Nelson Engineering	**Engineer's Project No.:**	21-411-04
Contractor:		**Contractor's Project No.:**	
Project:	Town of Jackson Vine Street Improvements Project		
Contract:	Town of Jackson Vine Street Improvements Project		
Application No.:		**Application Date:**	
Application Period:	**From**	**to**	

1. Original Contract Price		
2. Net change by Change Orders		
3. Current Contract Price (Line 1 + Line 2)		
4. Total Work completed and materials stored to date (Sum of Column J Unit Price Total)		$ -
5. Retainage		
a. _____ X	$ - Work Completed	
b. _____ X	$ - Stored Materials	
c. Total Retainage (Line 5.a + Line 5.b)		
6. Amount eligible to date (Line 4 - Line 5.c)		
7. Less previous payments (Line 6 from prior application)		
8. Amount due this application		
9. Balance to finish, including retainage (Line 3 - Line 4)		

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: _____

Signature: _____ **Date:** _____

Recommended by Engineer		**Approved by Owner**	
By:		**By:**	
Title:		**Title:**	
Date:		**Date:**	
Approved by Funding Agency			
By:		**By:**	
Title:		**Title:**	
Date:		**Date:**	

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CERTIFICATE OF SUBSTANTIAL COMPLETION

Owner:	Town of Jackson	Owner's Project No.:	26-10
Engineer:		Engineer's Project No.:	21-411-04
Contractor:		Contractor's Project No.:	
Project:	Vine Street Improvements Project		
Contract Name:	Vine Street Improvements Project		

This ☐ Preliminary ☐ Final Certificate of Substantial Completion applies to:

☐ All Work ☐ The following specified portions of the Work:

[Describe the portion of the work for which Certificate of Substantial Completion is issued]

Date of Substantial Completion: **[Enter date, as determined by Engineer]**

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Work or portion thereof designated above is hereby established, subject to the provisions of the Contract pertaining to Substantial Completion. The date of Substantial Completion in the final Certificate of Substantial Completion marks the commencement of the contractual correction period and applicable warranties required by the Contract.

A punch list of items to be completed or corrected is attached to this Certificate. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

Amendments of contractual responsibilities recorded in this Certificate should be the product of mutual agreement of Owner and Contractor; see Paragraph 15.03.D of the General Conditions.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance, and warranties upon Owner's use or occupancy of the Work must be as provided in the Contract, except as amended as follows:

Amendments to Owner's Responsibilities: ☐ None ☐ As follows:

[List amendments to Owner's Responsibilities]

Amendments to Contractor's Responsibilities: ☐ None ☐ As follows:

[List amendments to Contractor's Responsibilities]

The following documents are attached to and made a part of this Certificate:

[List attachments such as punch list; other documents]

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract Documents.

Engineer

By *(signature)*: _____

Name *(printed)*: _____

Title: _____

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NOTICE OF ACCEPTABILITY OF WORK

Owner:	Town of Jackson	Owner's Project No.:	26-10
Engineer:		Engineer's Project No.:	21-411-04
Contractor:		Contractor's Project No.:	
Project:	Vine Street Improvements Project		
Contract Name:	Vine Street Improvements Project		
Notice Date:		Effective Date of the Construction Contract:	

The Engineer hereby gives notice to the Owner and Contractor that Engineer recommends final payment to Contractor, and that the Work furnished and performed by Contractor under the Construction Contract is acceptable, expressly subject to the provisions of the Construction Contract's Contract Documents ("Contract Documents") and of the Agreement between Owner and Engineer for Professional Services dated **[date of professional services agreement]** ("Owner-Engineer Agreement"). This Notice of Acceptability of Work (Notice) is made expressly subject to the following terms and conditions to which all who receive and rely on said Notice agree:

1. This Notice has been prepared with the skill and care ordinarily used by members of the engineering profession practicing under similar conditions at the same time and in the same locality.
2. This Notice reflects and is an expression of the Engineer's professional opinion.
3. This Notice has been prepared to the best of Engineer's knowledge, information, and belief as of the Notice Date.
4. This Notice is based entirely on and expressly limited by the scope of services Engineer has been employed by Owner to perform or furnish during construction of the Project (including observation of the Contractor's Work) under the Owner-Engineer Agreement, and applies only to facts that are within Engineer's knowledge or could reasonably have been ascertained by Engineer as a result of carrying out the responsibilities specifically assigned to Engineer under such Owner-Engineer Agreement.
5. This Notice is not a guarantee or warranty of Contractor's performance under the Construction Contract, an acceptance of Work that is not in accordance with the Contract Documents, including but not limited to defective Work discovered after final inspection, nor an assumption of responsibility for any failure of Contractor to furnish and perform the Work thereunder in accordance with the Contract Documents, or to otherwise comply with the Contract Documents or the terms of any special guarantees specified therein.
6. This Notice does not relieve Contractor of any surviving obligations under the Construction Contract, and is subject to Owner's reservations of rights with respect to completion and final payment.

Engineer

By *(signature)*: _____

Name *(printed)*: _____

Title: _____

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WORK CHANGE DIRECTIVE NO.: [Number of Work Change Directive]

Owner:	Town of Jackson	Owner's Project No.:	26-10
Engineer:		Engineer's Project No.:	21-411-04
Contractor:		Contractor's Project No.:	
Project:	Vine Street Improvements Project		
Contract Name:	Vine Street Improvements Project		
Date Issued:		Effective Date of Work Change Directive:	

Contractor is directed to proceed promptly with the following change(s):

Description:

[Description of the change to the Work]

Attachments:

[List documents related to the change to the Work]

Purpose for the Work Change Directive:

[Describe the purpose for the change to the Work]

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☐ Non-agreement on pricing of proposed change. ☐ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: $ _____ **[increase] [decrease] [not yet estimated]**.

Contract Time: _____ days **[increase] [decrease] [not yet estimated]**.

Basis of estimated change in Contract Price:

☐ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

	Recommended by Engineer	Authorized by Owner
By:		
Title:		
Date:		

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CHANGE ORDER NO.: [Number of Change Order]

Owner:	Town of Jackson	Owner's Project No.:	26-10
Engineer:		Engineer's Project No.:	21-411-04
Contractor:		Contractor's Project No.:	
Project:	Vine Street Improvements Project		
Contract Name:	Vine Street Improvements Project		
Date Issued:		Effective Date of Change Order:	

The Contract is modified as follows upon execution of this Change Order:

Description:

[Description of the change]

Attachments:

[List documents related to the change]

Change in Contract Price	**Change in Contract Times [State Contract Times as either a specific date or a number of days]**
Original Contract Price: $ _____	Original Contract Times: Substantial Completion: _____ Ready for final payment: _____
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. **[Number of previous Change Order]**: $ _____	**[Increase] [Decrease]** from previously approved Change Orders No.1 to No. **[Number of previous Change Order]**: Substantial Completion: _____ Ready for final payment: _____
Contract Price prior to this Change Order: $ _____	Contract Times prior to this Change Order: Substantial Completion: _____ Ready for final payment: _____
[Increase] [Decrease] this Change Order: $ _____	**[Increase] [Decrease]** this Change Order: Substantial Completion: _____ Ready for final payment: _____
Contract Price incorporating this Change Order: $ _____	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for final payment: _____

	Recommended by Engineer (if required)	Accepted by Contractor
By:	_____	_____
Title:	_____	_____
Date:	_____	_____
	Authorized by Owner	Approved by Funding Agency (if applicable)
By:	_____	_____
Title:	_____	_____
Date:	_____	_____

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FIELD ORDER NO.: [Number of Field Order]

Owner:	Town of Jackson	Owner's Project No.:	26-10
Engineer:		Engineer's Project No.:	
Contractor:		Contractor's Project No.:	
Project:	Vine Street Improvements Project		
Contract Name:	Vine Street Improvements Project		
Date Issued:		Effective Date of Field Order:	

Contractor is hereby directed to promptly perform the Work described in this Field Order, issued in accordance with Paragraph 11.04 of the General Conditions, for minor changes in the Work without changes in Contract Price or Contract Times. If Contractor considers that a change in Contract Price or Contract Times is required, submit a Change Proposal before proceeding with this Work.

Reference:

Specification Section(s):

Drawing(s) / Details (s):

Description:

[Description of the change to the Work]

Attachments:

[List documents supporting change]

Issued by Engineer

By: _____

Title: _____

Date: _____

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SECTION 2
GENERAL CONDITIONS
(EJCDC – 2018 Edition)

STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT

TABLE OF CONTENTS

Page

Article 1—Definitions and Terminology 1
1.01 Defined Terms 1
1.02 Terminology 6
Article 2—Preliminary Matters 7
2.01 Delivery of Performance and Payment Bonds; Evidence of Insurance 7
2.02 Copies of Documents 7
2.03 Before Starting Construction 7
2.04 Preconstruction Conference; Designation of Authorized Representatives 8
2.05 Acceptance of Schedules 8
2.06 Electronic Transmittals 8
Article 3—Contract Documents: Intent, Requirements, Reuse 9
3.01 Intent 9
3.02 Reference Standards 9
3.03 Reporting and Resolving Discrepancies 10
3.04 Requirements of the Contract Documents 10
3.05 Reuse of Documents 11
Article 4—Commencement and Progress of the Work 11
4.01 Commencement of Contract Times; Notice to Proceed 11
4.02 Starting the Work 11
4.03 Reference Points 11
4.04 Progress Schedule 12
4.05 Delays in Contractor's Progress 12
Article 5—Site; Subsurface and Physical Conditions; Hazardous Environmental Conditions 13
5.01 Availability of Lands 13
5.02 Use of Site and Other Areas 14
5.03 Subsurface and Physical Conditions 15
5.04 Differing Subsurface or Physical Conditions 16

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5.05 Underground Facilities 17
5.06 Hazardous Environmental Conditions at Site 19
Article 6—Bonds and Insurance 21
6.01 Performance, Payment, and Other Bonds 21
6.02 Insurance—General Provisions 22
6.03 Contractor's Insurance 24
6.04 Builder's Risk and Other Property Insurance 25
6.05 Property Losses; Subrogation 25
6.06 Receipt and Application of Property Insurance Proceeds 27
Article 7—Contractor's Responsibilities 27
7.01 Contractor's Means and Methods of Construction 27
7.02 Supervision and Superintendence 27
7.03 Labor; Working Hours 27
7.04 Services, Materials, and Equipment 28
7.05 "Or Equals" 28
7.06 Substitutes 29
7.07 Concerning Subcontractors and Suppliers 31
7.08 Patent Fees and Royalties 32
7.09 Permits 33
7.10 Taxes 33
7.11 Laws and Regulations 33
7.12 Record Documents 33
7.13 Safety and Protection 34
7.14 Hazard Communication Programs 35
7.15 Emergencies 35
7.16 Submittals 35
7.17 Contractor's General Warranty and Guarantee 38
7.18 Indemnification 39
7.19 Delegation of Professional Design Services 39
Article 8—Other Work at the Site 40
8.01 Other Work 40
8.02 Coordination 41
8.03 Legal Relationships 41

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Article 9—Owner's Responsibilities 42
9.01 Communications to Contractor 42
9.02 Replacement of Engineer 42
9.03 Furnish Data 42
9.04 Pay When Due 42
9.05 Lands and Easements; Reports, Tests, and Drawings 43
9.06 Insurance 43
9.07 Change Orders 43
9.08 Inspections, Tests, and Approvals 43
9.09 Limitations on Owner's Responsibilities 43
9.10 Undisclosed Hazardous Environmental Condition 43
9.11 Evidence of Financial Arrangements 43
9.12 Safety Programs 43
Article 10—Engineer's Status During Construction 44
10.01 Owner's Representative 44
10.02 Visits to Site 44
10.03 Resident Project Representative 44
10.04 Engineer's Authority 44
10.05 Determinations for Unit Price Work 45
10.06 Decisions on Requirements of Contract Documents and Acceptability of Work 45
10.07 Limitations on Engineer's Authority and Responsibilities 45
10.08 Compliance with Safety Program 45
Article 11—Changes to the Contract 46
11.01 Amending and Supplementing the Contract 46
11.02 Change Orders 46
11.03 Work Change Directives 46
11.04 Field Orders 47
11.05 Owner-Authorized Changes in the Work 47
11.06 Unauthorized Changes in the Work 47
11.07 Change of Contract Price 47
11.08 Change of Contract Times 49
11.09 Change Proposals 49
11.10 Notification to Surety 50

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Article 12—Claims 50
12.01 Claims 50
Article 13—Cost of the Work; Allowances; Unit Price Work 51
13.01 Cost of the Work 51
13.02 Allowances 55
13.03 Unit Price Work 55
Article 14—Tests and Inspections; Correction, Removal, or Acceptance of Defective Work 56
14.01 Access to Work 56
14.02 Tests, Inspections, and Approvals 56
14.03 Defective Work 57
14.04 Acceptance of Defective Work 58
14.05 Uncovering Work 58
14.06 Owner May Stop the Work 58
14.07 Owner May Correct Defective Work 59
Article 15—Payments to Contractor; Set-Offs; Completion; Correction Period 59
15.01 Progress Payments 59
15.02 Contractor's Warranty of Title 62
15.03 Substantial Completion 62
15.04 Partial Use or Occupancy 63
15.05 Final Inspection 64
15.06 Final Payment 64
15.07 Waiver of Claims 65
15.08 Correction Period 66
Article 16—Suspension of Work and Termination 67
16.01 Owner May Suspend Work 67
16.02 Owner May Terminate for Cause 67
16.03 Owner May Terminate for Convenience 68
16.04 Contractor May Stop Work or Terminate 68
Article 17—Final Resolution of Disputes 69
17.01 Methods and Procedures 69
Article 18—Miscellaneous 69
18.01 Giving Notice 69
18.02 Computation of Times 69

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18.03 Cumulative Remedies 70
18.04 Limitation of Damages 70
18.05 No Waiver 70
18.06 Survival of Obligations 70
18.07 Controlling Law 70
18.08 Assignment of Contract 70
18.09 Successors and Assigns 70
18.10 Headings 70

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STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT

ARTICLE 1—DEFINITIONS AND TERMINOLOGY

1.01 *Defined Terms*

A. Wherever used in the Bidding Requirements or Contract Documents, a term printed with initial capital letters, including the term's singular and plural forms, will have the meaning indicated in the definitions below. In addition to terms specifically defined, terms with initial capital letters in the Contract Documents include references to identified articles and paragraphs, and the titles of other documents or forms.

1. *Addenda*—Written or graphic instruments issued prior to the opening of Bids which clarify, correct, or change the Bidding Requirements or the proposed Contract Documents.

2. *Agreement*—The written instrument, executed by Owner and Contractor, that sets forth the Contract Price and Contract Times, identifies the parties and the Engineer, and designates the specific items that are Contract Documents.

3. *Application for Payment*—The document prepared by Contractor, in a form acceptable to Engineer, to request progress or final payments, and which is to be accompanied by such supporting documentation as is required by the Contract Documents.

4. *Bid*—The offer of a Bidder submitted on the prescribed form setting forth the prices for the Work to be performed.

5. *Bidder*—An individual or entity that submits a Bid to Owner.

6. *Bidding Documents*—The Bidding Requirements, the proposed Contract Documents, and all Addenda.

7. *Bidding Requirements*—The Advertisement or invitation to bid, Instructions to Bidders, Bid Bond or other Bid security, if any, the Bid Form, and the Bid with any attachments.

8. *Change Order*—A document which is signed by Contractor and Owner and authorizes an addition, deletion, or revision in the Work or an adjustment in the Contract Price or the Contract Times, or other revision to the Contract, issued on or after the Effective Date of the Contract.

9. *Change Proposal*—A written request by Contractor, duly submitted in compliance with the procedural requirements set forth herein, seeking an adjustment in Contract Price or Contract Times; contesting an initial decision by Engineer concerning the requirements of the Contract Documents or the acceptability of Work under the Contract Documents; challenging a set-off against payments due; or seeking other relief with respect to the terms of the Contract.

10. *Claim*

a. A demand or assertion by Owner directly to Contractor, duly submitted in compliance with the procedural requirements set forth herein, seeking an adjustment of Contract Price or Contract Times; contesting an initial decision by Engineer concerning the

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requirements of the Contract Documents or the acceptability of Work under the Contract Documents; contesting Engineer's decision regarding a Change Proposal; seeking resolution of a contractual issue that Engineer has declined to address; or seeking other relief with respect to the terms of the Contract.

b. A demand or assertion by Contractor directly to Owner, duly submitted in compliance with the procedural requirements set forth herein, contesting Engineer's decision regarding a Change Proposal, or seeking resolution of a contractual issue that Engineer has declined to address.

c. A demand or assertion by Owner or Contractor, duly submitted in compliance with the procedural requirements set forth herein, made pursuant to Paragraph 12.01.A.4, concerning disputes arising after Engineer has issued a recommendation of final payment.

d. A demand for money or services by a third party is not a Claim.

11. *Constituent of Concern*—Asbestos, petroleum, radioactive materials, polychlorinated biphenyls (PCBs), lead-based paint (as defined by the HUD/EPA standard), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to Laws and Regulations regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

12. *Contract*—The entire and integrated written contract between Owner and Contractor concerning the Work.

13. *Contract Documents*—Those items so designated in the Agreement, and which together comprise the Contract.

14. *Contract Price*—The money that Owner has agreed to pay Contractor for completion of the Work in accordance with the Contract Documents.

15. *Contract Times*—The number of days or the dates by which Contractor shall: (a) achieve Milestones, if any; (b) achieve Substantial Completion; and (c) complete the Work.

16. *Contractor*—The individual or entity with which Owner has contracted for performance of the Work.

17. *Cost of the Work*—See Paragraph 13.01 for definition.

18. *Drawings*—The part of the Contract that graphically shows the scope, extent, and character of the Work to be performed by Contractor.

19. *Effective Date of the Contract*—The date, indicated in the Agreement, on which the Contract becomes effective.

20. *Electronic Document*—Any Project-related correspondence, attachments to correspondence, data, documents, drawings, information, or graphics, including but not limited to Shop Drawings and other Submittals, that are in an electronic or digital format.

21. *Electronic Means*—Electronic mail (email), upload/download from a secure Project website, or other communications methods that allow: (a) the transmission or communication of Electronic Documents; (b) the documentation of transmissions, including sending and receipt; (c) printing of the transmitted Electronic Document by the

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recipient; (d) the storage and archiving of the Electronic Document by sender and recipient; and (e) the use by recipient of the Electronic Document for purposes permitted by this Contract. Electronic Means does not include the use of text messaging, or of Facebook, Twitter, Instagram, or similar social media services for transmission of Electronic Documents.

22. *Engineer*—The individual or entity named as such in the Agreement.

23. *Field Order*—A written order issued by Engineer which requires minor changes in the Work but does not change the Contract Price or the Contract Times.

24. *Hazardous Environmental Condition*—The presence at the Site of Constituents of Concern in such quantities or circumstances that may present a danger to persons or property exposed thereto.

    a. The presence at the Site of materials that are necessary for the execution of the Work, or that are to be incorporated into the Work, and that are controlled and contained pursuant to industry practices, Laws and Regulations, and the requirements of the Contract, is not a Hazardous Environmental Condition.

    b. The presence of Constituents of Concern that are to be removed or remediated as part of the Work is not a Hazardous Environmental Condition.

    c. The presence of Constituents of Concern as part of the routine, anticipated, and obvious working conditions at the Site, is not a Hazardous Environmental Condition.

25. *Laws and Regulations; Laws or Regulations*—Any and all applicable laws, statutes, rules, regulations, ordinances, codes, and binding decrees, resolutions, and orders of any and all governmental bodies, agencies, authorities, and courts having jurisdiction.

26. *Liens*—Charges, security interests, or encumbrances upon Contract-related funds, real property, or personal property.

27. *Milestone*—A principal event in the performance of the Work that the Contract requires Contractor to achieve by an intermediate completion date, or by a time prior to Substantial Completion of all the Work.

28. *Notice of Award*—The written notice by Owner to a Bidder of Owner's acceptance of the Bid.

29. *Notice to Proceed*—A written notice by Owner to Contractor fixing the date on which the Contract Times will commence to run and on which Contractor shall start to perform the Work.

30. *Owner*—The individual or entity with which Contractor has contracted regarding the Work, and which has agreed to pay Contractor for the performance of the Work, pursuant to the terms of the Contract.

31. *Progress Schedule*—A schedule, prepared and maintained by Contractor, describing the sequence and duration of the activities comprising Contractor's plan to accomplish the Work within the Contract Times.

32. *Project*—The total undertaking to be accomplished for Owner by engineers, contractors, and others, including planning, study, design, construction, testing, commissioning, and start-up, and of which the Work to be performed under the Contract Documents is a part.

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33. *Resident Project Representative*—The authorized representative of Engineer assigned to assist Engineer at the Site. As used herein, the term Resident Project Representative (RPR) includes any assistants or field staff of Resident Project Representative.

34. *Samples*—Physical examples of materials, equipment, or workmanship that are representative of some portion of the Work and that establish the standards by which such portion of the Work will be judged.

35. *Schedule of Submittals*—A schedule, prepared and maintained by Contractor, of required submittals and the time requirements for Engineer's review of the submittals.

36. *Schedule of Values*—A schedule, prepared and maintained by Contractor, allocating portions of the Contract Price to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.

37. *Shop Drawings*—All drawings, diagrams, illustrations, schedules, and other data or information that are specifically prepared or assembled by or for Contractor and submitted by Contractor to illustrate some portion of the Work. Shop Drawings, whether approved or not, are not Drawings and are not Contract Documents.

38. *Site*—Lands or areas indicated in the Contract Documents as being furnished by Owner upon which the Work is to be performed, including rights-of-way and easements, and such other lands or areas furnished by Owner which are designated for the use of Contractor.

39. *Specifications*—The part of the Contract that consists of written requirements for materials, equipment, systems, standards, and workmanship as applied to the Work, and certain administrative requirements and procedural matters applicable to the Work.

40. *Subcontractor*—An individual or entity having a direct contract with Contractor or with any other Subcontractor for the performance of a part of the Work.

41. *Submittal*—A written or graphic document, prepared by or for Contractor, which the Contract Documents require Contractor to submit to Engineer, or that is indicated as a Submittal in the Schedule of Submittals accepted by Engineer. Submittals may include Shop Drawings and Samples; schedules; product data; Owner-delegated designs; sustainable design information; information on special procedures; testing plans; results of tests and evaluations, source quality-control testing and inspections, and field or Site quality-control testing and inspections; warranties and certifications; Suppliers' instructions and reports; records of delivery of spare parts and tools; operations and maintenance data; Project photographic documentation; record documents; and other such documents required by the Contract Documents. Submittals, whether or not approved or accepted by Engineer, are not Contract Documents. Change Proposals, Change Orders, Claims, notices, Applications for Payment, and requests for interpretation or clarification are not Submittals.

42. *Substantial Completion*—The time at which the Work (or a specified part thereof) has progressed to the point where, in the opinion of Engineer, the Work (or a specified part thereof) is sufficiently complete, in accordance with the Contract Documents, so that the Work (or a specified part thereof) can be utilized for the purposes for which it is intended. The terms "substantially complete" and "substantially completed" as applied to all or part of the Work refer to Substantial Completion of such Work.

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43. *Successful Bidder*—The Bidder to which the Owner makes an award of contract.

44. *Supplementary Conditions*—The part of the Contract that amends or supplements these General Conditions.

45. *Supplier*—A manufacturer, fabricator, supplier, distributor, or vendor having a direct contract with Contractor or with any Subcontractor to furnish materials or equipment to be incorporated in the Work by Contractor or a Subcontractor.

46. *Technical Data*

    a. Those items expressly identified as Technical Data in the Supplementary Conditions, with respect to either (1) existing subsurface conditions at or adjacent to the Site, or existing physical conditions at or adjacent to the Site including existing surface or subsurface structures (except Underground Facilities) or (2) Hazardous Environmental Conditions at the Site.

    b. If no such express identifications of Technical Data have been made with respect to conditions at the Site, then Technical Data is defined, with respect to conditions at the Site under Paragraphs 5.03, 5.04, and 5.06, as the data contained in boring logs, recorded measurements of subsurface water levels, assessments of the condition of subsurface facilities, laboratory test results, and other factual, objective information regarding conditions at the Site that are set forth in any geotechnical, environmental, or other Site or facilities conditions report prepared for the Project and made available to Contractor.

    c. Information and data regarding the presence or location of Underground Facilities are not intended to be categorized, identified, or defined as Technical Data, and instead Underground Facilities are shown or indicated on the Drawings.

47. *Underground Facilities*—All active or not-in-service underground lines, pipelines, conduits, ducts, encasements, cables, wires, manholes, vaults, tanks, tunnels, or other such facilities or systems at the Site, including but not limited to those facilities or systems that produce, transmit, distribute, or convey telephone or other communications, cable television, fiber optic transmissions, power, electricity, light, heat, gases, oil, crude oil products, liquid petroleum products, water, steam, waste, wastewater, storm water, other liquids or chemicals, or traffic or other control systems. An abandoned facility or system is not an Underground Facility.

48. *Unit Price Work*—Work to be paid for on the basis of unit prices.

49. *Work*—The entire construction or the various separately identifiable parts thereof required to be provided under the Contract Documents. Work includes and is the result of performing or providing all labor, services, and documentation necessary to produce such construction; furnishing, installing, and incorporating all materials and equipment into such construction; and may include related services such as testing, start-up, and commissioning, all as required by the Contract Documents.

50. *Work Change Directive*—A written directive to Contractor issued on or after the Effective Date of the Contract, signed by Owner and recommended by Engineer, ordering an addition, deletion, or revision in the Work.

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1.02 *Terminology*

A. The words and terms discussed in Paragraphs 1.02.B, C, D, and E are not defined terms that require initial capital letters, but, when used in the Bidding Requirements or Contract Documents, have the indicated meaning.

B. *Intent of Certain Terms or Adjectives*: The Contract Documents include the terms "as allowed," "as approved," "as ordered," "as directed" or terms of like effect or import to authorize an exercise of professional judgment by Engineer. In addition, the adjectives "reasonable," "suitable," "acceptable," "proper," "satisfactory," or adjectives of like effect or import are used to describe an action or determination of Engineer as to the Work. It is intended that such exercise of professional judgment, action, or determination will be solely to evaluate, in general, the Work for compliance with the information in the Contract Documents and with the design concept of the Project as a functioning whole as shown or indicated in the Contract Documents (unless there is a specific statement indicating otherwise). The use of any such term or adjective is not intended to and shall not be effective to assign to Engineer any duty or authority to supervise or direct the performance of the Work, or any duty or authority to undertake responsibility contrary to the provisions of Article 10 or any other provision of the Contract Documents.

C. *Day*: The word "day" means a calendar day of 24 hours measured from midnight to the next midnight.

D. *Defective*: The word "defective," when modifying the word "Work," refers to Work that is unsatisfactory, faulty, or deficient in that it:

1. does not conform to the Contract Documents;

2. does not meet the requirements of any applicable inspection, reference standard, test, or approval referred to in the Contract Documents; or

3. has been damaged prior to Engineer's recommendation of final payment (unless responsibility for the protection thereof has been assumed by Owner at Substantial Completion in accordance with Paragraph 15.03 or Paragraph 15.04).

E. *Furnish, Install, Perform, Provide*

1. The word "furnish," when used in connection with services, materials, or equipment, means to supply and deliver said services, materials, or equipment to the Site (or some other specified location) ready for use or installation and in usable or operable condition.

2. The word "install," when used in connection with services, materials, or equipment, means to put into use or place in final position said services, materials, or equipment complete and ready for intended use.

3. The words "perform" or "provide," when used in connection with services, materials, or equipment, means to furnish and install said services, materials, or equipment complete and ready for intended use.

4. If the Contract Documents establish an obligation of Contractor with respect to specific services, materials, or equipment, but do not expressly use any of the four words "furnish," "install," "perform," or "provide," then Contractor shall furnish and install said services, materials, or equipment complete and ready for intended use.

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F. *Contract Price or Contract Times*: References to a change in "Contract Price or Contract Times" or "Contract Times or Contract Price" or similar, indicate that such change applies to (1) Contract Price, (2) Contract Times, or (3) both Contract Price and Contract Times, as warranted, even if the term "or both" is not expressed.

G. Unless stated otherwise in the Contract Documents, words or phrases that have a well-known technical or construction industry or trade meaning are used in the Contract Documents in accordance with such recognized meaning.

ARTICLE 2—PRELIMINARY MATTERS

2.01 *Delivery of Performance and Payment Bonds; Evidence of Insurance*

A. *Performance and Payment Bonds*: When Contractor delivers the signed counterparts of the Agreement to Owner, Contractor shall also deliver to Owner the performance bond and payment bond (if the Contract requires Contractor to furnish such bonds).

B. *Evidence of Contractor's Insurance*: When Contractor delivers the signed counterparts of the Agreement to Owner, Contractor shall also deliver to Owner, with copies to each additional insured (as identified in the Contract), the certificates, endorsements, and other evidence of insurance required to be provided by Contractor in accordance with Article 6, except to the extent the Supplementary Conditions expressly establish other dates for delivery of specific insurance policies.

C. *Evidence of Owner's Insurance*: After receipt of the signed counterparts of the Agreement and all required bonds and insurance documentation, Owner shall promptly deliver to Contractor, with copies to each additional insured (as identified in the Contract), the certificates and other evidence of insurance required to be provided by Owner under Article 6.

2.02 *Copies of Documents*

A. Owner shall furnish to Contractor four printed copies of the Contract (including one fully signed counterpart of the Agreement), and one copy in electronic portable document format (PDF). Additional printed copies will be furnished upon request at the cost of reproduction.

B. Owner shall maintain and safeguard at least one original printed record version of the Contract, including Drawings and Specifications signed and sealed by Engineer and other design professionals. Owner shall make such original printed record version of the Contract available to Contractor for review. Owner may delegate the responsibilities under this provision to Engineer.

2.03 *Before Starting Construction*

A. *Preliminary Schedules*: Within 10 days after the Effective Date of the Contract (or as otherwise required by the Contract Documents), Contractor shall submit to Engineer for timely review:

1. a preliminary Progress Schedule indicating the times (numbers of days or dates) for starting and completing the various stages of the Work, including any Milestones specified in the Contract;

2. a preliminary Schedule of Submittals; and

3. a preliminary Schedule of Values for all of the Work which includes quantities and prices of items which when added together equal the Contract Price and subdivides the Work

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into component parts in sufficient detail to serve as the basis for progress payments during performance of the Work. Such prices will include an appropriate amount of overhead and profit applicable to each item of Work.

2.04 *Preconstruction Conference; Designation of Authorized Representatives*

A. Before any Work at the Site is started, a conference attended by Owner, Contractor, Engineer, and others as appropriate will be held to establish a working understanding among the parties as to the Work, and to discuss the schedules referred to in Paragraph 2.03.A, procedures for handling Shop Drawings, Samples, and other Submittals, processing Applications for Payment, electronic or digital transmittals, and maintaining required records.

B. At this conference Owner and Contractor each shall designate, in writing, a specific individual to act as its authorized representative with respect to the services and responsibilities under the Contract. Such individuals shall have the authority to transmit and receive information, render decisions relative to the Contract, and otherwise act on behalf of each respective party.

2.05 *Acceptance of Schedules*

A. At least 10 days before submission of the first Application for Payment a conference, attended by Contractor, Engineer, and others as appropriate, will be held to review the schedules submitted in accordance with Paragraph 2.03.A. No progress payment will be made to Contractor until acceptable schedules are submitted to Engineer.

1. The Progress Schedule will be acceptable to Engineer if it provides an orderly progression of the Work to completion within the Contract Times. Such acceptance will not impose on Engineer responsibility for the Progress Schedule, for sequencing, scheduling, or progress of the Work, nor interfere with or relieve Contractor from Contractor's full responsibility therefor.

2. Contractor's Schedule of Submittals will be acceptable to Engineer if it provides a workable arrangement for reviewing and processing the required submittals.

3. Contractor's Schedule of Values will be acceptable to Engineer as to form and substance if it provides a reasonable allocation of the Contract Price to the component parts of the Work.

4. If a schedule is not acceptable, Contractor will have an additional 10 days to revise and resubmit the schedule.

2.06 *Electronic Transmittals*

A. Except as otherwise stated elsewhere in the Contract, the Owner, Engineer, and Contractor may send, and shall accept, Electronic Documents transmitted by Electronic Means.

B. If the Contract does not establish protocols for Electronic Means, then Owner, Engineer, and Contractor shall jointly develop such protocols.

C. Subject to any governing protocols for Electronic Means, when transmitting Electronic Documents by Electronic Means, the transmitting party makes no representations as to long-term compatibility, usability, or readability of the Electronic Documents resulting from the recipient's use of software application packages, operating systems, or computer hardware differing from those used in the drafting or transmittal of the Electronic Documents.

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ARTICLE 3—CONTRACT DOCUMENTS: INTENT, REQUIREMENTS, REUSE

3.01 *Intent*

A. The Contract Documents are complementary; what is required by one Contract Document is as binding as if required by all.

B. It is the intent of the Contract Documents to describe a functionally complete Project (or part thereof) to be constructed in accordance with the Contract Documents.

C. Unless otherwise stated in the Contract Documents, if there is a discrepancy between the electronic versions of the Contract Documents (including any printed copies derived from such electronic versions) and the printed record version, the printed record version will govern.

D. The Contract supersedes prior negotiations, representations, and agreements, whether written or oral.

E. Engineer will issue clarifications and interpretations of the Contract Documents as provided herein.

F. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation will be deemed stricken, and all remaining provisions will continue to be valid and binding upon Owner and Contractor, which agree that the Contract Documents will be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

G. Nothing in the Contract Documents creates:

1. any contractual relationship between Owner or Engineer and any Subcontractor, Supplier, or other individual or entity performing or furnishing any of the Work, for the benefit of such Subcontractor, Supplier, or other individual or entity; or

2. any obligation on the part of Owner or Engineer to pay or to see to the payment of any money due any such Subcontractor, Supplier, or other individual or entity, except as may otherwise be required by Laws and Regulations.

3.02 *Reference Standards*

A. *Standards Specifications, Codes, Laws and Regulations*

1. Reference in the Contract Documents to standard specifications, manuals, reference standards, or codes of any technical society, organization, or association, or to Laws or Regulations, whether such reference be specific or by implication, means the standard specification, manual, reference standard, code, or Laws or Regulations in effect at the time of opening of Bids (or on the Effective Date of the Contract if there were no Bids), except as may be otherwise specifically stated in the Contract Documents.

2. No provision of any such standard specification, manual, reference standard, or code, and no instruction of a Supplier, will be effective to change the duties or responsibilities of Owner, Contractor, or Engineer from those set forth in the part of the Contract Documents prepared by or for Engineer. No such provision or instruction shall be effective to assign to Owner or Engineer any duty or authority to supervise or direct the performance of the Work, or any duty or authority to undertake responsibility

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inconsistent with the provisions of the part of the Contract Documents prepared by or for Engineer.

3.03 *Reporting and Resolving Discrepancies*

A. *Reporting Discrepancies*

1. *Contractor's Verification of Figures and Field Measurements*: Before undertaking each part of the Work, Contractor shall carefully study the Contract Documents, and check and verify pertinent figures and dimensions therein, particularly with respect to applicable field measurements. Contractor shall promptly report in writing to Engineer any conflict, error, ambiguity, or discrepancy that Contractor discovers, or has actual knowledge of, and shall not proceed with any Work affected thereby until the conflict, error, ambiguity, or discrepancy is resolved by a clarification or interpretation by Engineer, or by an amendment or supplement to the Contract issued pursuant to Paragraph 11.01.

2. *Contractor's Review of Contract Documents*: If, before or during the performance of the Work, Contractor discovers any conflict, error, ambiguity, or discrepancy within the Contract Documents, or between the Contract Documents and (a) any applicable Law or Regulation, (b) actual field conditions, (c) any standard specification, manual, reference standard, or code, or (d) any instruction of any Supplier, then Contractor shall promptly report it to Engineer in writing. Contractor shall not proceed with the Work affected thereby (except in an emergency as required by Paragraph 7.15) until the conflict, error, ambiguity, or discrepancy is resolved, by a clarification or interpretation by Engineer, or by an amendment or supplement to the Contract issued pursuant to Paragraph 11.01.

3. Contractor shall not be liable to Owner or Engineer for failure to report any conflict, error, ambiguity, or discrepancy in the Contract Documents unless Contractor had actual knowledge thereof.

B. *Resolving Discrepancies*

1. Except as may be otherwise specifically stated in the Contract Documents, the provisions of the part of the Contract Documents prepared by or for Engineer take precedence in resolving any conflict, error, ambiguity, or discrepancy between such provisions of the Contract Documents and:

a. the provisions of any standard specification, manual, reference standard, or code, or the instruction of any Supplier (whether or not specifically incorporated by reference as a Contract Document); or

b. the provisions of any Laws or Regulations applicable to the performance of the Work (unless such an interpretation of the provisions of the Contract Documents would result in violation of such Law or Regulation).

3.04 *Requirements of the Contract Documents*

A. During the performance of the Work and until final payment, Contractor and Owner shall submit to the Engineer in writing all matters in question concerning the requirements of the Contract Documents (sometimes referred to as requests for information or interpretation—RFIs), or relating to the acceptability of the Work under the Contract Documents, as soon as possible after such matters arise. Engineer will be the initial interpreter of the requirements of the Contract Documents, and judge of the acceptability of the Work.

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B. Engineer will, with reasonable promptness, render a written clarification, interpretation, or decision on the issue submitted, or initiate an amendment or supplement to the Contract Documents. Engineer's written clarification, interpretation, or decision will be final and binding on Contractor, unless it appeals by submitting a Change Proposal, and on Owner, unless it appeals by filing a Claim.

C. If a submitted matter in question concerns terms and conditions of the Contract Documents that do not involve (1) the performance or acceptability of the Work under the Contract Documents, (2) the design (as set forth in the Drawings, Specifications, or otherwise), or (3) other engineering or technical matters, then Engineer will promptly notify Owner and Contractor in writing that Engineer is unable to provide a decision or interpretation. If Owner and Contractor are unable to agree on resolution of such a matter in question, either party may pursue resolution as provided in Article 12.

3.05 *Reuse of Documents*

A. Contractor and its Subcontractors and Suppliers shall not:

1. have or acquire any title to or ownership rights in any of the Drawings, Specifications, or other documents (or copies of any thereof) prepared by or bearing the seal of Engineer or its consultants, including electronic media versions, or reuse any such Drawings, Specifications, other documents, or copies thereof on extensions of the Project or any other project without written consent of Owner and Engineer and specific written verification or adaptation by Engineer; or

2. have or acquire any title or ownership rights in any other Contract Documents, reuse any such Contract Documents for any purpose without Owner's express written consent, or violate any copyrights pertaining to such Contract Documents.

B. The prohibitions of this Paragraph 3.05 will survive final payment, or termination of the Contract. Nothing herein precludes Contractor from retaining copies of the Contract Documents for record purposes.

ARTICLE 4—COMMENCEMENT AND PROGRESS OF THE WORK

4.01 *Commencement of Contract Times; Notice to Proceed*

A. The Contract Times will commence to run on the 30th day after the Effective Date of the Contract or, if a Notice to Proceed is given, on the day indicated in the Notice to Proceed. A Notice to Proceed may be given at any time within 30 days after the Effective Date of the Contract. In no event will the Contract Times commence to run later than the 60th day after the day of Bid opening or the 30th day after the Effective Date of the Contract, whichever date is earlier.

4.02 *Starting the Work*

A. Contractor shall start to perform the Work on the date when the Contract Times commence to run. No Work may be done at the Site prior to such date.

4.03 *Reference Points*

A. Owner shall provide engineering surveys to establish reference points for construction which in Engineer's judgment are necessary to enable Contractor to proceed with the Work. Contractor shall be responsible for laying out the Work, shall protect and preserve the

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established reference points and property monuments, and shall make no changes or relocations without the prior written approval of Owner. Contractor shall report to Engineer whenever any reference point or property monument is lost or destroyed or requires relocation because of necessary changes in grades or locations, and shall be responsible for the accurate replacement or relocation of such reference points or property monuments by professionally qualified personnel.

4.04 *Progress Schedule*

A. Contractor shall adhere to the Progress Schedule established in accordance with Paragraph 2.05 as it may be adjusted from time to time as provided below.

1. Contractor shall submit to Engineer for acceptance (to the extent indicated in Paragraph 2.05) proposed adjustments in the Progress Schedule that will not result in changing the Contract Times.

2. Proposed adjustments in the Progress Schedule that will change the Contract Times must be submitted in accordance with the requirements of Article 11.

B. Contractor shall carry on the Work and adhere to the Progress Schedule during all disputes or disagreements with Owner. No Work will be delayed or postponed pending resolution of any disputes or disagreements, or during any appeal process, except as permitted by Paragraph 16.04, or as Owner and Contractor may otherwise agree in writing.

4.05 *Delays in Contractor's Progress*

A. If Owner, Engineer, or anyone for whom Owner is responsible, delays, disrupts, or interferes with the performance or progress of the Work, then Contractor shall be entitled to an equitable adjustment in Contract Price or Contract Times.

B. Contractor shall not be entitled to an adjustment in Contract Price or Contract Times for delay, disruption, or interference caused by or within the control of Contractor. Delay, disruption, and interference attributable to and within the control of a Subcontractor or Supplier shall be deemed to be within the control of Contractor.

C. If Contractor's performance or progress is delayed, disrupted, or interfered with by unanticipated causes not the fault of and beyond the control of Owner, Contractor, and those for which they are responsible, then Contractor shall be entitled to an equitable adjustment in Contract Times. Such an adjustment will be Contractor's sole and exclusive remedy for the delays, disruption, and interference described in this paragraph. Causes of delay, disruption, or interference that may give rise to an adjustment in Contract Times under this paragraph include but are not limited to the following:

1. Severe and unavoidable natural catastrophes such as fires, floods, epidemics, and earthquakes;

2. Abnormal weather conditions;

3. Acts or failures to act of third-party utility owners or other third-party entities (other than those third-party utility owners or other third-party entities performing other work at or adjacent to the Site as arranged by or under contract with Owner, as contemplated in Article 8); and

4. Acts of war or terrorism.

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D. Contractor's entitlement to an adjustment of Contract Times or Contract Price is limited as follows:

1. Contractor's entitlement to an adjustment of the Contract Times is conditioned on the delay, disruption, or interference adversely affecting an activity on the critical path to completion of the Work, as of the time of the delay, disruption, or interference.

2. Contractor shall not be entitled to an adjustment in Contract Price for any delay, disruption, or interference if such delay is concurrent with a delay, disruption, or interference caused by or within the control of Contractor. Such a concurrent delay by Contractor shall not preclude an adjustment of Contract Times to which Contractor is otherwise entitled.

3. Adjustments of Contract Times or Contract Price are subject to the provisions of Article 11.

E. Each Contractor request or Change Proposal seeking an increase in Contract Times or Contract Price must be supplemented by supporting data that sets forth in detail the following:

1. The circumstances that form the basis for the requested adjustment;

2. The date upon which each cause of delay, disruption, or interference began to affect the progress of the Work;

3. The date upon which each cause of delay, disruption, or interference ceased to affect the progress of the Work;

4. The number of days' increase in Contract Times claimed as a consequence of each such cause of delay, disruption, or interference; and

5. The impact on Contract Price, in accordance with the provisions of Paragraph 11.07.

Contractor shall also furnish such additional supporting documentation as Owner or Engineer may require including, where appropriate, a revised progress schedule indicating all the activities affected by the delay, disruption, or interference, and an explanation of the effect of the delay, disruption, or interference on the critical path to completion of the Work.

F. Delays, disruption, and interference to the performance or progress of the Work resulting from the existence of a differing subsurface or physical condition, an Underground Facility that was not shown or indicated by the Contract Documents, or not shown or indicated with reasonable accuracy, and those resulting from Hazardous Environmental Conditions, are governed by Article 5, together with the provisions of Paragraphs 4.05.D and 4.05.E.

G. Paragraph 8.03 addresses delays, disruption, and interference to the performance or progress of the Work resulting from the performance of certain other work at or adjacent to the Site.

ARTICLE 5—SITE; SUBSURFACE AND PHYSICAL CONDITIONS; HAZARDOUS ENVIRONMENTAL CONDITIONS

5.01 *Availability of Lands*

A. Owner shall furnish the Site. Owner shall notify Contractor in writing of any encumbrances or restrictions not of general application but specifically related to use of the Site with which Contractor must comply in performing the Work.

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B. Upon reasonable written request, Owner shall furnish Contractor with a current statement of record legal title and legal description of the lands upon which permanent improvements are to be made and Owner's interest therein as necessary for giving notice of or filing a mechanic's or construction lien against such lands in accordance with applicable Laws and Regulations.

C. Contractor shall provide for all additional lands and access thereto that may be required for temporary construction facilities or storage of materials and equipment.

5.02 *Use of Site and Other Areas*

A. *Limitation on Use of Site and Other Areas*

1. Contractor shall confine construction equipment, temporary construction facilities, the storage of materials and equipment, and the operations of workers to the Site, adjacent areas that Contractor has arranged to use through construction easements or otherwise, and other adjacent areas permitted by Laws and Regulations, and shall not unreasonably encumber the Site and such other adjacent areas with construction equipment or other materials or equipment. Contractor shall assume full responsibility for (a) damage to the Site; (b) damage to any such other adjacent areas used for Contractor's operations; (c) damage to any other adjacent land or areas, or to improvements, structures, utilities, or similar facilities located at such adjacent lands or areas; and (d) for injuries and losses sustained by the owners or occupants of any such land or areas; provided that such damage or injuries result from the performance of the Work or from other actions or conduct of the Contractor or those for which Contractor is responsible.

2. If a damage or injury claim is made by the owner or occupant of any such land or area because of the performance of the Work, or because of other actions or conduct of the Contractor or those for which Contractor is responsible, Contractor shall (a) take immediate corrective or remedial action as required by Paragraph 7.13, or otherwise; (b) promptly attempt to settle the claim as to all parties through negotiations with such owner or occupant, or otherwise resolve the claim by arbitration or other dispute resolution proceeding, or in a court of competent jurisdiction; and (c) to the fullest extent permitted by Laws and Regulations, indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, from and against any such claim, and against all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to any claim or action, legal or equitable, brought by any such owner or occupant against Owner, Engineer, or any other party indemnified hereunder to the extent caused directly or indirectly, in whole or in part by, or based upon, Contractor's performance of the Work, or because of other actions or conduct of the Contractor or those for which Contractor is responsible.

B. *Removal of Debris During Performance of the Work*: During the progress of the Work the Contractor shall keep the Site and other adjacent areas free from accumulations of waste materials, rubbish, and other debris. Removal and disposal of such waste materials, rubbish, and other debris will conform to applicable Laws and Regulations.

C. *Cleaning*: Prior to Substantial Completion of the Work Contractor shall clean the Site and the Work and make it ready for utilization by Owner. At the completion of the Work Contractor shall remove from the Site and adjacent areas all tools, appliances, construction equipment

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and machinery, and surplus materials and shall restore to original condition all property not designated for alteration by the Contract Documents.

D. *Loading of Structures*: Contractor shall not load nor permit any part of any structure to be loaded in any manner that will endanger the structure, nor shall Contractor subject any part of the Work or adjacent structures or land to stresses or pressures that will endanger them.

5.03 *Subsurface and Physical Conditions*

A. *Reports and Drawings*: The Supplementary Conditions identify:

1. Those reports of explorations and tests of subsurface conditions at or adjacent to the Site that contain Technical Data;

2. Those drawings of existing physical conditions at or adjacent to the Site, including those drawings depicting existing surface or subsurface structures at or adjacent to the Site (except Underground Facilities), that contain Technical Data; and

3. Technical Data contained in such reports and drawings.

B. *Underground Facilities*: Underground Facilities are shown or indicated on the Drawings, pursuant to Paragraph 5.05, and not in the drawings referred to in Paragraph 5.03.A. Information and data regarding the presence or location of Underground Facilities are not intended to be categorized, identified, or defined as Technical Data.

C. *Reliance by Contractor on Technical Data*: Contractor may rely upon the accuracy of the Technical Data expressly identified in the Supplementary Conditions with respect to such reports and drawings, but such reports and drawings are not Contract Documents. If no such express identification has been made, then Contractor may rely upon the accuracy of the Technical Data as defined in Paragraph 1.01.A.46.b.

D. *Limitations of Other Data and Documents*: Except for such reliance on Technical Data, Contractor may not rely upon or make any claim against Owner or Engineer, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, with respect to:

1. the completeness of such reports and drawings for Contractor's purposes, including, but not limited to, any aspects of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, and safety precautions and programs incident thereto;

2. other data, interpretations, opinions, and information contained in such reports or shown or indicated in such drawings;

3. the contents of other Site-related documents made available to Contractor, such as record drawings from other projects at or adjacent to the Site, or Owner's archival documents concerning the Site; or

4. any Contractor interpretation of or conclusion drawn from any Technical Data or any such other data, interpretations, opinions, or information.

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5.04 *Differing Subsurface or Physical Conditions*

A. *Notice by Contractor*: If Contractor believes that any subsurface or physical condition that is uncovered or revealed at the Site:

1. is of such a nature as to establish that any Technical Data on which Contractor is entitled to rely as provided in Paragraph 5.03 is materially inaccurate;

2. is of such a nature as to require a change in the Drawings or Specifications;

3. differs materially from that shown or indicated in the Contract Documents; or

4. is of an unusual nature, and differs materially from conditions ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract Documents;

then Contractor shall, promptly after becoming aware thereof and before further disturbing the subsurface or physical conditions or performing any Work in connection therewith (except in an emergency as required by Paragraph 7.15), notify Owner and Engineer in writing about such condition. Contractor shall not further disturb such condition or perform any Work in connection therewith (except with respect to an emergency) until receipt of a written statement permitting Contractor to do so.

B. *Engineer's Review*: After receipt of written notice as required by the preceding paragraph, Engineer will promptly review the subsurface or physical condition in question; determine whether it is necessary for Owner to obtain additional exploration or tests with respect to the condition; conclude whether the condition falls within any one or more of the differing site condition categories in Paragraph 5.04.A; obtain any pertinent cost or schedule information from Contractor; prepare recommendations to Owner regarding the Contractor's resumption of Work in connection with the subsurface or physical condition in question and the need for any change in the Drawings or Specifications; and advise Owner in writing of Engineer's findings, conclusions, and recommendations.

C. *Owner's Statement to Contractor Regarding Site Condition*: After receipt of Engineer's written findings, conclusions, and recommendations, Owner shall issue a written statement to Contractor (with a copy to Engineer) regarding the subsurface or physical condition in question, addressing the resumption of Work in connection with such condition, indicating whether any change in the Drawings or Specifications will be made, and adopting or rejecting Engineer's written findings, conclusions, and recommendations, in whole or in part.

D. *Early Resumption of Work*: If at any time Engineer determines that Work in connection with the subsurface or physical condition in question may resume prior to completion of Engineer's review or Owner's issuance of its statement to Contractor, because the condition in question has been adequately documented, and analyzed on a preliminary basis, then the Engineer may at its discretion instruct Contractor to resume such Work.

E. *Possible Price and Times Adjustments*

1. Contractor shall be entitled to an equitable adjustment in Contract Price or Contract Times, to the extent that the existence of a differing subsurface or physical condition, or any related delay, disruption, or interference, causes an increase or decrease in

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Contractor's cost of, or time required for, performance of the Work; subject, however, to the following:

a. Such condition must fall within any one or more of the categories described in Paragraph 5.04.A;

b. With respect to Work that is paid for on a unit price basis, any adjustment in Contract Price will be subject to the provisions of Paragraph 13.03; and,

c. Contractor's entitlement to an adjustment of the Contract Times is subject to the provisions of Paragraphs 4.05.D and 4.05.E.

2. Contractor shall not be entitled to any adjustment in the Contract Price or Contract Times with respect to a subsurface or physical condition if:

a. Contractor knew of the existence of such condition at the time Contractor made a commitment to Owner with respect to Contract Price and Contract Times by the submission of a Bid or becoming bound under a negotiated contract, or otherwise;

b. The existence of such condition reasonably could have been discovered or revealed as a result of any examination, investigation, exploration, test, or study of the Site and contiguous areas expressly required by the Bidding Requirements or Contract Documents to be conducted by or for Contractor prior to Contractor's making such commitment; or

c. Contractor failed to give the written notice required by Paragraph 5.04.A.

3. If Owner and Contractor agree regarding Contractor's entitlement to and the amount or extent of any adjustment in the Contract Price or Contract Times, then any such adjustment will be set forth in a Change Order.

4. Contractor may submit a Change Proposal regarding its entitlement to or the amount or extent of any adjustment in the Contract Price or Contract Times, no later than 30 days after Owner's issuance of the Owner's written statement to Contractor regarding the subsurface or physical condition in question.

F. *Underground Facilities; Hazardous Environmental Conditions*: Paragraph 5.05 governs rights and responsibilities regarding the presence or location of Underground Facilities. Paragraph 5.06 governs rights and responsibilities regarding Hazardous Environmental Conditions. The provisions of Paragraphs 5.03 and 5.04 are not applicable to the presence or location of Underground Facilities, or to Hazardous Environmental Conditions.

5.05 *Underground Facilities*

A. *Contractor's Responsibilities*: Unless it is otherwise expressly provided in the Supplementary Conditions, the cost of all of the following are included in the Contract Price, and Contractor shall have full responsibility for:

1. reviewing and checking all information and data regarding existing Underground Facilities at the Site;

2. complying with applicable state and local utility damage prevention Laws and Regulations;

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3. verifying the actual location of those Underground Facilities shown or indicated in the Contract Documents as being within the area affected by the Work, by exposing such Underground Facilities during the course of construction;

4. coordination of the Work with the owners (including Owner) of such Underground Facilities, during construction; and

5. the safety and protection of all existing Underground Facilities at the Site, and repairing any damage thereto resulting from the Work.

B. *Notice by Contractor*: If Contractor believes that an Underground Facility that is uncovered or revealed at the Site was not shown or indicated on the Drawings, or was not shown or indicated on the Drawings with reasonable accuracy, then Contractor shall, promptly after becoming aware thereof and before further disturbing conditions affected thereby or performing any Work in connection therewith (except in an emergency as required by Paragraph 7.15), notify Owner and Engineer in writing regarding such Underground Facility.

C. *Engineer's Review*: Engineer will:

1. promptly review the Underground Facility and conclude whether such Underground Facility was not shown or indicated on the Drawings, or was not shown or indicated with reasonable accuracy;

2. identify and communicate with the owner of the Underground Facility; prepare recommendations to Owner (and if necessary issue any preliminary instructions to Contractor) regarding the Contractor's resumption of Work in connection with the Underground Facility in question;

3. obtain any pertinent cost or schedule information from Contractor; determine the extent, if any, to which a change is required in the Drawings or Specifications to reflect and document the consequences of the existence or location of the Underground Facility; and

4. advise Owner in writing of Engineer's findings, conclusions, and recommendations.

During such time, Contractor shall be responsible for the safety and protection of such Underground Facility.

D. *Owner's Statement to Contractor Regarding Underground Facility*: After receipt of Engineer's written findings, conclusions, and recommendations, Owner shall issue a written statement to Contractor (with a copy to Engineer) regarding the Underground Facility in question addressing the resumption of Work in connection with such Underground Facility, indicating whether any change in the Drawings or Specifications will be made, and adopting or rejecting Engineer's written findings, conclusions, and recommendations in whole or in part.

E. *Early Resumption of Work*: If at any time Engineer determines that Work in connection with the Underground Facility may resume prior to completion of Engineer's review or Owner's issuance of its statement to Contractor, because the Underground Facility in question and conditions affected by its presence have been adequately documented, and analyzed on a preliminary basis, then the Engineer may at its discretion instruct Contractor to resume such Work.

F. *Possible Price and Times Adjustments*

1. Contractor shall be entitled to an equitable adjustment in the Contract Price or Contract Times, to the extent that any existing Underground Facility at the Site that was not shown

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or indicated on the Drawings, or was not shown or indicated with reasonable accuracy, or any related delay, disruption, or interference, causes an increase or decrease in Contractor's cost of, or time required for, performance of the Work; subject, however, to the following:

a. With respect to Work that is paid for on a unit price basis, any adjustment in Contract Price will be subject to the provisions of Paragraph 13.03;

b. Contractor's entitlement to an adjustment of the Contract Times is subject to the provisions of Paragraphs 4.05.D and 4.05.E; and

c. Contractor gave the notice required in Paragraph 5.05.B.

2. If Owner and Contractor agree regarding Contractor's entitlement to and the amount or extent of any adjustment in the Contract Price or Contract Times, then any such adjustment will be set forth in a Change Order.

3. Contractor may submit a Change Proposal regarding its entitlement to or the amount or extent of any adjustment in the Contract Price or Contract Times, no later than 30 days after Owner's issuance of the Owner's written statement to Contractor regarding the Underground Facility in question.

4. The information and data shown or indicated on the Drawings with respect to existing Underground Facilities at the Site is based on information and data (a) furnished by the owners of such Underground Facilities, or by others, (b) obtained from available records, or (c) gathered in an investigation conducted in accordance with the current edition of ASCE 38, Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data, by the American Society of Civil Engineers. If such information or data is incorrect or incomplete, Contractor's remedies are limited to those set forth in this Paragraph 5.05.F.

5.06 *Hazardous Environmental Conditions at Site*

A. *Reports and Drawings*: The Supplementary Conditions identify:

1. those reports known to Owner relating to Hazardous Environmental Conditions that have been identified at or adjacent to the Site;

2. drawings known to Owner relating to Hazardous Environmental Conditions that have been identified at or adjacent to the Site; and

3. Technical Data contained in such reports and drawings.

B. *Reliance by Contractor on Technical Data Authorized*: Contractor may rely upon the accuracy of the Technical Data expressly identified in the Supplementary Conditions with respect to such reports and drawings, but such reports and drawings are not Contract Documents. If no such express identification has been made, then Contractor may rely on the accuracy of the Technical Data as defined in Paragraph 1.01.A.46.b. Except for such reliance on Technical Data, Contractor may not rely upon or make any claim against Owner or Engineer, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, with respect to:

1. the completeness of such reports and drawings for Contractor's purposes, including, but not limited to, any aspects of the means, methods, techniques, sequences and procedures

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of construction to be employed by Contractor, and safety precautions and programs incident thereto;

2. other data, interpretations, opinions, and information contained in such reports or shown or indicated in such drawings; or

3. any Contractor interpretation of or conclusion drawn from any Technical Data or any such other data, interpretations, opinions or information.

C. Contractor shall not be responsible for removing or remediating any Hazardous Environmental Condition encountered, uncovered, or revealed at the Site unless such removal or remediation is expressly identified in the Contract Documents to be within the scope of the Work.

D. Contractor shall be responsible for controlling, containing, and duly removing all Constituents of Concern brought to the Site by Contractor, Subcontractors, Suppliers, or anyone else for whom Contractor is responsible, and for any associated costs; and for the costs of removing and remediating any Hazardous Environmental Condition created by the presence of any such Constituents of Concern.

E. If Contractor encounters, uncovers, or reveals a Hazardous Environmental Condition whose removal or remediation is not expressly identified in the Contract Documents as being within the scope of the Work, or if Contractor or anyone for whom Contractor is responsible creates a Hazardous Environmental Condition, then Contractor shall immediately: (1) secure or otherwise isolate such condition; (2) stop all Work in connection with such condition and in any area affected thereby (except in an emergency as required by Paragraph 7.15); and (3) notify Owner and Engineer (and promptly thereafter confirm such notice in writing). Owner shall promptly consult with Engineer concerning the necessity for Owner to retain a qualified expert to evaluate such condition or take corrective action, if any. Promptly after consulting with Engineer, Owner shall take such actions as are necessary to permit Owner to timely obtain required permits and provide Contractor the written notice required by Paragraph 5.06.F. If Contractor or anyone for whom Contractor is responsible created the Hazardous Environmental Condition in question, then Owner may remove and remediate the Hazardous Environmental Condition, and impose a set-off against payments to account for the associated costs.

F. Contractor shall not resume Work in connection with such Hazardous Environmental Condition or in any affected area until after Owner has obtained any required permits related thereto, and delivered written notice to Contractor either (1) specifying that such condition and any affected area is or has been rendered safe for the resumption of Work, or (2) specifying any special conditions under which such Work may be resumed safely.

G. If Owner and Contractor cannot agree as to entitlement to or on the amount or extent, if any, of any adjustment in Contract Price or Contract Times, as a result of such Work stoppage, such special conditions under which Work is agreed to be resumed by Contractor, or any costs or expenses incurred in response to the Hazardous Environmental Condition, then within 30 days of Owner's written notice regarding the resumption of Work, Contractor may submit a Change Proposal, or Owner may impose a set-off. Entitlement to any such adjustment is subject to the provisions of Paragraphs 4.05.D, 4.05.E, 11.07, and 11.08.

H. If, after receipt of such written notice, Contractor does not agree to resume such Work based on a reasonable belief it is unsafe, or does not agree to resume such Work under such special

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conditions, then Owner may order the portion of the Work that is in the area affected by such condition to be deleted from the Work, following the contractual change procedures in Article 11. Owner may have such deleted portion of the Work performed by Owner's own forces or others in accordance with Article 8.

I. To the fullest extent permitted by Laws and Regulations, Owner shall indemnify and hold harmless Contractor, Subcontractors, and Engineer, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to a Hazardous Environmental Condition, provided that such Hazardous Environmental Condition (1) was not shown or indicated in the Drawings, Specifications, or other Contract Documents, identified as Technical Data entitled to limited reliance pursuant to Paragraph 5.06.B, or identified in the Contract Documents to be included within the scope of the Work, and (2) was not created by Contractor or by anyone for whom Contractor is responsible. Nothing in this Paragraph 5.06.I obligates Owner to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence.

J. To the fullest extent permitted by Laws and Regulations, Contractor shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to the failure to control, contain, or remove a Constituent of Concern brought to the Site by Contractor or by anyone for whom Contractor is responsible, or to a Hazardous Environmental Condition created by Contractor or by anyone for whom Contractor is responsible. Nothing in this Paragraph 5.06.J obligates Contractor to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence.

K. The provisions of Paragraphs 5.03, 5.04, and 5.05 do not apply to the presence of Constituents of Concern or to a Hazardous Environmental Condition uncovered or revealed at the Site.

ARTICLE 6—BONDS AND INSURANCE

6.01 *Performance, Payment, and Other Bonds*

A. Contractor shall furnish a performance bond and a payment bond, each in an amount at least equal to the Contract Price, as security for the faithful performance and payment of Contractor's obligations under the Contract. These bonds must remain in effect until one year after the date when final payment becomes due or until completion of the correction period specified in Paragraph 15.08, whichever is later, except as provided otherwise by Laws or Regulations, the terms of a prescribed bond form, the Supplementary Conditions, or other provisions of the Contract.

B. Contractor shall also furnish such other bonds (if any) as are required by the Supplementary Conditions or other provisions of the Contract.

C. All bonds must be in the form included in the Bidding Documents or otherwise specified by Owner prior to execution of the Contract, except as provided otherwise by Laws or

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Regulations, and must be issued and signed by a surety named in "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Department Circular 570 (as amended and supplemented) by the Bureau of the Fiscal Service, U.S. Department of the Treasury. A bond signed by an agent or attorney-in-fact must be accompanied by a certified copy of that individual's authority to bind the surety. The evidence of authority must show that it is effective on the date the agent or attorney-in-fact signed the accompanying bond.

D. Contractor shall obtain the required bonds from surety companies that are duly licensed or authorized, in the state or jurisdiction in which the Project is located, to issue bonds in the required amounts.

E. If the surety on a bond furnished by Contractor is declared bankrupt or becomes insolvent, or the surety ceases to meet the requirements above, then Contractor shall promptly notify Owner and Engineer in writing and shall, within 20 days after the event giving rise to such notification, provide another bond and surety, both of which must comply with the bond and surety requirements above.

F. If Contractor has failed to obtain a required bond, Owner may exclude the Contractor from the Site and exercise Owner's termination rights under Article 16.

G. Upon request to Owner from any Subcontractor, Supplier, or other person or entity claiming to have furnished labor, services, materials, or equipment used in the performance of the Work, Owner shall provide a copy of the payment bond to such person or entity.

H. Upon request to Contractor from any Subcontractor, Supplier, or other person or entity claiming to have furnished labor, services, materials, or equipment used in the performance of the Work, Contractor shall provide a copy of the payment bond to such person or entity.

6.02 *Insurance—General Provisions*

A. Owner and Contractor shall obtain and maintain insurance as required in this article and in the Supplementary Conditions.

B. All insurance required by the Contract to be purchased and maintained by Owner or Contractor shall be obtained from insurance companies that are duly licensed or authorized in the state or jurisdiction in which the Project is located to issue insurance policies for the required limits and coverages. Unless a different standard is indicated in the Supplementary Conditions, all companies that provide insurance policies required under this Contract shall have an A.M. Best rating of A-VII or better.

C. Alternative forms of insurance coverage, including but not limited to self-insurance and "Occupational Accident and Excess Employer's Indemnity Policies," are not sufficient to meet the insurance requirements of this Contract, unless expressly allowed in the Supplementary Conditions.

D. Contractor shall deliver to Owner, with copies to each additional insured identified in the Contract, certificates of insurance and endorsements establishing that Contractor has obtained and is maintaining the policies and coverages required by the Contract. Upon request by Owner or any other insured, Contractor shall also furnish other evidence of such required insurance, including but not limited to copies of policies, documentation of applicable self-insured retentions (if allowed) and deductibles, full disclosure of all relevant exclusions, and evidence of insurance required to be purchased and maintained by

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Subcontractors or Suppliers. In any documentation furnished under this provision, Contractor, Subcontractors, and Suppliers may block out (redact) (1) any confidential premium or pricing information and (2) any wording specific to a project or jurisdiction other than those applicable to this Contract.

E. Owner shall deliver to Contractor, with copies to each additional insured identified in the Contract, certificates of insurance and endorsements establishing that Owner has obtained and is maintaining the policies and coverages required of Owner by the Contract (if any). Upon request by Contractor or any other insured, Owner shall also provide other evidence of such required insurance (if any), including but not limited to copies of policies, documentation of applicable self-insured retentions (if allowed) and deductibles, and full disclosure of all relevant exclusions. In any documentation furnished under this provision, Owner may block out (redact) (1) any confidential premium or pricing information and (2) any wording specific to a project or jurisdiction other than those relevant to this Contract.

F. Failure of Owner or Contractor to demand such certificates or other evidence of the other party's full compliance with these insurance requirements, or failure of Owner or Contractor to identify a deficiency in compliance from the evidence provided, will not be construed as a waiver of the other party's obligation to obtain and maintain such insurance.

G. In addition to the liability insurance required to be provided by Contractor, the Owner, at Owner's option, may purchase and maintain Owner's own liability insurance. Owner's liability policies, if any, operate separately and independently from policies required to be provided by Contractor, and Contractor cannot rely upon Owner's liability policies for any of Contractor's obligations to the Owner, Engineer, or third parties.

H. Contractor shall require:

1. Subcontractors to purchase and maintain worker's compensation, commercial general liability, and other insurance that is appropriate for their participation in the Project, and to name as additional insureds Owner and Engineer (and any other individuals or entities identified in the Supplementary Conditions as additional insureds on Contractor's liability policies) on each Subcontractor's commercial general liability insurance policy; and

2. Suppliers to purchase and maintain insurance that is appropriate for their participation in the Project.

I. If either party does not purchase or maintain the insurance required of such party by the Contract, such party shall notify the other party in writing of such failure to purchase prior to the start of the Work, or of such failure to maintain prior to any change in the required coverage.

J. If Contractor has failed to obtain and maintain required insurance, Contractor's entitlement to enter or remain at the Site will end immediately, and Owner may impose an appropriate set-off against payment for any associated costs (including but not limited to the cost of purchasing necessary insurance coverage), and exercise Owner's termination rights under Article 16.

K. Without prejudice to any other right or remedy, if a party has failed to obtain required insurance, the other party may elect (but is in no way obligated) to obtain equivalent insurance to protect such other party's interests at the expense of the party who was required to provide such coverage, and the Contract Price will be adjusted accordingly.

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L. Owner does not represent that insurance coverage and limits established in this Contract necessarily will be adequate to protect Contractor or Contractor's interests. Contractor is responsible for determining whether such coverage and limits are adequate to protect its interests, and for obtaining and maintaining any additional insurance that Contractor deems necessary.

M. The insurance and insurance limits required herein will not be deemed as a limitation on Contractor's liability, or that of its Subcontractors or Suppliers, under the indemnities granted to Owner and other individuals and entities in the Contract or otherwise.

N. All the policies of insurance required to be purchased and maintained under this Contract will contain a provision or endorsement that the coverage afforded will not be canceled, or renewal refused, until at least 10 days prior written notice has been given to the purchasing policyholder. Within three days of receipt of any such written notice, the purchasing policyholder shall provide a copy of the notice to each other insured and Engineer.

6.03 *Contractor's Insurance*

A. *Required Insurance*: Contractor shall purchase and maintain Worker's Compensation, Commercial General Liability, and other insurance pursuant to the specific requirements of the Supplementary Conditions.

B. *General Provisions*: The policies of insurance required by this Paragraph 6.03 as supplemented must:

1. include at least the specific coverages required;

2. be written for not less than the limits provided, or those required by Laws or Regulations, whichever is greater;

3. remain in effect at least until the Work is complete (as set forth in Paragraph 15.06.D), and longer if expressly required elsewhere in this Contract, and at all times thereafter when Contractor may be correcting, removing, or replacing defective Work as a warranty or correction obligation, or otherwise, or returning to the Site to conduct other tasks arising from the Contract;

4. apply with respect to the performance of the Work, whether such performance is by Contractor, any Subcontractor or Supplier, or by anyone directly or indirectly employed by any of them to perform any of the Work, or by anyone for whose acts any of them may be liable; and

5. include all necessary endorsements to support the stated requirements.

C. *Additional Insureds*: The Contractor's commercial general liability, automobile liability, employer's liability, umbrella or excess, pollution liability, and unmanned aerial vehicle liability policies, if required by this Contract, must:

1. include and list as additional insureds Owner and Engineer, and any individuals or entities identified as additional insureds in the Supplementary Conditions;

2. include coverage for the respective officers, directors, members, partners, employees, and consultants of all such additional insureds;

3. afford primary coverage to these additional insureds for all claims covered thereby (including as applicable those arising from both ongoing and completed operations);

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4. not seek contribution from insurance maintained by the additional insured; and

5. as to commercial general liability insurance, apply to additional insureds with respect to liability caused in whole or in part by Contractor's acts or omissions, or the acts and omissions of those working on Contractor's behalf, in the performance of Contractor's operations.

6.04 *Builder's Risk and Other Property Insurance*

A. *Builder's Risk*: Unless otherwise provided in the Supplementary Conditions, Contractor shall purchase and maintain builder's risk insurance upon the Work on a completed value basis, in the amount of the Work's full insurable replacement cost (subject to such deductible amounts as may be provided in the Supplementary Conditions or required by Laws and Regulations). The specific requirements applicable to the builder's risk insurance are set forth in the Supplementary Conditions.

B. *Property Insurance for Facilities of Owner Where Work Will Occur*: Owner is responsible for obtaining and maintaining property insurance covering each existing structure, building, or facility in which any part of the Work will occur, or to which any part of the Work will attach or be adjoined. Such property insurance will be written on a special perils (all-risk) form, on a replacement cost basis, providing coverage consistent with that required for the builder's risk insurance, and will be maintained until the Work is complete, as set forth in Paragraph 15.06.D.

C. *Property Insurance for Substantially Complete Facilities*: Promptly after Substantial Completion, and before actual occupancy or use of the substantially completed Work, Owner will obtain property insurance for such substantially completed Work, and maintain such property insurance at least until the Work is complete, as set forth in Paragraph 15.06.D. Such property insurance will be written on a special perils (all-risk) form, on a replacement cost basis, and provide coverage consistent with that required for the builder's risk insurance. The builder's risk insurance may terminate upon written confirmation of Owner's procurement of such property insurance.

D. *Partial Occupancy or Use by Owner*: If Owner will occupy or use a portion or portions of the Work prior to Substantial Completion of all the Work, as provided in Paragraph 15.04, then Owner (directly, if it is the purchaser of the builder's risk policy, or through Contractor) will provide advance notice of such occupancy or use to the builder's risk insurer, and obtain an endorsement consenting to the continuation of coverage prior to commencing such partial occupancy or use.

E. *Insurance of Other Property; Additional Insurance*: If the express insurance provisions of the Contract do not require or address the insurance of a property item or interest, then the entity or individual owning such property item will be responsible for insuring it. If Contractor elects to obtain other special insurance to be included in or supplement the builder's risk or property insurance policies provided under this Paragraph 6.04, it may do so at Contractor's expense.

6.05 *Property Losses; Subrogation*

A. The builder's risk insurance policy purchased and maintained in accordance with Paragraph 6.04 (or an installation floater policy if authorized by the Supplementary Conditions), will contain provisions to the effect that in the event of payment of any loss or damage the insurer will have no rights of recovery against any insureds thereunder, or against

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Engineer or its consultants, or their officers, directors, members, partners, employees, agents, consultants, or subcontractors.

1. Owner and Contractor waive all rights against each other and the respective officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, for all losses and damages caused by, arising out of, or resulting from any of the perils, risks, or causes of loss covered by such policies and any other property insurance applicable to the Work; and, in addition, waive all such rights against Engineer, its consultants, all individuals or entities identified in the Supplementary Conditions as builder's risk or installation floater insureds, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, under such policies for losses and damages so caused.
2. None of the above waivers extends to the rights that any party making such waiver may have to the proceeds of insurance held by Owner or Contractor as trustee or fiduciary, or otherwise payable under any policy so issued.

B. Any property insurance policy maintained by Owner covering any loss, damage, or consequential loss to Owner's existing structures, buildings, or facilities in which any part of the Work will occur, or to which any part of the Work will attach or adjoin; to adjacent structures, buildings, or facilities of Owner; or to part or all of the completed or substantially completed Work, during partial occupancy or use pursuant to Paragraph 15.04, after Substantial Completion pursuant to Paragraph 15.03, or after final payment pursuant to Paragraph 15.06, will contain provisions to the effect that in the event of payment of any loss or damage the insurer will have no rights of recovery against any insureds thereunder, or against Contractor, Subcontractors, or Engineer, or the officers, directors, members, partners, employees, agents, consultants, or subcontractors of each and any of them, and that the insured is allowed to waive the insurer's rights of subrogation in a written contract executed prior to the loss, damage, or consequential loss.

1. Owner waives all rights against Contractor, Subcontractors, and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, for all losses and damages caused by, arising out of, or resulting from fire or any of the perils, risks, or causes of loss covered by such policies.

C. The waivers in this Paragraph 6.05 include the waiver of rights due to business interruption, loss of use, or other consequential loss extending beyond direct physical loss or damage to Owner's property or the Work caused by, arising out of, or resulting from fire or other insured peril, risk, or cause of loss.

D. Contractor shall be responsible for assuring that each Subcontract contains provisions whereby the Subcontractor waives all rights against Owner, Contractor, all individuals or entities identified in the Supplementary Conditions as insureds, the Engineer and its consultants, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, for all losses and damages caused by, arising out of, relating to, or resulting from fire or other peril, risk, or cause of loss covered by builder's risk insurance, installation floater, and any other property insurance applicable to the Work.

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6.06 *Receipt and Application of Property Insurance Proceeds*

A. Any insured loss under the builder's risk and other policies of property insurance required by Paragraph 6.04 will be adjusted and settled with the named insured that purchased the policy. Such named insured shall act as fiduciary for the other insureds, and give notice to such other insureds that adjustment and settlement of a claim is in progress. Any other insured may state its position regarding a claim for insured loss in writing within 15 days after notice of such claim.

B. Proceeds for such insured losses may be made payable by the insurer either jointly to multiple insureds, or to the named insured that purchased the policy in its own right and as fiduciary for other insureds, subject to the requirements of any applicable mortgage clause. A named insured receiving insurance proceeds under the builder's risk and other policies of insurance required by Paragraph 6.04 shall maintain such proceeds in a segregated account, and distribute such proceeds in accordance with such agreement as the parties in interest may reach, or as otherwise required under the dispute resolution provisions of this Contract or applicable Laws and Regulations.

C. If no other special agreement is reached, Contractor shall repair or replace the damaged Work, using allocated insurance proceeds.

ARTICLE 7—CONTRACTOR'S RESPONSIBILITIES

7.01 *Contractor's Means and Methods of Construction*

A. Contractor shall be solely responsible for the means, methods, techniques, sequences, and procedures of construction.

B. If the Contract Documents note, or Contractor determines, that professional engineering or other design services are needed to carry out Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures, or for Site safety, then Contractor shall cause such services to be provided by a properly licensed design professional, at Contractor's expense. Such services are not Owner-delegated professional design services under this Contract, and neither Owner nor Engineer has any responsibility with respect to (1) Contractor's determination of the need for such services, (2) the qualifications or licensing of the design professionals retained or employed by Contractor, (3) the performance of such services, or (4) any errors, omissions, or defects in such services.

7.02 *Supervision and Superintendence*

A. Contractor shall supervise, inspect, and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents.

B. At all times during the progress of the Work, Contractor shall assign a competent resident superintendent who will not be replaced without written notice to Owner and Engineer except under extraordinary circumstances.

7.03 *Labor; Working Hours*

A. Contractor shall provide competent, suitably qualified personnel to survey and lay out the Work and perform construction as required by the Contract Documents. Contractor shall maintain good discipline and order at the Site.

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B. Contractor shall be fully responsible to Owner and Engineer for all acts and omissions of Contractor's employees; of Suppliers and Subcontractors, and their employees; and of any other individuals or entities performing or furnishing any of the Work, just as Contractor is responsible for Contractor's own acts and omissions.

C. Except as otherwise required for the safety or protection of persons or the Work or property at the Site or adjacent thereto, and except as otherwise stated in the Contract Documents, all Work at the Site will be performed during regular working hours, Monday through Friday. Contractor will not perform Work on a Saturday, Sunday, or any legal holiday. Contractor may perform Work outside regular working hours or on Saturdays, Sundays, or legal holidays only with Owner's written consent, which will not be unreasonably withheld.

7.04 *Services, Materials, and Equipment*

A. Unless otherwise specified in the Contract Documents, Contractor shall provide and assume full responsibility for all services, materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water, sanitary facilities, temporary facilities, and all other facilities and incidentals necessary for the performance, testing, start up, and completion of the Work, whether or not such items are specifically called for in the Contract Documents.

B. All materials and equipment incorporated into the Work must be new and of good quality, except as otherwise provided in the Contract Documents. All special warranties and guarantees required by the Specifications will expressly run to the benefit of Owner. If required by Engineer, Contractor shall furnish satisfactory evidence (including reports of required tests) as to the source, kind, and quality of materials and equipment.

C. All materials and equipment must be stored, applied, installed, connected, erected, protected, used, cleaned, and conditioned in accordance with instructions of the applicable Supplier, except as otherwise may be provided in the Contract Documents.

7.05 *"Or Equals"*

A. *Contractor's Request; Governing Criteria*: Whenever an item of equipment or material is specified or described in the Contract Documents by using the names of one or more proprietary items or specific Suppliers, the Contract Price has been based upon Contractor furnishing such item as specified. The specification or description of such an item is intended to establish the type, function, appearance, and quality required. Unless the specification or description contains or is followed by words reading that no like, equivalent, or "or equal" item is permitted, Contractor may request that Engineer authorize the use of other items of equipment or material, or items from other proposed Suppliers, under the circumstances described below.

1. If Engineer in its sole discretion determines that an item of equipment or material proposed by Contractor is functionally equal to that named and sufficiently similar so that no change in related Work will be required, Engineer will deem it an "or equal" item. For the purposes of this paragraph, a proposed item of equipment or material will be considered functionally equal to an item so named if:

a. in the exercise of reasonable judgment Engineer determines that the proposed item:

1) is at least equal in materials of construction, quality, durability, appearance, strength, and design characteristics;

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2) will reliably perform at least equally well the function and achieve the results imposed by the design concept of the completed Project as a functioning whole;

3) has a proven record of performance and availability of responsive service; and

4) is not objectionable to Owner.

b. Contractor certifies that, if the proposed item is approved and incorporated into the Work:

1) there will be no increase in cost to the Owner or increase in Contract Times; and

2) the item will conform substantially to the detailed requirements of the item named in the Contract Documents.

B. *Contractor's Expense*: Contractor shall provide all data in support of any proposed "or equal" item at Contractor's expense.

C. *Engineer's Evaluation and Determination*: Engineer will be allowed a reasonable time to evaluate each "or-equal" request. Engineer may require Contractor to furnish additional data about the proposed "or-equal" item. Engineer will be the sole judge of acceptability. No "or-equal" item will be ordered, furnished, installed, or utilized until Engineer's review is complete and Engineer determines that the proposed item is an "or-equal," which will be evidenced by an approved Shop Drawing or other written communication. Engineer will advise Contractor in writing of any negative determination.

D. *Effect of Engineer's Determination*: Neither approval nor denial of an "or-equal" request will result in any change in Contract Price. The Engineer's denial of an "or-equal" request will be final and binding, and may not be reversed through an appeal under any provision of the Contract.

E. *Treatment as a Substitution Request*: If Engineer determines that an item of equipment or material proposed by Contractor does not qualify as an "or-equal" item, Contractor may request that Engineer consider the item a proposed substitute pursuant to Paragraph 7.06.

7.06 *Substitutes*

A. *Contractor's Request; Governing Criteria*: Unless the specification or description of an item of equipment or material required to be furnished under the Contract Documents contains or is followed by words reading that no substitution is permitted, Contractor may request that Engineer authorize the use of other items of equipment or material under the circumstances described below. To the extent possible such requests must be made before commencement of related construction at the Site.

1. Contractor shall submit sufficient information as provided below to allow Engineer to determine if the item of material or equipment proposed is functionally equivalent to that named and an acceptable substitute therefor. Engineer will not accept requests for review of proposed substitute items of equipment or material from anyone other than Contractor.

2. The requirements for review by Engineer will be as set forth in Paragraph 7.06.B, as supplemented by the Specifications, and as Engineer may decide is appropriate under the circumstances.

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3. Contractor shall make written application to Engineer for review of a proposed substitute item of equipment or material that Contractor seeks to furnish or use. The application:

    a. will certify that the proposed substitute item will:

        1) perform adequately the functions and achieve the results called for by the general design;

        2) be similar in substance to the item specified; and

        3) be suited to the same use as the item specified.

    b. will state:

        1) the extent, if any, to which the use of the proposed substitute item will necessitate a change in Contract Times;

        2) whether use of the proposed substitute item in the Work will require a change in any of the Contract Documents (or in the provisions of any other direct contract with Owner for other work on the Project) to adapt the design to the proposed substitute item; and

        3) whether incorporation or use of the proposed substitute item in connection with the Work is subject to payment of any license fee or royalty.

    c. will identify:

        1) all variations of the proposed substitute item from the item specified; and

        2) available engineering, sales, maintenance, repair, and replacement services.

    d. will contain an itemized estimate of all costs or credits that will result directly or indirectly from use of such substitute item, including but not limited to changes in Contract Price, shared savings, costs of redesign, and claims of other contractors affected by any resulting change.

B. *Engineer's Evaluation and Determination*: Engineer will be allowed a reasonable time to evaluate each substitute request, and to obtain comments and direction from Owner. Engineer may require Contractor to furnish additional data about the proposed substitute item. Engineer will be the sole judge of acceptability. No substitute will be ordered, furnished, installed, or utilized until Engineer's review is complete and Engineer determines that the proposed item is an acceptable substitute. Engineer's determination will be evidenced by a Field Order or a proposed Change Order accounting for the substitution itself and all related impacts, including changes in Contract Price or Contract Times. Engineer will advise Contractor in writing of any negative determination.

C. *Special Guarantee*: Owner may require Contractor to furnish at Contractor's expense a special performance guarantee or other surety with respect to any substitute.

D. *Reimbursement of Engineer's Cost*: Engineer will record Engineer's costs in evaluating a substitute proposed or submitted by Contractor. Whether or not Engineer approves a substitute so proposed or submitted by Contractor, Contractor shall reimburse Owner for the reasonable charges of Engineer for evaluating each such proposed substitute. Contractor shall also reimburse Owner for the reasonable charges of Engineer for making changes in the Contract Documents (or in the provisions of any other direct contract with Owner) resulting from the acceptance of each proposed substitute.

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E. *Contractor's Expense*: Contractor shall provide all data in support of any proposed substitute at Contractor's expense.

F. *Effect of Engineer's Determination*: If Engineer approves the substitution request, Contractor shall execute the proposed Change Order and proceed with the substitution. The Engineer's denial of a substitution request will be final and binding, and may not be reversed through an appeal under any provision of the Contract. Contractor may challenge the scope of reimbursement costs imposed under Paragraph 7.06.D, by timely submittal of a Change Proposal.

7.07 *Concerning Subcontractors and Suppliers*

A. Contractor may retain Subcontractors and Suppliers for the performance of parts of the Work. Such Subcontractors and Suppliers must be acceptable to Owner. The Contractor's retention of a Subcontractor or Supplier for the performance of parts of the Work will not relieve Contractor's obligation to Owner to perform and complete the Work in accordance with the Contract Documents.

B. Contractor shall retain specific Subcontractors and Suppliers for the performance of designated parts of the Work if required by the Contract to do so.

C. Subsequent to the submittal of Contractor's Bid or final negotiation of the terms of the Contract, Owner may not require Contractor to retain any Subcontractor or Supplier to furnish or perform any of the Work against which Contractor has reasonable objection.

D. Prior to entry into any binding subcontract or purchase order, Contractor shall submit to Owner the identity of the proposed Subcontractor or Supplier (unless Owner has already deemed such proposed Subcontractor or Supplier acceptable during the bidding process or otherwise). Such proposed Subcontractor or Supplier shall be deemed acceptable to Owner unless Owner raises a substantive, reasonable objection within 5 days.

E. Owner may require the replacement of any Subcontractor or Supplier. Owner also may require Contractor to retain specific replacements; provided, however, that Owner may not require a replacement to which Contractor has a reasonable objection. If Contractor has submitted the identity of certain Subcontractors or Suppliers for acceptance by Owner, and Owner has accepted it (either in writing or by failing to make written objection thereto), then Owner may subsequently revoke the acceptance of any such Subcontractor or Supplier so identified solely on the basis of substantive, reasonable objection after due investigation. Contractor shall submit an acceptable replacement for the rejected Subcontractor or Supplier.

F. If Owner requires the replacement of any Subcontractor or Supplier retained by Contractor to perform any part of the Work, then Contractor shall be entitled to an adjustment in Contract Price or Contract Times, with respect to the replacement; and Contractor shall initiate a Change Proposal for such adjustment within 30 days of Owner's requirement of replacement.

G. No acceptance by Owner of any such Subcontractor or Supplier, whether initially or as a replacement, will constitute a waiver of the right of Owner to the completion of the Work in accordance with the Contract Documents.

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H. On a monthly basis, Contractor shall submit to Engineer a complete list of all Subcontractors and Suppliers having a direct contract with Contractor, and of all other Subcontractors and Suppliers known to Contractor at the time of submittal.

I. Contractor shall be solely responsible for scheduling and coordinating the work of Subcontractors and Suppliers.

J. The divisions and sections of the Specifications and the identifications of any Drawings do not control Contractor in dividing the Work among Subcontractors or Suppliers, or in delineating the Work to be performed by any specific trade.

K. All Work performed for Contractor by a Subcontractor or Supplier must be pursuant to an appropriate contractual agreement that specifically binds the Subcontractor or Supplier to the applicable terms and conditions of the Contract for the benefit of Owner and Engineer.

L. Owner may furnish to any Subcontractor or Supplier, to the extent practicable, information about amounts paid to Contractor for Work performed for Contractor by the Subcontractor or Supplier.

M. Contractor shall restrict all Subcontractors and Suppliers from communicating with Engineer or Owner, except through Contractor or in case of an emergency, or as otherwise expressly allowed in this Contract.

7.08 *Patent Fees and Royalties*

A. Contractor shall pay all license fees and royalties and assume all costs incident to the use in the performance of the Work or the incorporation in the Work of any invention, design, process, product, or device which is the subject of patent rights or copyrights held by others. If an invention, design, process, product, or device is specified in the Contract Documents for use in the performance of the Work and if, to the actual knowledge of Owner or Engineer, its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights will be disclosed in the Contract Documents.

B. To the fullest extent permitted by Laws and Regulations, Owner shall indemnify and hold harmless Contractor, and its officers, directors, members, partners, employees, agents, consultants, and subcontractors, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) arising out of or relating to any infringement of patent rights or copyrights incident to the use in the performance of the Work or resulting from the incorporation in the Work of any invention, design, process, product, or device specified in the Contract Documents, but not identified as being subject to payment of any license fee or royalty to others required by patent rights or copyrights.

C. To the fullest extent permitted by Laws and Regulations, Contractor shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to any infringement of patent rights or copyrights incident to the use in the performance of the Work or resulting from the incorporation in the Work of any invention, design, process, product, or device not specified in the Contract Documents.

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7.09 *Permits*

A. Unless otherwise provided in the Contract Documents, Contractor shall obtain and pay for all construction permits, licenses, and certificates of occupancy. Owner shall assist Contractor, when necessary, in obtaining such permits and licenses. Contractor shall pay all governmental charges and inspection fees necessary for the prosecution of the Work which are applicable at the time of the submission of Contractor's Bid (or when Contractor became bound under a negotiated contract). Owner shall pay all charges of utility owners for connections for providing permanent service to the Work.

7.10 *Taxes*

A. Contractor shall pay all sales, consumer, use, and other similar taxes required to be paid by Contractor in accordance with the Laws and Regulations of the place of the Project which are applicable during the performance of the Work.

7.11 *Laws and Regulations*

A. Contractor shall give all notices required by and shall comply with all Laws and Regulations applicable to the performance of the Work. Neither Owner nor Engineer shall be responsible for monitoring Contractor's compliance with any Laws or Regulations.

B. If Contractor performs any Work or takes any other action knowing or having reason to know that it is contrary to Laws or Regulations, Contractor shall bear all resulting costs and losses, and shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such Work or other action. It is not Contractor's responsibility to make certain that the Work described in the Contract Documents is in accordance with Laws and Regulations, but this does not relieve Contractor of its obligations under Paragraph 3.03.

C. Owner or Contractor may give written notice to the other party of any changes after the submission of Contractor's Bid (or after the date when Contractor became bound under a negotiated contract) in Laws or Regulations having an effect on the cost or time of performance of the Work, including but not limited to changes in Laws or Regulations having an effect on procuring permits and on sales, use, value-added, consumption, and other similar taxes. If Owner and Contractor are unable to agree on entitlement to or on the amount or extent, if any, of any adjustment in Contract Price or Contract Times resulting from such changes, then within 30 days of such written notice Contractor may submit a Change Proposal, or Owner may initiate a Claim.

7.12 *Record Documents*

A. Contractor shall maintain in a safe place at the Site one printed record copy of all Drawings, Specifications, Addenda, Change Orders, Work Change Directives, Field Orders, written interpretations and clarifications, and approved Shop Drawings. Contractor shall keep such record documents in good order and annotate them to show changes made during construction. These record documents, together with all approved Samples, will be available to Engineer for reference. Upon completion of the Work, Contractor shall deliver these record documents to Engineer.

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7.13 *Safety and Protection*

A. Contractor shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. Such responsibility does not relieve Subcontractors of their responsibility for the safety of persons or property in the performance of their work, nor for compliance with applicable safety Laws and Regulations.

B. Contractor shall designate a qualified and experienced safety representative whose duties and responsibilities are the prevention of Work-related accidents and the maintenance and supervision of safety precautions and programs.

C. Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to:

1. all persons on the Site or who may be affected by the Work;

2. all the Work and materials and equipment to be incorporated therein, whether in storage on or off the Site; and

3. other property at the Site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, other work in progress, utilities, and Underground Facilities not designated for removal, relocation, or replacement in the course of construction.

D. All damage, injury, or loss to any property referred to in Paragraph 7.13.C.2 or 7.13.C.3 caused, directly or indirectly, in whole or in part, by Contractor, any Subcontractor, Supplier, or any other individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable, shall be remedied by Contractor at its expense (except damage or loss attributable to the fault of Drawings or Specifications or to the acts or omissions of Owner or Engineer or anyone employed by any of them, or anyone for whose acts any of them may be liable, and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of Contractor or any Subcontractor, Supplier, or other individual or entity directly or indirectly employed by any of them).

E. Contractor shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection.

F. Contractor shall notify Owner; the owners of adjacent property; the owners of Underground Facilities and other utilities (if the identity of such owners is known to Contractor); and other contractors and utility owners performing work at or adjacent to the Site, in writing, when Contractor knows that prosecution of the Work may affect them, and shall cooperate with them in the protection, removal, relocation, and replacement of their property or work in progress.

G. Contractor shall comply with the applicable requirements of Owner's safety programs, if any. Any Owner's safety programs that are applicable to the Work are identified or included in the Supplementary Conditions or Specifications.

H. Contractor shall inform Owner and Engineer of the specific requirements of Contractor's safety program with which Owner's and Engineer's employees and representatives must comply while at the Site.

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I. Contractor's duties and responsibilities for safety and protection will continue until all the Work is completed, Engineer has issued a written notice to Owner and Contractor in accordance with Paragraph 15.06.C that the Work is acceptable, and Contractor has left the Site (except as otherwise expressly provided in connection with Substantial Completion).

J. Contractor's duties and responsibilities for safety and protection will resume whenever Contractor or any Subcontractor or Supplier returns to the Site to fulfill warranty or correction obligations, or to conduct other tasks arising from the Contract Documents.

7.14 *Hazard Communication Programs*

A. Contractor shall be responsible for coordinating any exchange of safety data sheets (formerly known as material safety data sheets) or other hazard communication information required to be made available to or exchanged between or among employers at the Site in accordance with Laws or Regulations.

7.15 *Emergencies*

A. In emergencies affecting the safety or protection of persons or the Work or property at the Site or adjacent thereto, Contractor is obligated to act to prevent damage, injury, or loss. Contractor shall give Engineer prompt written notice if Contractor believes that any significant changes in the Work or variations from the Contract Documents have been caused by an emergency, or are required as a result of Contractor's response to an emergency. If Engineer determines that a change in the Contract Documents is required because of an emergency or Contractor's response, a Work Change Directive or Change Order will be issued.

7.16 *Submittals*

A. *Shop Drawing and Sample Requirements*

1. Before submitting a Shop Drawing or Sample, Contractor shall:

a. review and coordinate the Shop Drawing or Sample with other Shop Drawings and Samples and with the requirements of the Work and the Contract Documents;

b. determine and verify:

1) all field measurements, quantities, dimensions, specified performance and design criteria, installation requirements, materials, catalog numbers, and similar information with respect to the Submittal;

2) the suitability of all materials and equipment offered with respect to the indicated application, fabrication, shipping, handling, storage, assembly, and installation pertaining to the performance of the Work; and

3) all information relative to Contractor's responsibilities for means, methods, techniques, sequences, and procedures of construction, and safety precautions and programs incident thereto;

c. confirm that the Submittal is complete with respect to all related data included in the Submittal.

2. Each Shop Drawing or Sample must bear a stamp or specific written certification that Contractor has satisfied Contractor's obligations under the Contract Documents with respect to Contractor's review of that Submittal, and that Contractor approves the Submittal.

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3. With each Shop Drawing or Sample, Contractor shall give Engineer specific written notice of any variations that the Submittal may have from the requirements of the Contract Documents. This notice must be set forth in a written communication separate from the Submittal; and, in addition, in the case of a Shop Drawing by a specific notation made on the Shop Drawing itself.

B. *Submittal Procedures for Shop Drawings and Samples*: Contractor shall label and submit Shop Drawings and Samples to Engineer for review and approval in accordance with the accepted Schedule of Submittals.

1. *Shop Drawings*

a. Contractor shall submit the number of copies required in the Specifications.

b. Data shown on the Shop Drawings must be complete with respect to quantities, dimensions, specified performance and design criteria, materials, and similar data to show Engineer the services, materials, and equipment Contractor proposes to provide, and to enable Engineer to review the information for the limited purposes required by Paragraph 7.16.C.

2. *Samples*

a. Contractor shall submit the number of Samples required in the Specifications.

b. Contractor shall clearly identify each Sample as to material, Supplier, pertinent data such as catalog numbers, the use for which intended and other data as Engineer may require to enable Engineer to review the Submittal for the limited purposes required by Paragraph 7.16.C.

3. Where a Shop Drawing or Sample is required by the Contract Documents or the Schedule of Submittals, any related Work performed prior to Engineer's review and approval of the pertinent submittal will be at the sole expense and responsibility of Contractor.

C. *Engineer's Review of Shop Drawings and Samples*

1. Engineer will provide timely review of Shop Drawings and Samples in accordance with the accepted Schedule of Submittals. Engineer's review and approval will be only to determine if the items covered by the Submittals will, after installation or incorporation in the Work, comply with the requirements of the Contract Documents, and be compatible with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents.

2. Engineer's review and approval will not extend to means, methods, techniques, sequences, or procedures of construction, or to safety precautions or programs incident thereto.

3. Engineer's review and approval of a separate item as such will not indicate approval of the assembly in which the item functions.

4. Engineer's review and approval of a Shop Drawing or Sample will not relieve Contractor from responsibility for any variation from the requirements of the Contract Documents unless Contractor has complied with the requirements of Paragraph 7.16.A.3 and Engineer has given written approval of each such variation by specific written notation thereof incorporated in or accompanying the Shop Drawing or Sample. Engineer will

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document any such approved variation from the requirements of the Contract Documents in a Field Order or other appropriate Contract modification.

5. Engineer's review and approval of a Shop Drawing or Sample will not relieve Contractor from responsibility for complying with the requirements of Paragraphs 7.16.A and B.

6. Engineer's review and approval of a Shop Drawing or Sample, or of a variation from the requirements of the Contract Documents, will not, under any circumstances, change the Contract Times or Contract Price, unless such changes are included in a Change Order.

7. Neither Engineer's receipt, review, acceptance, or approval of a Shop Drawing or Sample will result in such item becoming a Contract Document.

8. Contractor shall perform the Work in compliance with the requirements and commitments set forth in approved Shop Drawings and Samples, subject to the provisions of Paragraph 7.16.C.4.

D. *Resubmittal Procedures for Shop Drawings and Samples*

1. Contractor shall make corrections required by Engineer and shall return the required number of corrected copies of Shop Drawings and submit, as required, new Samples for review and approval. Contractor shall direct specific attention in writing to revisions other than the corrections called for by Engineer on previous Submittals.

2. Contractor shall furnish required Shop Drawing and Sample submittals with sufficient information and accuracy to obtain required approval of an item with no more than two resubmittals. Engineer will record Engineer's time for reviewing a third or subsequent resubmittal of a Shop Drawing or Sample, and Contractor shall be responsible for Engineer's charges to Owner for such time. Owner may impose a set-off against payments due Contractor to secure reimbursement for such charges.

3. If Contractor requests a change of a previously approved Shop Drawing or Sample, Contractor shall be responsible for Engineer's charges to Owner for its review time, and Owner may impose a set-off against payments due Contractor to secure reimbursement for such charges, unless the need for such change is beyond the control of Contractor.

E. *Submittals Other than Shop Drawings, Samples, and Owner-Delegated Designs*

1. The following provisions apply to all Submittals other than Shop Drawings, Samples, and Owner-delegated designs:

   a. Contractor shall submit all such Submittals to the Engineer in accordance with the Schedule of Submittals and pursuant to the applicable terms of the Contract Documents.

   b. Engineer will provide timely review of all such Submittals in accordance with the Schedule of Submittals and return such Submittals with a notation of either Accepted or Not Accepted. Any such Submittal that is not returned within the time established in the Schedule of Submittals will be deemed accepted.

   c. Engineer's review will be only to determine if the Submittal is acceptable under the requirements of the Contract Documents as to general form and content of the Submittal.

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d. If any such Submittal is not accepted, Contractor shall confer with Engineer regarding the reason for the non-acceptance, and resubmit an acceptable document.

2. Procedures for the submittal and acceptance of the Progress Schedule, the Schedule of Submittals, and the Schedule of Values are set forth in Paragraphs 2.03. 2.04, and 2.05.

F. Owner-delegated Designs: Submittals pursuant to Owner-delegated designs are governed by the provisions of Paragraph 7.19.

7.17 *Contractor's General Warranty and Guarantee*

A. Contractor warrants and guarantees to Owner that all Work will be in accordance with the Contract Documents and will not be defective. Engineer is entitled to rely on Contractor's warranty and guarantee.

B. Owner's rights under this warranty and guarantee are in addition to, and are not limited by, Owner's rights under the correction period provisions of Paragraph 15.08. The time in which Owner may enforce its warranty and guarantee rights under this Paragraph 7.17 is limited only by applicable Laws and Regulations restricting actions to enforce such rights; provided, however, that after the end of the correction period under Paragraph 15.08:

1. Owner shall give Contractor written notice of any defective Work within 60 days of the discovery that such Work is defective; and

2. Such notice will be deemed the start of an event giving rise to a Claim under Paragraph 12.01.B, such that any related Claim must be brought within 30 days of the notice.

C. Contractor's warranty and guarantee hereunder excludes defects or damage caused by:

1. abuse, or improper modification, maintenance, or operation, by persons other than Contractor, Subcontractors, Suppliers, or any other individual or entity for whom Contractor is responsible; or

2. normal wear and tear under normal usage.

D. Contractor's obligation to perform and complete the Work in accordance with the Contract Documents is absolute. None of the following will constitute an acceptance of Work that is not in accordance with the Contract Documents, a release of Contractor's obligation to perform the Work in accordance with the Contract Documents, or a release of Owner's warranty and guarantee rights under this Paragraph 7.17:

1. Observations by Engineer;

2. Recommendation by Engineer or payment by Owner of any progress or final payment;

3. The issuance of a certificate of Substantial Completion by Engineer or any payment related thereto by Owner;

4. Use or occupancy of the Work or any part thereof by Owner;

5. Any review and approval of a Shop Drawing or Sample submittal;

6. The issuance of a notice of acceptability by Engineer;

7. The end of the correction period established in Paragraph 15.08;

8. Any inspection, test, or approval by others; or

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9. Any correction of defective Work by Owner.

E. If the Contract requires the Contractor to accept the assignment of a contract entered into by Owner, then the specific warranties, guarantees, and correction obligations contained in the assigned contract will govern with respect to Contractor's performance obligations to Owner for the Work described in the assigned contract.

7.18 *Indemnification*

A. To the fullest extent permitted by Laws and Regulations, and in addition to any other obligations of Contractor under the Contract or otherwise, Contractor shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, from losses, damages, costs, and judgments (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) arising from third-party claims or actions relating to or resulting from the performance or furnishing of the Work, provided that any such claim, action, loss, cost, judgment or damage is attributable to bodily injury, sickness, disease, or death, or to damage to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Contractor, any Subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable.

B. In any and all claims against Owner or Engineer, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, by any employee (or the survivor or personal representative of such employee) of Contractor, any Subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable, the indemnification obligation under Paragraph 7.18.A will not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Contractor or any such Subcontractor, Supplier, or other individual or entity under workers' compensation acts, disability benefit acts, or other employee benefit acts.

7.19 *Delegation of Professional Design Services*

A. Owner may require Contractor to provide professional design services for a portion of the Work by express delegation in the Contract Documents. Such delegation will specify the performance and design criteria that such services must satisfy, and the Submittals that Contractor must furnish to Engineer with respect to the Owner-delegated design.

B. Contractor shall cause such Owner-delegated professional design services to be provided pursuant to the professional standard of care by a properly licensed design professional, whose signature and seal must appear on all drawings, calculations, specifications, certifications, and Submittals prepared by such design professional. Such design professional must issue all certifications of design required by Laws and Regulations.

C. If a Shop Drawing or other Submittal related to the Owner-delegated design is prepared by Contractor, a Subcontractor, or others for submittal to Engineer, then such Shop Drawing or other Submittal must bear the written approval of Contractor's design professional when submitted by Contractor to Engineer.

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D. Owner and Engineer shall be entitled to rely upon the adequacy, accuracy, and completeness of the services, certifications, and approvals performed or provided by the design professionals retained or employed by Contractor under an Owner-delegated design, subject to the professional standard of care and the performance and design criteria stated in the Contract Documents.

E. Pursuant to this Paragraph 7.19, Engineer's review, approval, and other determinations regarding design drawings, calculations, specifications, certifications, and other Submittals furnished by Contractor pursuant to an Owner-delegated design will be only for the following limited purposes:

1. Checking for conformance with the requirements of this Paragraph 7.19;

2. Confirming that Contractor (through its design professionals) has used the performance and design criteria specified in the Contract Documents; and

3. Establishing that the design furnished by Contractor is consistent with the design concept expressed in the Contract Documents.

F. Contractor shall not be responsible for the adequacy of performance or design criteria specified by Owner or Engineer.

G. Contractor is not required to provide professional services in violation of applicable Laws and Regulations.

ARTICLE 8—OTHER WORK AT THE SITE

8.01 *Other Work*

A. In addition to and apart from the Work under the Contract Documents, the Owner may perform other work at or adjacent to the Site. Such other work may be performed by Owner's employees, or through contracts between the Owner and third parties. Owner may also arrange to have third-party utility owners perform work on their utilities and facilities at or adjacent to the Site.

B. If Owner performs other work at or adjacent to the Site with Owner's employees, or through contracts for such other work, then Owner shall give Contractor written notice thereof prior to starting any such other work. If Owner has advance information regarding the start of any third-party utility work that Owner has arranged to take place at or adjacent to the Site, Owner shall provide such information to Contractor.

C. Contractor shall afford proper and safe access to the Site to each contractor that performs such other work, each utility owner performing other work, and Owner, if Owner is performing other work with Owner's employees, and provide a reasonable opportunity for the introduction and storage of materials and equipment and the execution of such other work.

D. Contractor shall do all cutting, fitting, and patching of the Work that may be required to properly connect or otherwise make its several parts come together and properly integrate with such other work. Contractor shall not endanger any work of others by cutting, excavating, or otherwise altering such work; provided, however, that Contractor may cut or alter others' work with the written consent of Engineer and the others whose work will be affected.

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E. If the proper execution or results of any part of Contractor's Work depends upon work performed by others, Contractor shall inspect such other work and promptly report to Engineer in writing any delays, defects, or deficiencies in such other work that render it unavailable or unsuitable for the proper execution and results of Contractor's Work. Contractor's failure to so report will constitute an acceptance of such other work as fit and proper for integration with Contractor's Work except for latent defects and deficiencies in such other work.

F. The provisions of this article are not applicable to work that is performed by third-party utilities or other third-party entities without a contract with Owner, or that is performed without having been arranged by Owner. If such work occurs, then any related delay, disruption, or interference incurred by Contractor is governed by the provisions of Paragraph 4.05.C.3.

8.02 *Coordination*

A. If Owner intends to contract with others for the performance of other work at or adjacent to the Site, to perform other work at or adjacent to the Site with Owner's employees, or to arrange to have utility owners perform work at or adjacent to the Site, the following will be set forth in the Supplementary Conditions or provided to Contractor prior to the start of any such other work:

1. The identity of the individual or entity that will have authority and responsibility for coordination of the activities among the various contractors;

2. An itemization of the specific matters to be covered by such authority and responsibility; and

3. The extent of such authority and responsibilities.

B. Unless otherwise provided in the Supplementary Conditions, Owner shall have sole authority and responsibility for such coordination.

8.03 *Legal Relationships*

A. If, in the course of performing other work for Owner at or adjacent to the Site, the Owner's employees, any other contractor working for Owner, or any utility owner that Owner has arranged to perform work, causes damage to the Work or to the property of Contractor or its Subcontractors, or delays, disrupts, interferes with, or increases the scope or cost of the performance of the Work, through actions or inaction, then Contractor shall be entitled to an equitable adjustment in the Contract Price or the Contract Times. Contractor must submit any Change Proposal seeking an equitable adjustment in the Contract Price or the Contract Times under this paragraph within 30 days of the damaging, delaying, disrupting, or interfering event. The entitlement to, and extent of, any such equitable adjustment will take into account information (if any) regarding such other work that was provided to Contractor in the Contract Documents prior to the submittal of the Bid or the final negotiation of the terms of the Contract, and any remedies available to Contractor under Laws or Regulations concerning utility action or inaction. When applicable, any such equitable adjustment in Contract Price will be conditioned on Contractor assigning to Owner all Contractor's rights against such other contractor or utility owner with respect to the damage, delay, disruption, or interference that is the subject of the adjustment. Contractor's entitlement to an adjustment of the Contract Times or Contract Price is subject to the provisions of Paragraphs 4.05.D and 4.05.E.

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B. Contractor shall take reasonable and customary measures to avoid damaging, delaying, disrupting, or interfering with the work of Owner, any other contractor, or any utility owner performing other work at or adjacent to the Site.

1. If Contractor fails to take such measures and as a result damages, delays, disrupts, or interferes with the work of any such other contractor or utility owner, then Owner may impose a set-off against payments due Contractor, and assign to such other contractor or utility owner the Owner's contractual rights against Contractor with respect to the breach of the obligations set forth in this Paragraph 8.03.B.

2. When Owner is performing other work at or adjacent to the Site with Owner's employees, Contractor shall be liable to Owner for damage to such other work, and for the reasonable direct delay, disruption, and interference costs incurred by Owner as a result of Contractor's failure to take reasonable and customary measures with respect to Owner's other work. In response to such damage, delay, disruption, or interference, Owner may impose a set-off against payments due Contractor.

C. If Contractor damages, delays, disrupts, or interferes with the work of any other contractor, or any utility owner performing other work at or adjacent to the Site, through Contractor's failure to take reasonable and customary measures to avoid such impacts, or if any claim arising out of Contractor's actions, inactions, or negligence in performance of the Work at or adjacent to the Site is made by any such other contractor or utility owner against Contractor, Owner, or Engineer, then Contractor shall (1) promptly attempt to settle the claim as to all parties through negotiations with such other contractor or utility owner, or otherwise resolve the claim by arbitration or other dispute resolution proceeding or at law, and (2) indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them from and against any such claims, and against all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such damage, delay, disruption, or interference.

ARTICLE 9—OWNER'S RESPONSIBILITIES

9.01 *Communications to Contractor*

A. Except as otherwise provided in these General Conditions, Owner shall issue all communications to Contractor through Engineer.

9.02 *Replacement of Engineer*

A. Owner may at its discretion appoint an engineer to replace Engineer, provided Contractor makes no reasonable objection to the replacement engineer. The replacement engineer's status under the Contract Documents will be that of the former Engineer.

9.03 *Furnish Data*

A. Owner shall promptly furnish the data required of Owner under the Contract Documents.

9.04 *Pay When Due*

A. Owner shall make payments to Contractor when they are due as provided in the Agreement.

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9.05 *Lands and Easements; Reports, Tests, and Drawings*

A. Owner's duties with respect to providing lands and easements are set forth in Paragraph 5.01.

B. Owner's duties with respect to providing engineering surveys to establish reference points are set forth in Paragraph 4.03.

C. Article 5 refers to Owner's identifying and making available to Contractor copies of reports of explorations and tests of conditions at the Site, and drawings of physical conditions relating to existing surface or subsurface structures at the Site.

9.06 *Insurance*

A. Owner's responsibilities, if any, with respect to purchasing and maintaining liability and property insurance are set forth in Article 6.

9.07 *Change Orders*

A. Owner's responsibilities with respect to Change Orders are set forth in Article 11.

9.08 *Inspections, Tests, and Approvals*

A. Owner's responsibility with respect to certain inspections, tests, and approvals is set forth in Paragraph 14.02.B.

9.09 *Limitations on Owner's Responsibilities*

A. The Owner shall not supervise, direct, or have control or authority over, nor be responsible for, Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Owner will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.

9.10 *Undisclosed Hazardous Environmental Condition*

A. Owner's responsibility in respect to an undisclosed Hazardous Environmental Condition is set forth in Paragraph 5.06.

9.11 *Evidence of Financial Arrangements*

A. Upon request of Contractor, Owner shall furnish Contractor reasonable evidence that financial arrangements have been made to satisfy Owner's obligations under the Contract (including obligations under proposed changes in the Work).

9.12 *Safety Programs*

A. While at the Site, Owner's employees and representatives shall comply with the specific applicable requirements of Contractor's safety programs of which Owner has been informed.

B. Owner shall furnish copies of any applicable Owner safety programs to Contractor.

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ARTICLE 10—ENGINEER'S STATUS DURING CONSTRUCTION

10.01 *Owner's Representative*

A. Engineer will be Owner's representative during the construction period. The duties and responsibilities and the limitations of authority of Engineer as Owner's representative during construction are set forth in the Contract.

10.02 *Visits to Site*

A. Engineer will make visits to the Site at intervals appropriate to the various stages of construction as Engineer deems necessary in order to observe, as an experienced and qualified design professional, the progress that has been made and the quality of the various aspects of Contractor's executed Work. Based on information obtained during such visits and observations, Engineer, for the benefit of Owner, will determine, in general, if the Work is proceeding in accordance with the Contract Documents. Engineer will not be required to make exhaustive or continuous inspections on the Site to check the quality or quantity of the Work. Engineer's efforts will be directed toward providing for Owner a greater degree of confidence that the completed Work will conform generally to the Contract Documents. On the basis of such visits and observations, Engineer will keep Owner informed of the progress of the Work and will endeavor to guard Owner against defective Work.

B. Engineer's visits and observations are subject to all the limitations on Engineer's authority and responsibility set forth in Paragraph 10.07. Particularly, but without limitation, during or as a result of Engineer's visits or observations of Contractor's Work, Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work.

10.03 *Resident Project Representative*

A. If Owner and Engineer have agreed that Engineer will furnish a Resident Project Representative to represent Engineer at the Site and assist Engineer in observing the progress and quality of the Work, then the authority and responsibilities of any such Resident Project Representative will be as provided in the Supplementary Conditions, and limitations on the responsibilities thereof will be as provided in the Supplementary Conditions and in Paragraph 10.07.

B. If Owner designates an individual or entity who is not Engineer's consultant, agent, or employee to represent Owner at the Site, then the responsibilities and authority of such individual or entity will be as provided in the Supplementary Conditions.

10.04 *Engineer's Authority*

A. Engineer has the authority to reject Work in accordance with Article 14.

B. Engineer's authority as to Submittals is set forth in Paragraph 7.16.

C. Engineer's authority as to design drawings, calculations, specifications, certifications and other Submittals from Contractor in response to Owner's delegation (if any) to Contractor of professional design services, is set forth in Paragraph 7.19.

D. Engineer's authority as to changes in the Work is set forth in Article 11.

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E. Engineer's authority as to Applications for Payment is set forth in Article 15.

10.05 *Determinations for Unit Price Work*

A. Engineer will determine the actual quantities and classifications of Unit Price Work performed by Contractor as set forth in Paragraph 13.03.

10.06 *Decisions on Requirements of Contract Documents and Acceptability of Work*

A. Engineer will render decisions regarding the requirements of the Contract Documents, and judge the acceptability of the Work, pursuant to the specific procedures set forth herein for initial interpretations, Change Proposals, and acceptance of the Work. In rendering such decisions and judgments, Engineer will not show partiality to Owner or Contractor, and will not be liable to Owner, Contractor, or others in connection with any proceedings, interpretations, decisions, or judgments conducted or rendered in good faith.

10.07 *Limitations on Engineer's Authority and Responsibilities*

A. Neither Engineer's authority or responsibility under this Article 10 or under any other provision of the Contract, nor any decision made by Engineer in good faith either to exercise or not exercise such authority or responsibility or the undertaking, exercise, or performance of any authority or responsibility by Engineer, will create, impose, or give rise to any duty in contract, tort, or otherwise owed by Engineer to Contractor, any Subcontractor, any Supplier, any other individual or entity, or to any surety for or employee or agent of any of them.

B. Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Engineer will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.

C. Engineer will not be responsible for the acts or omissions of Contractor or of any Subcontractor, any Supplier, or of any other individual or entity performing any of the Work.

D. Engineer's review of the final Application for Payment and accompanying documentation, and all maintenance and operating instructions, schedules, guarantees, bonds, certificates of inspection, tests and approvals, and other documentation required to be delivered by Contractor under Paragraph 15.06.A, will only be to determine generally that their content complies with the requirements of, and in the case of certificates of inspections, tests, and approvals, that the results certified indicate compliance with the Contract Documents.

E. The limitations upon authority and responsibility set forth in this Paragraph 10.07 also apply to the Resident Project Representative, if any.

10.08 *Compliance with Safety Program*

A. While at the Site, Engineer's employees and representatives will comply with the specific applicable requirements of Owner's and Contractor's safety programs of which Engineer has been informed.

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ARTICLE 11—CHANGES TO THE CONTRACT

11.01 *Amending and Supplementing the Contract*

A. The Contract may be amended or supplemented by a Change Order, a Work Change Directive, or a Field Order.

B. If an amendment or supplement to the Contract includes a change in the Contract Price or the Contract Times, such amendment or supplement must be set forth in a Change Order.

C. All changes to the Contract that involve (1) the performance or acceptability of the Work, (2) the design (as set forth in the Drawings, Specifications, or otherwise), or (3) other engineering or technical matters, must be supported by Engineer's recommendation. Owner and Contractor may amend other terms and conditions of the Contract without the recommendation of the Engineer.

11.02 *Change Orders*

A. Owner and Contractor shall execute appropriate Change Orders covering:

1. Changes in Contract Price or Contract Times which are agreed to by the parties, including any undisputed sum or amount of time for Work actually performed in accordance with a Work Change Directive;

2. Changes in Contract Price resulting from an Owner set-off, unless Contractor has duly contested such set-off;

3. Changes in the Work which are: (a) ordered by Owner pursuant to Paragraph 11.05, (b) required because of Owner's acceptance of defective Work under Paragraph 14.04 or Owner's correction of defective Work under Paragraph 14.07, or (c) agreed to by the parties, subject to the need for Engineer's recommendation if the change in the Work involves the design (as set forth in the Drawings, Specifications, or otherwise) or other engineering or technical matters; and

4. Changes that embody the substance of any final and binding results under: Paragraph 11.03.B, resolving the impact of a Work Change Directive; Paragraph 11.09, concerning Change Proposals; Article 12, Claims; Paragraph 13.02.D, final adjustments resulting from allowances; Paragraph 13.03.D, final adjustments relating to determination of quantities for Unit Price Work; and similar provisions.

B. If Owner or Contractor refuses to execute a Change Order that is required to be executed under the terms of Paragraph 11.02.A, it will be deemed to be of full force and effect, as if fully executed.

11.03 *Work Change Directives*

A. A Work Change Directive will not change the Contract Price or the Contract Times but is evidence that the parties expect that the modification ordered or documented by a Work Change Directive will be incorporated in a subsequently issued Change Order, following negotiations by the parties as to the Work Change Directive's effect, if any, on the Contract Price and Contract Times; or, if negotiations are unsuccessful, by a determination under the terms of the Contract Documents governing adjustments, expressly including Paragraph 11.07 regarding change of Contract Price.

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B. If Owner has issued a Work Change Directive and:

1. Contractor believes that an adjustment in Contract Times or Contract Price is necessary, then Contractor shall submit any Change Proposal seeking such an adjustment no later than 30 days after the completion of the Work set out in the Work Change Directive.

2. Owner believes that an adjustment in Contract Times or Contract Price is necessary, then Owner shall submit any Claim seeking such an adjustment no later than 60 days after issuance of the Work Change Directive.

11.04 *Field Orders*

A. Engineer may authorize minor changes in the Work if the changes do not involve an adjustment in the Contract Price or the Contract Times and are compatible with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents. Such changes will be accomplished by a Field Order and will be binding on Owner and also on Contractor, which shall perform the Work involved promptly.

B. If Contractor believes that a Field Order justifies an adjustment in the Contract Price or Contract Times, then before proceeding with the Work at issue, Contractor shall submit a Change Proposal as provided herein.

11.05 *Owner-Authorized Changes in the Work*

A. Without invalidating the Contract and without notice to any surety, Owner may, at any time or from time to time, order additions, deletions, or revisions in the Work. Changes involving the design (as set forth in the Drawings, Specifications, or otherwise) or other engineering or technical matters will be supported by Engineer's recommendation.

B. Such changes in the Work may be accomplished by a Change Order, if Owner and Contractor have agreed as to the effect, if any, of the changes on Contract Times or Contract Price; or by a Work Change Directive. Upon receipt of any such document, Contractor shall promptly proceed with the Work involved; or, in the case of a deletion in the Work, promptly cease construction activities with respect to such deleted Work. Added or revised Work must be performed under the applicable conditions of the Contract Documents.

C. Nothing in this Paragraph 11.05 obligates Contractor to undertake work that Contractor reasonably concludes cannot be performed in a manner consistent with Contractor's safety obligations under the Contract Documents or Laws and Regulations.

11.06 *Unauthorized Changes in the Work*

A. Contractor shall not be entitled to an increase in the Contract Price or an extension of the Contract Times with respect to any work performed that is not required by the Contract Documents, as amended, modified, or supplemented, except in the case of an emergency as provided in Paragraph 7.15 or in the case of uncovering Work as provided in Paragraph 14.05.C.2.

11.07 *Change of Contract Price*

A. The Contract Price may only be changed by a Change Order. Any Change Proposal for an adjustment in the Contract Price must comply with the provisions of Paragraph 11.09. Any Claim for an adjustment of Contract Price must comply with the provisions of Article 12.

B. An adjustment in the Contract Price will be determined as follows:

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1. Where the Work involved is covered by unit prices contained in the Contract Documents, then by application of such unit prices to the quantities of the items involved (subject to the provisions of Paragraph 13.03);

2. Where the Work involved is not covered by unit prices contained in the Contract Documents, then by a mutually agreed lump sum (which may include an allowance for overhead and profit not necessarily in accordance with Paragraph 11.07.C.2); or

3. Where the Work involved is not covered by unit prices contained in the Contract Documents and the parties do not reach mutual agreement to a lump sum, then on the basis of the Cost of the Work (determined as provided in Paragraph 13.01) plus a Contractor's fee for overhead and profit (determined as provided in Paragraph 11.07.C).

C. *Contractor's Fee*: When applicable, the Contractor's fee for overhead and profit will be determined as follows:

1. A mutually acceptable fixed fee; or

2. If a fixed fee is not agreed upon, then a fee based on the following percentages of the various portions of the Cost of the Work:

a. For costs incurred under Paragraphs 13.01.B.1 and 13.01.B.2, the Contractor's fee will be 15 percent;

b. For costs incurred under Paragraph 13.01.B.3, the Contractor's fee will be 5 percent;

c. Where one or more tiers of subcontracts are on the basis of Cost of the Work plus a fee and no fixed fee is agreed upon, the intent of Paragraphs 11.07.C.2.a and 11.07.C.2.b is that the Contractor's fee will be based on: (1) a fee of 15 percent of the costs incurred under Paragraphs 13.01.B.1 and 13.01.B.2 by the Subcontractor that actually performs the Work, at whatever tier, and (2) with respect to Contractor itself and to any Subcontractors of a tier higher than that of the Subcontractor that actually performs the Work, a fee of 5 percent of the amount (fee plus underlying costs incurred) attributable to the next lower tier Subcontractor; provided, however, that for any such subcontracted Work the maximum total fee to be paid by Owner will be no greater than 27 percent of the costs incurred by the Subcontractor that actually performs the Work;

d. No fee will be payable on the basis of costs itemized under Paragraphs 13.01.B.4, 13.01.B.5, and 13.01.C;

e. The amount of credit to be allowed by Contractor to Owner for any change which results in a net decrease in Cost of the Work will be the amount of the actual net decrease in Cost of the Work and a deduction of an additional amount equal to 5 percent of such actual net decrease in Cost of the Work; and

f. When both additions and credits are involved in any one change or Change Proposal, the adjustment in Contractor's fee will be computed by determining the sum of the costs in each of the cost categories in Paragraph 13.01.B (specifically, payroll costs, Paragraph 13.01.B.1; incorporated materials and equipment costs, Paragraph 13.01.B.2; Subcontract costs, Paragraph 13.01.B.3; special consultants costs, Paragraph 13.01.B.4; and other costs, Paragraph 13.01.B.5) and applying to each such cost category sum the appropriate fee from Paragraphs 11.07.C.2.a through 11.07.C.2.e, inclusive.

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11.08 *Change of Contract Times*

A. The Contract Times may only be changed by a Change Order. Any Change Proposal for an adjustment in the Contract Times must comply with the provisions of Paragraph 11.09. Any Claim for an adjustment in the Contract Times must comply with the provisions of Article 12.

B. Delay, disruption, and interference in the Work, and any related changes in Contract Times, are addressed in and governed by Paragraph 4.05.

11.09 *Change Proposals*

A. *Purpose and Content*: Contractor shall submit a Change Proposal to Engineer to request an adjustment in the Contract Times or Contract Price; contest an initial decision by Engineer concerning the requirements of the Contract Documents or relating to the acceptability of the Work under the Contract Documents; challenge a set-off against payment due; or seek other relief under the Contract. The Change Proposal will specify any proposed change in Contract Times or Contract Price, or other proposed relief, and explain the reason for the proposed change, with citations to any governing or applicable provisions of the Contract Documents. Each Change Proposal will address only one issue, or a set of closely related issues.

B. *Change Proposal Procedures*

1. *Submittal*: Contractor shall submit each Change Proposal to Engineer within 30 days after the start of the event giving rise thereto, or after such initial decision.

2. *Supporting Data*: The Contractor shall submit supporting data, including the proposed change in Contract Price or Contract Time (if any), to the Engineer and Owner within 15 days after the submittal of the Change Proposal.

    a. Change Proposals based on or related to delay, interruption, or interference must comply with the provisions of Paragraphs 4.05.D and 4.05.E.

    b. Change proposals related to a change of Contract Price must include full and detailed accounts of materials incorporated into the Work and labor and equipment used for the subject Work.

    The supporting data must be accompanied by a written statement that the supporting data are accurate and complete, and that any requested time or price adjustment is the entire adjustment to which Contractor believes it is entitled as a result of said event.

3. *Engineer's Initial Review*: Engineer will advise Owner regarding the Change Proposal, and consider any comments or response from Owner regarding the Change Proposal. If in its discretion Engineer concludes that additional supporting data is needed before conducting a full review and making a decision regarding the Change Proposal, then Engineer may request that Contractor submit such additional supporting data by a date specified by Engineer, prior to Engineer beginning its full review of the Change Proposal.

4. *Engineer's Full Review and Action on the Change Proposal*: Upon receipt of Contractor's supporting data (including any additional data requested by Engineer), Engineer will conduct a full review of each Change Proposal and, within 30 days after such receipt of the Contractor's supporting data, either approve the Change Proposal in whole, deny it in whole, or approve it in part and deny it in part. Such actions must be in writing, with a copy provided to Owner and Contractor. If Engineer does not take action on the Change

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Proposal within 30 days, then either Owner or Contractor may at any time thereafter submit a letter to the other party indicating that as a result of Engineer's inaction the Change Proposal is deemed denied, thereby commencing the time for appeal of the denial under Article 12.

5. *Binding Decision*: Engineer's decision is final and binding upon Owner and Contractor, unless Owner or Contractor appeals the decision by filing a Claim under Article 12.

C. *Resolution of Certain Change Proposals*: If the Change Proposal does not involve the design (as set forth in the Drawings, Specifications, or otherwise), the acceptability of the Work, or other engineering or technical matters, then Engineer will notify the parties in writing that the Engineer is unable to resolve the Change Proposal. For purposes of further resolution of such a Change Proposal, such notice will be deemed a denial, and Contractor may choose to seek resolution under the terms of Article 12.

D. *Post-Completion*: Contractor shall not submit any Change Proposals after Engineer issues a written recommendation of final payment pursuant to Paragraph 15.06.B.

11.10 *Notification to Surety*

A. If the provisions of any bond require notice to be given to a surety of any change affecting the general scope of the Work or the provisions of the Contract Documents (including, but not limited to, Contract Price or Contract Times), the giving of any such notice will be Contractor's responsibility. The amount of each applicable bond will be adjusted to reflect the effect of any such change.

ARTICLE 12—CLAIMS

12.01 *Claims*

A. *Claims Process*: The following disputes between Owner and Contractor are subject to the Claims process set forth in this article:

1. Appeals by Owner or Contractor of Engineer's decisions regarding Change Proposals;

2. Owner demands for adjustments in the Contract Price or Contract Times, or other relief under the Contract Documents;

3. Disputes that Engineer has been unable to address because they do not involve the design (as set forth in the Drawings, Specifications, or otherwise), the acceptability of the Work, or other engineering or technical matters; and

4. Subject to the waiver provisions of Paragraph 15.07, any dispute arising after Engineer has issued a written recommendation of final payment pursuant to Paragraph 15.06.B.

B. *Submittal of Claim*: The party submitting a Claim shall deliver it directly to the other party to the Contract promptly (but in no event later than 30 days) after the start of the event giving rise thereto; in the case of appeals regarding Change Proposals within 30 days of the decision under appeal. The party submitting the Claim shall also furnish a copy to the Engineer, for its information only. The responsibility to substantiate a Claim rests with the party making the Claim. In the case of a Claim by Contractor seeking an increase in the Contract Times or Contract Price, Contractor shall certify that the Claim is made in good faith, that the supporting data are accurate and complete, and that to the best of Contractor's knowledge

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and belief the amount of time or money requested accurately reflects the full amount to which Contractor is entitled.

C. *Review and Resolution*: The party receiving a Claim shall review it thoroughly, giving full consideration to its merits. The two parties shall seek to resolve the Claim through the exchange of information and direct negotiations. The parties may extend the time for resolving the Claim by mutual agreement. All actions taken on a Claim will be stated in writing and submitted to the other party, with a copy to Engineer.

D. *Mediation*

1. At any time after initiation of a Claim, Owner and Contractor may mutually agree to mediation of the underlying dispute. The agreement to mediate will stay the Claim submittal and response process.

2. If Owner and Contractor agree to mediation, then after 60 days from such agreement, either Owner or Contractor may unilaterally terminate the mediation process, and the Claim submittal and decision process will resume as of the date of the termination. If the mediation proceeds but is unsuccessful in resolving the dispute, the Claim submittal and decision process will resume as of the date of the conclusion of the mediation, as determined by the mediator.

3. Owner and Contractor shall each pay one-half of the mediator's fees and costs.

E. *Partial Approval*: If the party receiving a Claim approves the Claim in part and denies it in part, such action will be final and binding unless within 30 days of such action the other party invokes the procedure set forth in Article 17 for final resolution of disputes.

F. *Denial of Claim*: If efforts to resolve a Claim are not successful, the party receiving the Claim may deny it by giving written notice of denial to the other party. If the receiving party does not take action on the Claim within 90 days, then either Owner or Contractor may at any time thereafter submit a letter to the other party indicating that as a result of the inaction, the Claim is deemed denied, thereby commencing the time for appeal of the denial. A denial of the Claim will be final and binding unless within 30 days of the denial the other party invokes the procedure set forth in Article 17 for the final resolution of disputes.

G. *Final and Binding Results*: If the parties reach a mutual agreement regarding a Claim, whether through approval of the Claim, direct negotiations, mediation, or otherwise; or if a Claim is approved in part and denied in part, or denied in full, and such actions become final and binding; then the results of the agreement or action on the Claim will be incorporated in a Change Order or other written document to the extent they affect the Contract, including the Work, the Contract Times, or the Contract Price.

ARTICLE 13—COST OF THE WORK; ALLOWANCES; UNIT PRICE WORK

13.01 *Cost of the Work*

A. *Purposes for Determination of Cost of the Work*: The term Cost of the Work means the sum of all costs necessary for the proper performance of the Work at issue, as further defined below. The provisions of this Paragraph 13.01 are used for two distinct purposes:

1. To determine Cost of the Work when Cost of the Work is a component of the Contract Price, under cost-plus-fee, time-and-materials, or other cost-based terms; or

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2. When needed to determine the value of a Change Order, Change Proposal, Claim, set-off, or other adjustment in Contract Price. When the value of any such adjustment is determined on the basis of Cost of the Work, Contractor is entitled only to those additional or incremental costs required because of the change in the Work or because of the event giving rise to the adjustment.

B. *Costs Included*: Except as otherwise may be agreed to in writing by Owner, costs included in the Cost of the Work will be in amounts no higher than those commonly incurred in the locality of the Project, will not include any of the costs itemized in Paragraph 13.01.C, and will include only the following items:

1. Payroll costs for employees in the direct employ of Contractor in the performance of the Work under schedules of job classifications agreed upon by Owner and Contractor in advance of the subject Work. Such employees include, without limitation, superintendents, foremen, safety managers, safety representatives, and other personnel employed full time on the Work. Payroll costs for employees not employed full time on the Work will be apportioned on the basis of their time spent on the Work. Payroll costs include, but are not limited to, salaries and wages plus the cost of fringe benefits, which include social security contributions, unemployment, excise, and payroll taxes, workers' compensation, health and retirement benefits, sick leave, and vacation and holiday pay applicable thereto. The expenses of performing Work outside of regular working hours, on Saturday, Sunday, or legal holidays, will be included in the above to the extent authorized by Owner.

2. Cost of all materials and equipment furnished and incorporated in the Work, including costs of transportation and storage thereof, and Suppliers' field services required in connection therewith. All cash discounts accrue to Contractor unless Owner deposits funds with Contractor with which to make payments, in which case the cash discounts will accrue to Owner. All trade discounts, rebates, and refunds and returns from sale of surplus materials and equipment will accrue to Owner, and Contractor shall make provisions so that they may be obtained.

3. Payments made by Contractor to Subcontractors for Work performed by Subcontractors. If required by Owner, Contractor shall obtain competitive bids from subcontractors acceptable to Owner and Contractor and shall deliver such bids to Owner, which will then determine, with the advice of Engineer, which bids, if any, will be acceptable. If any subcontract provides that the Subcontractor is to be paid on the basis of Cost of the Work plus a fee, the Subcontractor's Cost of the Work and fee will be determined in the same manner as Contractor's Cost of the Work and fee as provided in this Paragraph 13.01.

4. Costs of special consultants (including but not limited to engineers, architects, testing laboratories, surveyors, attorneys, and accountants) employed or retained for services specifically related to the Work.

5. Other costs consisting of the following:

a. The proportion of necessary transportation, travel, and subsistence expenses of Contractor's employees incurred in discharge of duties connected with the Work.

b. Cost, including transportation and maintenance, of all materials, supplies, equipment, machinery, appliances, office, and temporary facilities at the Site, which are

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consumed in the performance of the Work, and cost, less market value, of such items used but not consumed which remain the property of Contractor.

1) In establishing included costs for materials such as scaffolding, plating, or sheeting, consideration will be given to the actual or the estimated life of the material for use on other projects; or rental rates may be established on the basis of purchase or salvage value of such items, whichever is less. Contractor will not be eligible for compensation for such items in an amount that exceeds the purchase cost of such item.

c. *Construction Equipment Rental*

1) Rentals of all construction equipment and machinery, and the parts thereof, in accordance with rental agreements approved by Owner as to price (including any surcharge or special rates applicable to overtime use of the construction equipment or machinery), and the costs of transportation, loading, unloading, assembly, dismantling, and removal thereof. All such costs will be in accordance with the terms of said rental agreements. The rental of any such equipment, machinery, or parts must cease when the use thereof is no longer necessary for the Work.

2) Costs for equipment and machinery owned by Contractor or a Contractor-related entity will be paid at a rate shown for such equipment in the equipment rental rate book specified in the Supplementary Conditions. An hourly rate will be computed by dividing the monthly rates by 176. These computed rates will include all operating costs.

3) With respect to Work that is the result of a Change Order, Change Proposal, Claim, set-off, or other adjustment in Contract Price ("changed Work"), included costs will be based on the time the equipment or machinery is in use on the changed Work and the costs of transportation, loading, unloading, assembly, dismantling, and removal when directly attributable to the changed Work. The cost of any such equipment or machinery, or parts thereof, must cease to accrue when the use thereof is no longer necessary for the changed Work.

d. Sales, consumer, use, and other similar taxes related to the Work, and for which Contractor is liable, as imposed by Laws and Regulations.

e. Deposits lost for causes other than negligence of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, and royalty payments and fees for permits and licenses.

f. Losses and damages (and related expenses) caused by damage to the Work, not compensated by insurance or otherwise, sustained by Contractor in connection with the performance of the Work (except losses and damages within the deductible amounts of builder's risk or other property insurance established in accordance with Paragraph 6.04), provided such losses and damages have resulted from causes other than the negligence of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable. Such losses include settlements made with the written consent and approval of Owner. No such losses, damages, and expenses will be included in the Cost of the Work for the purpose of determining Contractor's fee.

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g. The cost of utilities, fuel, and sanitary facilities at the Site.

h. Minor expenses such as communication service at the Site, express and courier services, and similar petty cash items in connection with the Work.

i. The costs of premiums for all bonds and insurance that Contractor is required by the Contract Documents to purchase and maintain.

C. *Costs Excluded*: The term Cost of the Work does not include any of the following items:

1. Payroll costs and other compensation of Contractor's officers, executives, principals, general managers, engineers, architects, estimators, attorneys, auditors, accountants, purchasing and contracting agents, expediters, timekeepers, clerks, and other personnel employed by Contractor, whether at the Site or in Contractor's principal or branch office for general administration of the Work and not specifically included in the agreed upon schedule of job classifications referred to in Paragraph 13.01.B.1 or specifically covered by Paragraph 13.01.B.4. The payroll costs and other compensation excluded here are to be considered administrative costs covered by the Contractor's fee.

2. The cost of purchasing, renting, or furnishing small tools and hand tools.

3. Expenses of Contractor's principal and branch offices other than Contractor's office at the Site.

4. Any part of Contractor's capital expenses, including interest on Contractor's capital employed for the Work and charges against Contractor for delinquent payments.

5. Costs due to the negligence of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, including but not limited to, the correction of defective Work, disposal of materials or equipment wrongly supplied, and making good any damage to property.

6. Expenses incurred in preparing and advancing Claims.

7. Other overhead or general expense costs of any kind and the costs of any item not specifically and expressly included in Paragraph 13.01.B.

D. *Contractor's Fee*

1. When the Work as a whole is performed on the basis of cost-plus-a-fee, then:

a. Contractor's fee for the Work set forth in the Contract Documents as of the Effective Date of the Contract will be determined as set forth in the Agreement.

b. for any Work covered by a Change Order, Change Proposal, Claim, set-off, or other adjustment in Contract Price on the basis of Cost of the Work, Contractor's fee will be determined as follows:

1) When the fee for the Work as a whole is a percentage of the Cost of the Work, the fee will automatically adjust as the Cost of the Work changes.

2) When the fee for the Work as a whole is a fixed fee, the fee for any additions or deletions will be determined in accordance with Paragraph 11.07.C.2.

2. When the Work as a whole is performed on the basis of a stipulated sum, or any other basis other than cost-plus-a-fee, then Contractor's fee for any Work covered by a Change

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Order, Change Proposal, Claim, set-off, or other adjustment in Contract Price on the basis of Cost of the Work will be determined in accordance with Paragraph 11.07.C.2.

E. *Documentation and Audit*: Whenever the Cost of the Work for any purpose is to be determined pursuant to this Article 13, Contractor and pertinent Subcontractors will establish and maintain records of the costs in accordance with generally accepted accounting practices. Subject to prior written notice, Owner will be afforded reasonable access, during normal business hours, to all Contractor's accounts, records, books, correspondence, instructions, drawings, receipts, vouchers, memoranda, and similar data relating to the Cost of the Work and Contractor's fee. Contractor shall preserve all such documents for a period of three years after the final payment by Owner. Pertinent Subcontractors will afford such access to Owner, and preserve such documents, to the same extent required of Contractor.

13.02 *Allowances*

A. It is understood that Contractor has included in the Contract Price all allowances so named in the Contract Documents and shall cause the Work so covered to be performed for such sums and by such persons or entities as may be acceptable to Owner and Engineer.

B. *Cash Allowances*: Contractor agrees that:

1. the cash allowances include the cost to Contractor (less any applicable trade discounts) of materials and equipment required by the allowances to be delivered at the Site, and all applicable taxes; and

2. Contractor's costs for unloading and handling on the Site, labor, installation, overhead, profit, and other expenses contemplated for the cash allowances have been included in the Contract Price and not in the allowances, and no demand for additional payment for any of the foregoing will be valid.

C. *Owner's Contingency Allowance*: Contractor agrees that an Owner's contingency allowance, if any, is for the sole use of Owner to cover unanticipated costs.

D. Prior to final payment, an appropriate Change Order will be issued as recommended by Engineer to reflect actual amounts due Contractor for Work covered by allowances, and the Contract Price will be correspondingly adjusted.

13.03 *Unit Price Work*

A. Where the Contract Documents provide that all or part of the Work is to be Unit Price Work, initially the Contract Price will be deemed to include for all Unit Price Work an amount equal to the sum of the unit price for each separately identified item of Unit Price Work times the estimated quantity of each item as indicated in the Agreement.

B. The estimated quantities of items of Unit Price Work are not guaranteed and are solely for the purpose of comparison of Bids and determining an initial Contract Price. Payments to Contractor for Unit Price Work will be based on actual quantities.

C. Each unit price will be deemed to include an amount considered by Contractor to be adequate to cover Contractor's overhead and profit for each separately identified item.

D. Engineer will determine the actual quantities and classifications of Unit Price Work performed by Contractor. Engineer will review with Contractor the Engineer's preliminary determinations on such matters before rendering a written decision thereon (by recommendation of an Application for Payment or otherwise). Engineer's written decision

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thereon will be final and binding (except as modified by Engineer to reflect changed factual conditions or more accurate data) upon Owner and Contractor, and the final adjustment of Contract Price will be set forth in a Change Order, subject to the provisions of the following paragraph.

E. *Adjustments in Unit Price*

1. Contractor or Owner shall be entitled to an adjustment in the unit price with respect to an item of Unit Price Work if:

a. the quantity of the item of Unit Price Work performed by Contractor differs materially and significantly from the estimated quantity of such item indicated in the Agreement; and

b. Contractor's unit costs to perform the item of Unit Price Work have changed materially and significantly as a result of the quantity change.

2. The adjustment in unit price will account for and be coordinated with any related changes in quantities of other items of Work, and in Contractor's costs to perform such other Work, such that the resulting overall change in Contract Price is equitable to Owner and Contractor.

3. Adjusted unit prices will apply to all units of that item.

ARTICLE 14—TESTS AND INSPECTIONS; CORRECTION, REMOVAL, OR ACCEPTANCE OF DEFECTIVE WORK

14.01 *Access to Work*

A. Owner, Engineer, their consultants and other representatives and personnel of Owner, independent testing laboratories, and authorities having jurisdiction have access to the Site and the Work at reasonable times for their observation, inspection, and testing. Contractor shall provide them proper and safe conditions for such access and advise them of Contractor's safety procedures and programs so that they may comply with such procedures and programs as applicable.

14.02 *Tests, Inspections, and Approvals*

A. Contractor shall give Engineer timely notice of readiness of the Work (or specific parts thereof) for all required inspections and tests, and shall cooperate with inspection and testing personnel to facilitate required inspections and tests.

B. Owner shall retain and pay for the services of an independent inspector, testing laboratory, or other qualified individual or entity to perform all inspections and tests expressly required by the Contract Documents to be furnished and paid for by Owner, except that costs incurred in connection with tests or inspections of covered Work will be governed by the provisions of Paragraph 14.05.

C. If Laws or Regulations of any public body having jurisdiction require any Work (or part thereof) specifically to be inspected, tested, or approved by an employee or other representative of such public body, Contractor shall assume full responsibility for arranging and obtaining such inspections, tests, or approvals, pay all costs in connection therewith, and furnish Engineer the required certificates of inspection or approval.

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D. Contractor shall be responsible for arranging, obtaining, and paying for all inspections and tests required:

1. by the Contract Documents, unless the Contract Documents expressly allocate responsibility for a specific inspection or test to Owner;

2. to attain Owner's and Engineer's acceptance of materials or equipment to be incorporated in the Work;

3. by manufacturers of equipment furnished under the Contract Documents;

4. for testing, adjusting, and balancing of mechanical, electrical, and other equipment to be incorporated into the Work; and

5. for acceptance of materials, mix designs, or equipment submitted for approval prior to Contractor's purchase thereof for incorporation in the Work.

Such inspections and tests will be performed by independent inspectors, testing laboratories, or other qualified individuals or entities acceptable to Owner and Engineer.

E. If the Contract Documents require the Work (or part thereof) to be approved by Owner, Engineer, or another designated individual or entity, then Contractor shall assume full responsibility for arranging and obtaining such approvals.

F. If any Work (or the work of others) that is to be inspected, tested, or approved is covered by Contractor without written concurrence of Engineer, Contractor shall, if requested by Engineer, uncover such Work for observation. Such uncovering will be at Contractor's expense unless Contractor had given Engineer timely notice of Contractor's intention to cover the same and Engineer had not acted with reasonable promptness in response to such notice.

14.03 *Defective Work*

A. *Contractor's Obligation*: It is Contractor's obligation to assure that the Work is not defective.

B. *Engineer's Authority*: Engineer has the authority to determine whether Work is defective, and to reject defective Work.

C. *Notice of Defects*: Prompt written notice of all defective Work of which Owner or Engineer has actual knowledge will be given to Contractor.

D. *Correction, or Removal and Replacement*: Promptly after receipt of written notice of defective Work, Contractor shall correct all such defective Work, whether or not fabricated, installed, or completed, or, if Engineer has rejected the defective Work, remove it from the Project and replace it with Work that is not defective.

E. *Preservation of Warranties*: When correcting defective Work, Contractor shall take no action that would void or otherwise impair Owner's special warranty and guarantee, if any, on said Work.

F. *Costs and Damages*: In addition to its correction, removal, and replacement obligations with respect to defective Work, Contractor shall pay all claims, costs, losses, and damages arising out of or relating to defective Work, including but not limited to the cost of the inspection, testing, correction, removal, replacement, or reconstruction of such defective Work, fines levied against Owner by governmental authorities because the Work is defective, and the costs of repair or replacement of work of others resulting from defective Work. Prior to final payment, if Owner and Contractor are unable to agree as to the measure of such claims, costs,

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losses, and damages resulting from defective Work, then Owner may impose a reasonable set-off against payments due under Article 15.

14.04 *Acceptance of Defective Work*

A. If, instead of requiring correction or removal and replacement of defective Work, Owner prefers to accept it, Owner may do so (subject, if such acceptance occurs prior to final payment, to Engineer's confirmation that such acceptance is in general accord with the design intent and applicable engineering principles, and will not endanger public safety). Contractor shall pay all claims, costs, losses, and damages attributable to Owner's evaluation of and determination to accept such defective Work (such costs to be approved by Engineer as to reasonableness), and for the diminished value of the Work to the extent not otherwise paid by Contractor. If any such acceptance occurs prior to final payment, the necessary revisions in the Contract Documents with respect to the Work will be incorporated in a Change Order. If the parties are unable to agree as to the decrease in the Contract Price, reflecting the diminished value of Work so accepted, then Owner may impose a reasonable set-off against payments due under Article 15. If the acceptance of defective Work occurs after final payment, Contractor shall pay an appropriate amount to Owner.

14.05 *Uncovering Work*

A. Engineer has the authority to require additional inspection or testing of the Work, whether or not the Work is fabricated, installed, or completed.

B. If any Work is covered contrary to the written request of Engineer, then Contractor shall, if requested by Engineer, uncover such Work for Engineer's observation, and then replace the covering, all at Contractor's expense.

C. If Engineer considers it necessary or advisable that covered Work be observed by Engineer or inspected or tested by others, then Contractor, at Engineer's request, shall uncover, expose, or otherwise make available for observation, inspection, or testing as Engineer may require, that portion of the Work in question, and provide all necessary labor, material, and equipment.

1. If it is found that the uncovered Work is defective, Contractor shall be responsible for all claims, costs, losses, and damages arising out of or relating to such uncovering, exposure, observation, inspection, and testing, and of satisfactory replacement or reconstruction (including but not limited to all costs of repair or replacement of work of others); and pending Contractor's full discharge of this responsibility the Owner shall be entitled to impose a reasonable set-off against payments due under Article 15.

2. If the uncovered Work is not found to be defective, Contractor shall be allowed an increase in the Contract Price or an extension of the Contract Times, directly attributable to such uncovering, exposure, observation, inspection, testing, replacement, and reconstruction. If the parties are unable to agree as to the amount or extent thereof, then Contractor may submit a Change Proposal within 30 days of the determination that the Work is not defective.

14.06 *Owner May Stop the Work*

A. If the Work is defective, or Contractor fails to supply sufficient skilled workers or suitable materials or equipment, or fails to perform the Work in such a way that the completed Work will conform to the Contract Documents, then Owner may order Contractor to stop the Work,

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or any portion thereof, until the cause for such order has been eliminated; however, this right of Owner to stop the Work will not give rise to any duty on the part of Owner to exercise this right for the benefit of Contractor, any Subcontractor, any Supplier, any other individual or entity, or any surety for, or employee or agent of any of them.

14.07 *Owner May Correct Defective Work*

A. If Contractor fails within a reasonable time after written notice from Engineer to correct defective Work, or to remove and replace defective Work as required by Engineer, then Owner may, after 7 days' written notice to Contractor, correct or remedy any such deficiency.

B. In exercising the rights and remedies under this Paragraph 14.07, Owner shall proceed expeditiously. In connection with such corrective or remedial action, Owner may exclude Contractor from all or part of the Site, take possession of all or part of the Work and suspend Contractor's services related thereto, and incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere. Contractor shall allow Owner, Owner's representatives, agents and employees, Owner's other contractors, and Engineer and Engineer's consultants access to the Site to enable Owner to exercise the rights and remedies under this paragraph.

C. All claims, costs, losses, and damages incurred or sustained by Owner in exercising the rights and remedies under this Paragraph 14.07 will be charged against Contractor as set-offs against payments due under Article 15. Such claims, costs, losses and damages will include but not be limited to all costs of repair, or replacement of work of others destroyed or damaged by correction, removal, or replacement of Contractor's defective Work.

D. Contractor shall not be allowed an extension of the Contract Times because of any delay in the performance of the Work attributable to the exercise by Owner of Owner's rights and remedies under this Paragraph 14.07.

ARTICLE 15—PAYMENTS TO CONTRACTOR; SET-OFFS; COMPLETION; CORRECTION PERIOD

15.01 *Progress Payments*

A. *Basis for Progress Payments*: The Schedule of Values established as provided in Article 2 will serve as the basis for progress payments and will be incorporated into a form of Application for Payment acceptable to Engineer. Progress payments for Unit Price Work will be based on the number of units completed during the pay period, as determined under the provisions of Paragraph 13.03. Progress payments for cost-based Work will be based on Cost of the Work completed by Contractor during the pay period.

B. *Applications for Payments*

1. At least 20 days before the date established in the Agreement for each progress payment (but not more often than once a month), Contractor shall submit to Engineer for review an Application for Payment filled out and signed by Contractor covering the Work completed as of the date of the Application and accompanied by such supporting documentation as is required by the Contract Documents.

2. If payment is requested on the basis of materials and equipment not incorporated in the Work but delivered and suitably stored at the Site or at another location agreed to in writing, the Application for Payment must also be accompanied by: (a) a bill of sale, invoice, copies of subcontract or purchase order payments, or other documentation

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establishing full payment by Contractor for the materials and equipment; (b) at Owner's request, documentation warranting that Owner has received the materials and equipment free and clear of all Liens; and (c) evidence that the materials and equipment are covered by appropriate property insurance, a warehouse bond, or other arrangements to protect Owner's interest therein, all of which must be satisfactory to Owner.

3. Beginning with the second Application for Payment, each Application must include an affidavit of Contractor stating that all previous progress payments received by Contractor have been applied to discharge Contractor's legitimate obligations associated with prior Applications for Payment.

4. The amount of retainage with respect to progress payments will be as stipulated in the Agreement.

C. *Review of Applications*

1. Engineer will, within 10 days after receipt of each Application for Payment, including each resubmittal, either indicate in writing a recommendation of payment and present the Application to Owner, or return the Application to Contractor indicating in writing Engineer's reasons for refusing to recommend payment. In the latter case, Contractor may make the necessary corrections and resubmit the Application.

2. Engineer's recommendation of any payment requested in an Application for Payment will constitute a representation by Engineer to Owner, based on Engineer's observations of the executed Work as an experienced and qualified design professional, and on Engineer's review of the Application for Payment and the accompanying data and schedules, that to the best of Engineer's knowledge, information and belief:

   a. the Work has progressed to the point indicated;

   b. the quality of the Work is generally in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, the results of any subsequent tests called for in the Contract Documents, a final determination of quantities and classifications for Unit Price Work under Paragraph 13.03, and any other qualifications stated in the recommendation); and

   c. the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is Engineer's responsibility to observe the Work.

3. By recommending any such payment Engineer will not thereby be deemed to have represented that:

   a. inspections made to check the quality or the quantity of the Work as it has been performed have been exhaustive, extended to every aspect of the Work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in the Contract; or

   b. there may not be other matters or issues between the parties that might entitle Contractor to be paid additionally by Owner or entitle Owner to withhold payment to Contractor.

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4. Neither Engineer's review of Contractor's Work for the purposes of recommending payments nor Engineer's recommendation of any payment, including final payment, will impose responsibility on Engineer:

    a. to supervise, direct, or control the Work;

    b. for the means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto;

    c. for Contractor's failure to comply with Laws and Regulations applicable to Contractor's performance of the Work;

    d. to make any examination to ascertain how or for what purposes Contractor has used the money paid by Owner; or

    e. to determine that title to any of the Work, materials, or equipment has passed to Owner free and clear of any Liens.

5. Engineer may refuse to recommend the whole or any part of any payment if, in Engineer's opinion, it would be incorrect to make the representations to Owner stated in Paragraph 15.01.C.2.

6. Engineer will recommend reductions in payment (set-offs) necessary in Engineer's opinion to protect Owner from loss because:

    a. the Work is defective, requiring correction or replacement;

    b. the Contract Price has been reduced by Change Orders;

    c. Owner has been required to correct defective Work in accordance with Paragraph 14.07, or has accepted defective Work pursuant to Paragraph 14.04;

    d. Owner has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible; or

    e. Engineer has actual knowledge of the occurrence of any of the events that would constitute a default by Contractor and therefore justify termination for cause under the Contract Documents.

D. *Payment Becomes Due*

1. Ten days after presentation of the Application for Payment to Owner with Engineer's recommendation, the amount recommended (subject to any Owner set-offs) will become due, and when due will be paid by Owner to Contractor.

E. *Reductions in Payment by Owner*

1. In addition to any reductions in payment (set-offs) recommended by Engineer, Owner is entitled to impose a set-off against payment based on any of the following:

    a. Claims have been made against Owner based on Contractor's conduct in the performance or furnishing of the Work, or Owner has incurred costs, losses, or damages resulting from Contractor's conduct in the performance or furnishing of the Work, including but not limited to claims, costs, losses, or damages from workplace injuries, adjacent property damage, non-compliance with Laws and Regulations, and patent infringement;

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b. Contractor has failed to take reasonable and customary measures to avoid damage, delay, disruption, and interference with other work at or adjacent to the Site;

c. Contractor has failed to provide and maintain required bonds or insurance;

d. Owner has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible;

e. Owner has incurred extra charges or engineering costs related to submittal reviews, evaluations of proposed substitutes, tests and inspections, or return visits to manufacturing or assembly facilities;

f. The Work is defective, requiring correction or replacement;

g. Owner has been required to correct defective Work in accordance with Paragraph 14.07, or has accepted defective Work pursuant to Paragraph 14.04;

h. The Contract Price has been reduced by Change Orders;

i. An event has occurred that would constitute a default by Contractor and therefore justify a termination for cause;

j. Liquidated or other damages have accrued as a result of Contractor's failure to achieve Milestones, Substantial Completion, or final completion of the Work;

k. Liens have been filed in connection with the Work, except where Contractor has delivered a specific bond satisfactory to Owner to secure the satisfaction and discharge of such Liens; or

l. Other items entitle Owner to a set-off against the amount recommended.

2. If Owner imposes any set-off against payment, whether based on its own knowledge or on the written recommendations of Engineer, Owner will give Contractor immediate written notice (with a copy to Engineer) stating the reasons for such action and the specific amount of the reduction, and promptly pay Contractor any amount remaining after deduction of the amount so withheld. Owner shall promptly pay Contractor the amount so withheld, or any adjustment thereto agreed to by Owner and Contractor, if Contractor remedies the reasons for such action. The reduction imposed will be binding on Contractor unless it duly submits a Change Proposal contesting the reduction.

3. Upon a subsequent determination that Owner's refusal of payment was not justified, the amount wrongfully withheld will be treated as an amount due as determined by Paragraph 15.01.D.1 and subject to interest as provided in the Agreement.

15.02 *Contractor's Warranty of Title*

A. Contractor warrants and guarantees that title to all Work, materials, and equipment furnished under the Contract will pass to Owner free and clear of (1) all Liens and other title defects, and (2) all patent, licensing, copyright, or royalty obligations, no later than 7 days after the time of payment by Owner.

15.03 *Substantial Completion*

A. When Contractor considers the entire Work ready for its intended use Contractor shall notify Owner and Engineer in writing that the entire Work is substantially complete and request that Engineer issue a certificate of Substantial Completion. Contractor shall at the same time

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submit to Owner and Engineer an initial draft of punch list items to be completed or corrected before final payment.

B. Promptly after Contractor's notification, Owner, Contractor, and Engineer shall make an inspection of the Work to determine the status of completion. If Engineer does not consider the Work substantially complete, Engineer will notify Contractor in writing giving the reasons therefor.

C. If Engineer considers the Work substantially complete, Engineer will deliver to Owner a preliminary certificate of Substantial Completion which will fix the date of Substantial Completion. Engineer shall attach to the certificate a punch list of items to be completed or corrected before final payment. Owner shall have 7 days after receipt of the preliminary certificate during which to make written objection to Engineer as to any provisions of the certificate or attached punch list. If, after considering the objections to the provisions of the preliminary certificate, Engineer concludes that the Work is not substantially complete, Engineer will, within 14 days after submission of the preliminary certificate to Owner, notify Contractor in writing that the Work is not substantially complete, stating the reasons therefor. If Owner does not object to the provisions of the certificate, or if despite consideration of Owner's objections Engineer concludes that the Work is substantially complete, then Engineer will, within said 14 days, execute and deliver to Owner and Contractor a final certificate of Substantial Completion (with a revised punch list of items to be completed or corrected) reflecting such changes from the preliminary certificate as Engineer believes justified after consideration of any objections from Owner.

D. At the time of receipt of the preliminary certificate of Substantial Completion, Owner and Contractor will confer regarding Owner's use or occupancy of the Work following Substantial Completion, review the builder's risk insurance policy with respect to the end of the builder's risk coverage, and confirm the transition to coverage of the Work under a permanent property insurance policy held by Owner. Unless Owner and Contractor agree otherwise in writing, Owner shall bear responsibility for security, operation, protection of the Work, property insurance, maintenance, heat, and utilities upon Owner's use or occupancy of the Work.

E. After Substantial Completion the Contractor shall promptly begin work on the punch list of items to be completed or corrected prior to final payment. In appropriate cases Contractor may submit monthly Applications for Payment for completed punch list items, following the progress payment procedures set forth above.

F. Owner shall have the right to exclude Contractor from the Site after the date of Substantial Completion subject to allowing Contractor reasonable access to remove its property and complete or correct items on the punch list.

15.04 *Partial Use or Occupancy*

A. Prior to Substantial Completion of all the Work, Owner may use or occupy any substantially completed part of the Work which has specifically been identified in the Contract Documents, or which Owner, Engineer, and Contractor agree constitutes a separately functioning and usable part of the Work that can be used by Owner for its intended purpose without

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significant interference with Contractor's performance of the remainder of the Work, subject to the following conditions:

1. At any time, Owner may request in writing that Contractor permit Owner to use or occupy any such part of the Work that Owner believes to be substantially complete. If and when Contractor agrees that such part of the Work is substantially complete, Contractor, Owner, and Engineer will follow the procedures of Paragraph 15.03.A through 15.03.E for that part of the Work.

2. At any time, Contractor may notify Owner and Engineer in writing that Contractor considers any such part of the Work substantially complete and request Engineer to issue a certificate of Substantial Completion for that part of the Work.

3. Within a reasonable time after either such request, Owner, Contractor, and Engineer shall make an inspection of that part of the Work to determine its status of completion. If Engineer does not consider that part of the Work to be substantially complete, Engineer will notify Owner and Contractor in writing giving the reasons therefor. If Engineer considers that part of the Work to be substantially complete, the provisions of Paragraph 15.03 will apply with respect to certification of Substantial Completion of that part of the Work and the division of responsibility in respect thereof and access thereto.

4. No use or occupancy or separate operation of part of the Work may occur prior to compliance with the requirements of Paragraph 6.04 regarding builder's risk or other property insurance.

15.05 *Final Inspection*

A. Upon written notice from Contractor that the entire Work or an agreed portion thereof is complete, Engineer will promptly make a final inspection with Owner and Contractor and will notify Contractor in writing of all particulars in which this inspection reveals that the Work, or agreed portion thereof, is incomplete or defective. Contractor shall immediately take such measures as are necessary to complete such Work or remedy such deficiencies.

15.06 *Final Payment*

A. *Application for Payment*

1. After Contractor has, in the opinion of Engineer, satisfactorily completed all corrections identified during the final inspection and has delivered, in accordance with the Contract Documents, all maintenance and operating instructions, schedules, guarantees, bonds, certificates or other evidence of insurance, certificates of inspection, annotated record documents (as provided in Paragraph 7.12), and other documents, Contractor may make application for final payment.

2. The final Application for Payment must be accompanied (except as previously delivered) by:

   a. all documentation called for in the Contract Documents;

   b. consent of the surety, if any, to final payment;

   c. satisfactory evidence that all title issues have been resolved such that title to all Work, materials, and equipment has passed to Owner free and clear of any Liens or other title defects, or will so pass upon final payment.

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d. a list of all duly pending Change Proposals and Claims; and

e. complete and legally effective releases or waivers (satisfactory to Owner) of all Lien rights arising out of the Work, and of Liens filed in connection with the Work.

3. In lieu of the releases or waivers of Liens specified in Paragraph 15.06.A.2 and as approved by Owner, Contractor may furnish receipts or releases in full and an affidavit of Contractor that: (a) the releases and receipts include all labor, services, material, and equipment for which a Lien could be filed; and (b) all payrolls, material and equipment bills, and other indebtedness connected with the Work for which Owner might in any way be responsible, or which might in any way result in liens or other burdens on Owner's property, have been paid or otherwise satisfied. If any Subcontractor or Supplier fails to furnish such a release or receipt in full, Contractor may furnish a bond or other collateral satisfactory to Owner to indemnify Owner against any Lien, or Owner at its option may issue joint checks payable to Contractor and specified Subcontractors and Suppliers.

B. *Engineer's Review of Final Application and Recommendation of Payment*: If, on the basis of Engineer's observation of the Work during construction and final inspection, and Engineer's review of the final Application for Payment and accompanying documentation as required by the Contract Documents, Engineer is satisfied that the Work has been completed and Contractor's other obligations under the Contract have been fulfilled, Engineer will, within 10 days after receipt of the final Application for Payment, indicate in writing Engineer's recommendation of final payment and present the final Application for Payment to Owner for payment. Such recommendation will account for any set-offs against payment that are necessary in Engineer's opinion to protect Owner from loss for the reasons stated above with respect to progress payments. Otherwise, Engineer will return the Application for Payment to Contractor, indicating in writing the reasons for refusing to recommend final payment, in which case Contractor shall make the necessary corrections and resubmit the Application for Payment.

C. *Notice of Acceptability*: In support of its recommendation of payment of the final Application for Payment, Engineer will also give written notice to Owner and Contractor that the Work is acceptable, subject to stated limitations in the notice and to the provisions of Paragraph 15.07.

D. *Completion of Work*: The Work is complete (subject to surviving obligations) when it is ready for final payment as established by the Engineer's written recommendation of final payment and issuance of notice of the acceptability of the Work.

E. *Final Payment Becomes Due*: Upon receipt from Engineer of the final Application for Payment and accompanying documentation, Owner shall set off against the amount recommended by Engineer for final payment any further sum to which Owner is entitled, including but not limited to set-offs for liquidated damages and set-offs allowed under the provisions of this Contract with respect to progress payments. Owner shall pay the resulting balance due to Contractor within 30 days of Owner's receipt of the final Application for Payment from Engineer.

15.07 *Waiver of Claims*

A. By making final payment, Owner waives its claim or right to liquidated damages or other damages for late completion by Contractor, except as set forth in an outstanding Claim,

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appeal under the provisions of Article 17, set-off, or express reservation of rights by Owner. Owner reserves all other claims or rights after final payment.

B. The acceptance of final payment by Contractor will constitute a waiver by Contractor of all claims and rights against Owner other than those pending matters that have been duly submitted as a Claim, or appealed under the provisions of Article 17.

15.08 *Correction Period*

A. If within one year after the date of Substantial Completion (or such longer period of time as may be prescribed by the Supplementary Conditions or the terms of any applicable special guarantee required by the Contract Documents), Owner gives Contractor written notice that any Work has been found to be defective, or that Contractor's repair of any damages to the Site or adjacent areas has been found to be defective, then after receipt of such notice of defect Contractor shall promptly, without cost to Owner and in accordance with Owner's written instructions:

1. correct the defective repairs to the Site or such adjacent areas;
2. correct such defective Work;
3. remove the defective Work from the Project and replace it with Work that is not defective, if the defective Work has been rejected by Owner, and
4. satisfactorily correct or repair or remove and replace any damage to other Work, to the work of others, or to other land or areas resulting from the corrective measures.

B. Owner shall give any such notice of defect within 60 days of the discovery that such Work or repairs is defective. If such notice is given within such 60 days but after the end of the correction period, the notice will be deemed a notice of defective Work under Paragraph 7.17.B.

C. If, after receipt of a notice of defect within 60 days and within the correction period, Contractor does not promptly comply with the terms of Owner's written instructions, or in an emergency where delay would cause serious risk of loss or damage, Owner may have the defective Work corrected or repaired or may have the rejected Work removed and replaced. Contractor shall pay all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such correction or repair or such removal and replacement (including but not limited to all costs of repair or replacement of work of others). Contractor's failure to pay such costs, losses, and damages within 10 days of invoice from Owner will be deemed the start of an event giving rise to a Claim under Paragraph 12.01.B, such that any related Claim must be brought within 30 days of the failure to pay.

D. In special circumstances where a particular item of equipment is placed in continuous service before Substantial Completion of all the Work, the correction period for that item may start to run from an earlier date if so provided in the Specifications.

E. Where defective Work (and damage to other Work resulting therefrom) has been corrected or removed and replaced under this paragraph, the correction period hereunder with respect to such Work will be extended for an additional period of one year after such correction or removal and replacement has been satisfactorily completed.

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F. Contractor's obligations under this paragraph are in addition to all other obligations and warranties. The provisions of this paragraph are not to be construed as a substitute for, or a waiver of, the provisions of any applicable statute of limitation or repose.

ARTICLE 16—SUSPENSION OF WORK AND TERMINATION

16.01 *Owner May Suspend Work*

A. At any time and without cause, Owner may suspend the Work or any portion thereof for a period of not more than 90 consecutive days by written notice to Contractor and Engineer. Such notice will fix the date on which Work will be resumed. Contractor shall resume the Work on the date so fixed. Contractor shall be entitled to an adjustment in the Contract Price or an extension of the Contract Times directly attributable to any such suspension. Any Change Proposal seeking such adjustments must be submitted no later than 30 days after the date fixed for resumption of Work.

16.02 *Owner May Terminate for Cause*

A. The occurrence of any one or more of the following events will constitute a default by Contractor and justify termination for cause:

1. Contractor's persistent failure to perform the Work in accordance with the Contract Documents (including, but not limited to, failure to supply sufficient skilled workers or suitable materials or equipment, or failure to adhere to the Progress Schedule);

2. Failure of Contractor to perform or otherwise to comply with a material term of the Contract Documents;

3. Contractor's disregard of Laws or Regulations of any public body having jurisdiction; or

4. Contractor's repeated disregard of the authority of Owner or Engineer.

B. If one or more of the events identified in Paragraph 16.02.A occurs, then after giving Contractor (and any surety) 10 days' written notice that Owner is considering a declaration that Contractor is in default and termination of the Contract, Owner may proceed to:

1. declare Contractor to be in default, and give Contractor (and any surety) written notice that the Contract is terminated; and

2. enforce the rights available to Owner under any applicable performance bond.

C. Subject to the terms and operation of any applicable performance bond, if Owner has terminated the Contract for cause, Owner may exclude Contractor from the Site, take possession of the Work, incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere, and complete the Work as Owner may deem expedient.

D. Owner may not proceed with termination of the Contract under Paragraph 16.02.B if Contractor within 7 days of receipt of notice of intent to terminate begins to correct its failure to perform and proceeds diligently to cure such failure.

E. If Owner proceeds as provided in Paragraph 16.02.B, Contractor shall not be entitled to receive any further payment until the Work is completed. If the unpaid balance of the Contract Price exceeds the cost to complete the Work, including all related claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects,

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attorneys, and other professionals) sustained by Owner, such excess will be paid to Contractor. If the cost to complete the Work including such related claims, costs, losses, and damages exceeds such unpaid balance, Contractor shall pay the difference to Owner. Such claims, costs, losses, and damages incurred by Owner will be reviewed by Engineer as to their reasonableness and, when so approved by Engineer, incorporated in a Change Order. When exercising any rights or remedies under this paragraph, Owner shall not be required to obtain the lowest price for the Work performed.

F. Where Contractor's services have been so terminated by Owner, the termination will not affect any rights or remedies of Owner against Contractor then existing or which may thereafter accrue, or any rights or remedies of Owner against Contractor or any surety under any payment bond or performance bond. Any retention or payment of money due Contractor by Owner will not release Contractor from liability.

G. If and to the extent that Contractor has provided a performance bond under the provisions of Paragraph 6.01.A, the provisions of that bond will govern over any inconsistent provisions of Paragraphs 16.02.B and 16.02.D.

16.03 *Owner May Terminate for Convenience*

A. Upon 7 days' written notice to Contractor and Engineer, Owner may, without cause and without prejudice to any other right or remedy of Owner, terminate the Contract. In such case, Contractor shall be paid for (without duplication of any items):

1. completed and acceptable Work executed in accordance with the Contract Documents prior to the effective date of termination, including fair and reasonable sums for overhead and profit on such Work;

2. expenses sustained prior to the effective date of termination in performing services and furnishing labor, materials, or equipment as required by the Contract Documents in connection with uncompleted Work, plus fair and reasonable sums for overhead and profit on such expenses; and

3. other reasonable expenses directly attributable to termination, including costs incurred to prepare a termination for convenience cost proposal.

B. Contractor shall not be paid for any loss of anticipated profits or revenue, post-termination overhead costs, or other economic loss arising out of or resulting from such termination.

16.04 *Contractor May Stop Work or Terminate*

A. If, through no act or fault of Contractor, (1) the Work is suspended for more than 90 consecutive days by Owner or under an order of court or other public authority, or (2) Engineer fails to act on any Application for Payment within 30 days after it is submitted, or (3) Owner fails for 30 days to pay Contractor any sum finally determined to be due, then Contractor may, upon 7 days' written notice to Owner and Engineer, and provided Owner or Engineer do not remedy such suspension or failure within that time, terminate the contract and recover from Owner payment on the same terms as provided in Paragraph 16.03.

B. In lieu of terminating the Contract and without prejudice to any other right or remedy, if Engineer has failed to act on an Application for Payment within 30 days after it is submitted, or Owner has failed for 30 days to pay Contractor any sum finally determined to be due, Contractor may, 7 days after written notice to Owner and Engineer, stop the Work until payment is made of all such amounts due Contractor, including interest thereon. The

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provisions of this paragraph are not intended to preclude Contractor from submitting a Change Proposal for an adjustment in Contract Price or Contract Times or otherwise for expenses or damage directly attributable to Contractor's stopping the Work as permitted by this paragraph.

ARTICLE 17—FINAL RESOLUTION OF DISPUTES

17.01 *Methods and Procedures*

A. *Disputes Subject to Final Resolution*: The following disputed matters are subject to final resolution under the provisions of this article:

1. A timely appeal of an approval in part and denial in part of a Claim, or of a denial in full, pursuant to Article 12; and

2. Disputes between Owner and Contractor concerning the Work, or obligations under the Contract Documents, that arise after final payment has been made.

B. *Final Resolution of Disputes*: For any dispute subject to resolution under this article, Owner or Contractor may:

1. elect in writing to invoke the dispute resolution process provided for in the Supplementary Conditions;

2. agree with the other party to submit the dispute to another dispute resolution process; or

3. if no dispute resolution process is provided for in the Supplementary Conditions or mutually agreed to, give written notice to the other party of the intent to submit the dispute to a court of competent jurisdiction.

ARTICLE 18—MISCELLANEOUS

18.01 *Giving Notice*

A. Whenever any provision of the Contract requires the giving of written notice to Owner, Engineer, or Contractor, it will be deemed to have been validly given only if delivered:

1. in person, by a commercial courier service or otherwise, to the recipient's place of business;

2. by registered or certified mail, postage prepaid, to the recipient's place of business; or

3. by e-mail to the recipient, with the words "Formal Notice" or similar in the e-mail's subject line.

18.02 *Computation of Times*

A. When any period of time is referred to in the Contract by days, it will be computed to exclude the first and include the last day of such period. If the last day of any such period falls on a Saturday or Sunday or on a day made a legal holiday by the law of the applicable jurisdiction, such day will be omitted from the computation.

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18.03 *Cumulative Remedies*

A. The duties and obligations imposed by these General Conditions and the rights and remedies available hereunder to the parties hereto are in addition to, and are not to be construed in any way as a limitation of, any rights and remedies available to any or all of them which are otherwise imposed or available by Laws or Regulations, by special warranty or guarantee, or by other provisions of the Contract. The provisions of this paragraph will be as effective as if repeated specifically in the Contract Documents in connection with each particular duty, obligation, right, and remedy to which they apply.

18.04 *Limitation of Damages*

A. With respect to any and all Change Proposals, Claims, disputes subject to final resolution, and other matters at issue, neither Owner nor Engineer, nor any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, shall be liable to Contractor for any claims, costs, losses, or damages sustained by Contractor on or in connection with any other project or anticipated project.

18.05 *No Waiver*

A. A party's non-enforcement of any provision will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remainder of this Contract.

18.06 *Survival of Obligations*

A. All representations, indemnifications, warranties, and guarantees made in, required by, or given in accordance with the Contract, as well as all continuing obligations indicated in the Contract, will survive final payment, completion, and acceptance of the Work or termination of the Contract or of the services of Contractor.

18.07 *Controlling Law*

A. This Contract is to be governed by the law of the state in which the Project is located.

18.08 *Assignment of Contract*

A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party to this Contract of any rights under or interests in the Contract will be binding on the other party without the written consent of the party sought to be bound; and, specifically but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract.

18.09 *Successors and Assigns*

A. Owner and Contractor each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

18.10 *Headings*

A. Article and paragraph headings are inserted for convenience only and do not constitute parts of these General Conditions.

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SECTION 3
SUPPLEMENTARY CONDITIONS

SUPPLEMENTARY CONDITIONS OF THE CONSTRUCTION CONTRACT

TABLE OF CONTENTS

Page

Article 1— Definitions and Terminology 1
Article 2— Preliminary Matters 1
Article 4— Commencement and Progress of the Work 5
Article 5— Site, Subsurface and Physical Conditions, Hazardous Environmental Conditions 5
Article 6— Bonds and Insurance 6
Article 7— Contractor's Responsibilities 9
Article 10— Engineer's Status During Construction 10
Article 13— Cost of Work; Allowances, Unit Price Work 12
Article 15— Payments to Contractor, Set Offs; Completions; Correction Period 13
Article 17— Final Resolutions of Disputes 14
Exhibit A— Software Requirements for Electronic Document Exchange 14

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SUPPLEMENTARY CONDITIONS OF THE CONSTRUCTION CONTRACT

These Supplementary Conditions amend or supplement EJCDC® C-700, Standard General Conditions of the Construction Contract (2018). The General Conditions remain in full force and effect except as amended.

The terms used in these Supplementary Conditions have the meanings stated in the General Conditions. Additional terms used in these Supplementary Conditions have the meanings stated below, which are applicable to both the singular and plural thereof.

The address system used in these Supplementary Conditions is the same as the address system used in the General Conditions, with the prefix "SC" added—for example, “Paragraph SC-4.05.”

ARTICLE 1—DEFINITIONS AND TERMINOLOGY

1.01 *Defined Terms*

SC-1.01.A.3. Add the following language to the end of Paragraph 1.01.A.3:

The Application for Payment form to be used on this Project is included in Division I, EJCDC C-620.

SC-1.01.A.8. Add the following language to the end of Paragraph 1.01.A.8:

The Change Order form to be used on this Project is included in Division I, EJCDC C-941.

SC-1.01.A.23. Add the following language to the end of Paragraph 1.01.A.23:

The Field Order form to be used on this Project is included in Division I, EJCDC C-942.

SC-1.01.A.42. Add the following language to the end of Paragraph 1.01.A.42:

The Certificate of Substantial Completion form to be used on this Project is included in Division I, EJCDC C-625.

SC-1.01.A.50. Add the following language to the end of Paragraph 1.01.A.50:

The Work Change Directive form to be used on this Project is included in Division I, EJCDC C-940.

ARTICLE 2—PRELIMINARY MATTERS

SC-2.03.A.4. Add a new paragraph immediately after Paragraph 2.03.A.3 of the General Conditions which is to read as follows:

4. a schedule (list) of construction equipment with hourly rates, owned or rented by the CONTRACTOR and all Subcontractors that will be used in the performance of the Work. The equipment schedule will include information necessary to confirm the hourly rates per Paragraph 13.01.B.5.c of the General Conditions and these Supplementary Conditions including: make, model, and year of manufacture as well as the horse power, capacity or weight, and accessories.

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2.06 *Electronic Transmittals*

SC-2.06 Delete Paragraphs 2.06.B and 2.06.C in their entirety and insert the following in their place:

B. *Electronic Documents Protocol:* The parties shall conform to the following provisions in Paragraphs 2.06.B and 2.06.C, together referred to as the Electronic Documents Protocol ("EDP" or "Protocol") for exchange of electronic transmittals.

1. *Basic Requirements*

a. To the fullest extent practical, the parties agree to and will transmit and accept Electronic Documents in an electronic or digital format using the procedures described in this Protocol. Use of the Electronic Documents and any information contained therein is subject to the requirements of this Protocol and other provisions of the Contract.

b. The contents of the information in any Electronic Document will be the responsibility of the transmitting party.

c. Electronic Documents as exchanged by this Protocol may be used in the same manner as the printed versions of the same documents that are exchanged using non-electronic format and methods, subject to the same governing requirements, limitations, and restrictions, set forth in the Contract Documents.

d. Except as otherwise explicitly stated herein, the terms of this Protocol will be incorporated into any other agreement or subcontract between a party and any third party for any portion of the Work on the Project, or any Project-related services, where that third party is, either directly or indirectly, required to exchange Electronic Documents with a party or with Engineer. Nothing herein will modify the requirements of the Contract regarding communications between and among the parties and their subcontractors and consultants.

e. When transmitting Electronic Documents, the transmitting party makes no representations as to long term compatibility, usability, or readability of the items resulting from the receiving party's use of software application packages, operating systems, or computer hardware differing from those established in this Protocol.

f. Nothing herein negates any obligation 1) in the Contract to create, provide, or maintain an original printed record version of Drawings and Specifications, signed and sealed according to applicable Laws and Regulations; 2) to comply with any applicable Law or Regulation governing the signing and sealing of design documents or the signing and electronic transmission of any other documents; or 3) to comply with the notice requirements of Paragraph 18.01 of the General Conditions.

2. *System Infrastructure for Electronic Document Exchange*

a. Each party will provide hardware, operating system(s) software, internet, e-mail, and large file transfer functions ("System Infrastructure") at its own cost and sufficient for complying with the EDP requirements. With the exception of minimum standards set forth in this EDP, and any explicit system requirements

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specified by attachment to this EDP, it is the obligation of each party to determine, for itself, its own System Infrastructure.

1) The maximum size of an email attachment for exchange of Electronic Documents under this EDP is **30** MB. Attachments larger than that may be exchanged using large file transfer functions or physical media.

2) Each Party assumes full and complete responsibility for any and all of its own costs, delays, deficiencies, and errors associated with converting, translating, updating, verifying, licensing, or otherwise enabling its System Infrastructure, including operating systems and software, for use with respect to this EDP.

b. Each party is responsible for its own system operations, security, back-up, archiving, audits, printing resources, and other Information Technology ("IT") for maintaining operations of its System Infrastructure during the Project, including coordination with the party's individual(s) or entity responsible for managing its System Infrastructure and capable of addressing routine communications and other IT issues affecting the exchange of Electronic Documents.

c. Each party will operate and maintain industry-standard, industry-accepted, ISO-standard, commercial-grade security software and systems that are intended to protect the other party from: software viruses and other malicious software like worms, trojans, adware; data breaches; loss of confidentiality; and other threats in the transmission to or storage of information from the other parties, including transmission of Electronic Documents by physical media such as CD/DVD/flash drive/hard drive. To the extent that a party maintains and operates such security software and systems, it shall not be liable to the other party for any breach of system security.

d. In the case of disputes, conflicts, or modifications to the EDP required to address issues affecting System Infrastructure, the parties shall cooperatively resolve the issues; but, failing resolution, the Owner is authorized to make and require reasonable and necessary changes to the EDP to effectuate its original intent. If the changes cause additional cost or time to Contractor, not reasonably anticipated under the original EDP, Contractor may seek an adjustment in price or time under the appropriate process in the Contract.

e. Each party is responsible for its own back-up and archive of documents sent and received during the term of the contract under this EDP, unless this EDP establishes a Project document archive, either as part of a mandatory Project website or other communications protocol, upon which the parties may rely for document archiving during the specified term of operation of such Project document archive. Further, each party remains solely responsible for its own post-Project back-up and archive of Project documents after the term of the Contract, or after termination of the Project document archive, if one is established, for as long as required by the Contract and as each party deems necessary for its own purposes.

f. If a receiving party receives an obviously corrupted, damaged, or unreadable Electronic Document, the receiving party will advise the sending party of the incomplete transmission.

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g. The parties will bring any non-conforming Electronic Documents into compliance with the EDP. The parties will attempt to complete a successful transmission of the Electronic Document or use an alternative delivery method to complete the communication.

C. *Software Requirements for Electronic Document Exchange; Limitations*

1. Each party will acquire the software and software licenses necessary to create and transmit Electronic Documents and to read and to use any Electronic Documents received from the other party (and if relevant from third parties), using the software formats required in this section of the EDP.

a. Prior to using any updated version of the software required in this section for sending Electronic Documents to the other party, the originating party will first notify and receive concurrence from the other party for use of the updated version or adjust its transmission to comply with this EDP.

2. The parties agree not to intentionally edit, reverse engineer, decrypt, remove security or encryption features, or convert to another format for modification purposes any Electronic Document or information contained therein that was transmitted in a software data format, including Portable Document Format (PDF), intended by sender not to be modified, unless the receiving party obtains the permission of the sending party or is citing or quoting excerpts of the Electronic Document for Project purposes.

3. Software and data formats for exchange of Electronic Documents will conform to the requirements set forth in Exhibit A to this EDP, including software versions, if listed.

SC-2.06 Supplement Paragraph 2.06 of the General Conditions by adding the following paragraph:

D. *Requests by Contractor for Electronic Documents in Other Formats*

1. Release of any Electronic Document versions of the Project documents in formats other than those identified in the Electronic Documents Protocol (if any) or elsewhere in the Contract will be at the sole discretion of the Owner.

2. To extent determined by Owner, in its sole discretion, to be prudent and necessary, release of Electronic Documents versions of Project documents and other Project information requested by Contractor ("Request") in formats other than those identified in the Electronic Documents Protocol (if any) or elsewhere in the Contract will be subject to the provisions of the Owner's response to the Request, and to the following conditions to which Contractor agrees:

a. The content included in the Electronic Documents created by Engineer and covered by the Request was prepared by Engineer as an internal working document for Engineer's purposes solely, and is being provided to Contractor on an "AS IS" basis without any warranties of any kind, including, but not limited to any implied warranties of fitness for any purpose. As such, Contractor is advised and acknowledges that the content may not be suitable for Contractor's application, or may require substantial modification and independent verification by Contractor. The content may include limited resolution of models, not-to-scale schematic representations and symbols, use of notes to convey design concepts in lieu of accurate graphics, approximations, graphical simplifications, undocumented intermediate revisions, and other devices that may affect subsequent reuse.

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b. Electronic Documents containing text, graphics, metadata, or other types of data that are provided by Engineer to Contractor under the request are only for convenience of Contractor. Any conclusion or information obtained or derived from such data will be at the Contractor's sole risk and the Contractor waives any claims against Engineer or Owner arising from use of data in Electronic Documents covered by the Request.

c. Contractor shall indemnify and hold harmless Owner and Engineer and their subconsultants from all claims, damages, losses, and expenses, including attorneys' fees and defense costs arising out of or resulting from Contractor's use, adaptation, or distribution of any Electronic Documents provided under the Request.

d. Contractor agrees not to sell, copy, transfer, forward, give away or otherwise distribute this information (in source or modified file format) to any third party without the direct written authorization of Engineer, unless such distribution is specifically identified in the Request and is limited to Contractor's subcontractors. Contractor warrants that subsequent use by Contractor's subcontractors complies with all terms of the Contract Documents and Owner's response to Request.

3. In the event that Owner elects to provide or directs the Engineer to provide to Contractor any Contractor-requested Electronic Document versions of Project information that is not explicitly identified in the Contract Documents as being available to Contractor, the Owner shall be reimbursed by Contractor on an hourly basis (at $**120** per hour) for any engineering costs necessary to create or otherwise prepare the data in a manner deemed appropriate by Engineer.

ARTICLE 4—COMMENCEMENT AND PROGRESS OF THE WORK

SC-4.01.A. Delete Paragraph 4.01.A in its entirety and insert the following in its place:

A. The Contract Times will commence to run on the thirtieth day after the Effective Date of the Agreement or, if a Notice to Proceed is given, on the day indicated in the Notice to Proceed. A Notice to Proceed may be given at any time within thirty (30) days after the Effective Date of the Agreement.

ARTICLE 5—SITE, SUBSURFACE AND PHYSICAL CONDITIONS, HAZARDOUS ENVIRONMENTAL CONDITIONS

SC-5.03.A. *Subsurface and Physical Conditions:* The OWNER and ENGINEER have no record of reports of explorations and tests of subsurface conditions at or adjacent to the Site that contain Technical Data.

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ARTICLE 6—BONDS AND INSURANCE

6.01 *Performance, Payment, and Other Bonds*

SC-6.01 Replace the first sentence of Paragraph 6.01.A. with following:

A. Contractor shall furnish a performance bond and a payment bond, each in an amount at least equal to 125% of the Contract Price, as security for the faithful performance and payment of Contractor's obligations under the Contract. …

6.03 *Contractor's Insurance*

SC-6.03 Supplement Paragraph 6.03 with the following provisions after Paragraph 6.03.C:

D. *Other Additional Insureds:* As a supplement to the provisions of Paragraph 6.03.C of the General Conditions, the commercial general liability, automobile liability, umbrella or excess, pollution liability, and unmanned aerial vehicle liability policies must include as additional insureds (in addition to Owner and Engineer) the following: **Nelson Engineering.**

E. *Workers' Compensation and Employer's Liability:* Contractor shall purchase and maintain workers' compensation and employer's liability insurance, including, as applicable, United States Longshoreman and Harbor Workers' Compensation Act, Jones Act, stop-gap employer's liability coverage for monopolistic states, and foreign voluntary workers' compensation (from available sources, notwithstanding the jurisdictional requirement of Paragraph 6.02.B of the General Conditions).

Workers' Compensation and Related Policies	Policy limits of not less than:
Workers' Compensation	
State	Statutory
Applicable Federal (e.g., Longshoreman's)	Statutory
Foreign voluntary workers' compensation (employer's responsibility coverage), if applicable	Statutory
Employer's Liability	
Bodily Injury, each accident	$1,000,000
Bodily injury by disease, each employee	$1,000,000
Bodily injury/ disease aggregate	$1,000,000

F. *Commercial General Liability—Claims Covered:* Contractor shall purchase and maintain commercial general liability insurance, covering all operations by or on behalf of Contractor, on an occurrence basis, against claims for:

1. damages because of bodily injury, sickness or disease, or death of any person other than Contractor's employees,
2. damages insured by reasonably available personal injury liability coverage, and
3. damages because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom.

G. *Commercial General Liability—Form and Content:* Contractor's commercial liability policy must be written on a 1996 (or later) Insurance Services Organization, Inc. (ISO) commercial

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general liability form (occurrence form) and include the following coverages and endorsements:

1. Products and completed operations coverage.
    a. Such insurance must be maintained for three years after final payment.
    b. Contractor shall furnish Owner and each other additional insured (as identified in the Supplementary Conditions or elsewhere in the Contract) evidence of continuation of such insurance at final payment and three years thereafter.
2. Blanket contractual liability coverage, including but not limited to coverage of Contractor's contractual indemnity obligations in Paragraph 7.18.
3. Severability of interests and no insured-versus-insured or cross-liability exclusions.
4. Underground, explosion, and collapse coverage.
5. Personal injury coverage.
6. Additional insured endorsements that include both ongoing operations and products and completed operations coverage through ISO Endorsements CG 20 10 10 01 and CG 20 37 10 01 (together). If Contractor demonstrates to Owner that the specified ISO endorsements are not commercially available, then Contractor may satisfy this requirement by providing equivalent endorsements.
7. For design professional additional insureds, ISO Endorsement CG 20 32 07 04 "Additional Insured—Engineers, Architects or Surveyors Not Engaged by the Named Insured" or its equivalent.

H. *Commercial General Liability—Excluded Content:* The commercial general liability insurance policy, including its coverages, endorsements, and incorporated provisions, must not include any of the following:

1. Any modification of the standard definition of "insured contract" (except to delete the railroad protective liability exclusion if Contractor is required to indemnify a railroad or others with respect to Work within 50 feet of railroad property).
2. Any exclusion for water intrusion or water damage.
3. Any provisions resulting in the erosion of insurance limits by defense costs other than those already incorporated in ISO form CG 00 01.
4. Any exclusion of coverage relating to earth subsidence or movement.
5. Any exclusion for the insured's vicarious liability, strict liability, or statutory liability (other than worker's compensation).
6. Any limitation or exclusion based on the nature of Contractor's work.
7. Any professional liability exclusion broader in effect than the most recent edition of ISO form CG 22 79.

I.

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Commercial General Liability—Minimum Policy Limits

Commercial General Liability	Policy limits of not less than:
General Aggregate	$2,000,000
Products—Completed Operations Aggregate	$1,000,000
Personal and Advertising Injury	$1,000,000
Bodily Injury and Property Damage—Each Occurrence	$1,000,000

J. *Automobile Liability:* Contractor shall purchase and maintain automobile liability insurance for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance, or use of any motor vehicle. The automobile liability policy must be written on an occurrence basis.

Automobile Liability	Policy limits of not less than:
Bodily Injury	
Each Person	$500,000
Each Accident	$1,000,000
Property Damage	
Each Accident	$500,000
[or]	
Combined Single Limit	
Combined Single Limit (Bodily Injury and Property Damage)	$1,000,000

K. *Umbrella or Excess Liability:* Contractor shall purchase and maintain umbrella or excess liability insurance written over the underlying employer's liability, commercial general liability, and automobile liability insurance described in the Paragraphs above. The coverage afforded must be at least as broad as that of each and every one of the underlying policies.

Excess or Umbrella Liability	Policy limits of not less than:
Each Occurrence	1,000,000
General Aggregate	2,000,000

L. *Contractor's Pollution Liability Insurance:* Contractor shall purchase and maintain a policy covering third-party injury and property damage, including cleanup costs, as a result of pollution conditions arising from Contractor's operations and completed operations. This insurance must be maintained for no less than three years after final completion.

Contractor's Pollution Liability	Policy limits of not less than:
Each Occurrence/Claim	$1,000,000
General Aggregate	$2,000,000

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6.04 *Builder's Risk and Other Property Insurance*

SC-6.04 Delete Paragraph 6.04.A of the General Conditions and substitute the following in its place:

A. *Installation Floater*

1. Contractor shall provide and maintain installation floater insurance on a broad form or "all risk" policy providing coverage for materials, supplies, machinery, fixtures, and equipment that will be incorporated into the Work ("Covered Property"). Coverage under the Contractor's installation floater will include loss from covered "all risk" causes (perils) to Covered Property:

   a. of the Contractor, and Covered Property of others that is in Contractor's care, custody, and control;

   b. while in transit to the Site, including while at temporary storage sites;

   c. while at the Site awaiting and during installation, erection, and testing;

   d. continuing at least until the installation or erection of the Covered Property is completed, and the Work into which it is incorporated is accepted by Owner.

2. The installation floater coverage cannot be contingent on an external cause or risk, or limited to property for which the Contractor is legally liable.

3. The installation floater coverage will be in an amount sufficient to protect Contractor's interest in the Covered Property. The Contractor will be solely responsible for any deductible carried under this coverage.

4. This policy will include a waiver of subrogation applicable to Owner, Contractor, Engineer, all Subcontractors, and the officers, directors, partners, employees, agents and other consultants and subcontractors of any of them.

ARTICLE 7—CONTRACTOR'S RESPONSIBILITIES

SC-7.07 Concerning Subcontractors, Suppliers, and Others

SC-7.07.A. Add a new sentence at the end of Paragraph 7.07.A of the General Conditions which is to read as follows:

Contractor shall not award Work to Subcontractor(s) in excess of 50% of the Contract Price without prior written approval of Owner.

SC-7.11.D Add the following paragraphs after 7.11.C. in the General Conditions:

D. Each and every provision of law and clause required by law to be inserted in the Contract shall be deemed to be inserted herein and the Contract shall be read and enforced as though it were included herein, and if through mistake or otherwise, any such provision is not inserted, or is not correctly inserted, then upon application of either party, the Contract shall forthwith be physically amended in writing to make such insertion or correction.

Contractor shall comply with all Wyoming Statutes dealing with public works projects, including but not limited to, W.S. 16-6-101 through -121, 16-6-201 through-206, 16-6-701 through -708, 16-6-1001, and 15-1-113. Contractor shall also comply with all applicable federal laws and regulations.

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Contractor shall comply with the following:

1. Wyoming Statute 16-6-121(f), which requires Contractor to post on the construction site a prominent sign citing Wyoming Statute 16-6-121(f) and stating that any subcontractor or materialman shall give notice to the prime contractor of a right to protection under the bond or guarantee and that failure to provide the notice shall waive the subcontractor or materialman's protection under the bond or guarantee and shall waive any right to a lien for materials or services provided.
2. Wyoming Workmen's Compensation Act
3. Wage Payment Bond, Wyoming Statute 27-1-106 (2013 Edition)
4. Wyoming Preference Act of 1971. (Wyoming Statute 16-6-201 through 206)

ARTICLE 10—ENGINEER'S STATUS DURING CONSTRUCTION

10.03 *Resident Project Representative*

SC-10.03 Add the following new paragraphs immediately after Paragraph 10.03.B:

C. The Resident Project Representative (RPR) will be Engineer's representative at the Site. RPR's dealings in matters pertaining to the Work in general will be with Engineer and Contractor. RPR's dealings with Subcontractors will only be through or with the full knowledge or approval of Contractor. The RPR will:

1. *Conferences and Meetings:* Attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences, and other Project-related meetings (but not including Contractor's safety meetings), and as appropriate prepare and circulate copies of minutes thereof.
2. *Safety Compliance:* Comply with Site safety programs, as they apply to RPR, and if required to do so by such safety programs, receive safety training specifically related to RPR's own personal safety while at the Site.
3. *Liaison*
    a. Serve as Engineer's liaison with Contractor. Working principally through Contractor's authorized representative or designee, assist in providing information regarding the provisions and intent of the Contract Documents.
    b. Assist Engineer in serving as Owner's liaison with Contractor when Contractor's operations affect Owner's on-Site operations.
    c. Assist in obtaining from Owner additional details or information, when required for Contractor's proper execution of the Work.
4. *Review of Work; Defective Work*
    a. Conduct on-Site observations of the Work to assist Engineer in determining, to the extent set forth in Paragraph 10.02, if the Work is in general proceeding in accordance with the Contract Documents.
    b. Observe whether any Work in place appears to be defective.

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c. Observe whether any Work in place should be uncovered for observation, or requires special testing, inspection or approval.

5. *Inspections and Tests*

   a. Observe Contractor-arranged inspections required by Laws and Regulations, including but not limited to those performed by public or other agencies having jurisdiction over the Work.

   b. Accompany visiting inspectors representing public or other agencies having jurisdiction over the Work.

6. *Payment Requests:* Review Applications for Payment with Contractor.

7. *Completion*

   a. Participate in Engineer's visits regarding Substantial Completion.

   b. Assist in the preparation of a punch list of items to be completed or corrected.

   c. Participate in Engineer's visit to the Site in the company of Owner and Contractor regarding completion of the Work, and prepare a final punch list of items to be completed or corrected by Contractor.

   d. Observe whether items on the final punch list have been completed or corrected.

D. The RPR will not:

1. Authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items).

2. Exceed limitations of Engineer's authority as set forth in the Contract Documents.

3. Undertake any of the responsibilities of Contractor, Subcontractors, or Suppliers.

4. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences or procedures of construction.

5 Advise on, issue directions regarding, or assume control over security or safety practices, precautions, and programs in connection with the activities or operations of Owner or Contractor.

6. Participate in specialized field or laboratory tests or inspections conducted off-site by others except as specifically authorized by Engineer.

7. Authorize Owner to occupy the Project in whole or in part.

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ARTICLE 13—COST OF WORK; ALLOWANCES, UNIT PRICE WORK

13.01 *Cost of the Work*

13.01.B.5.c *Construction Equipment Rental*

13.01.B.5.c.1) Add a new sentence at the end of Paragraph 13.01.B.5.c.1) of the General Conditions which is to read as follows:

Transportation costs will not be included for equipment already on the Site which is being used for other portions of the Work.

13.01.B.5.c.2) Delete Paragraph 13.01.B.5.c.2) of the General Conditions in its entirety and insert the following in its place:

2) Costs for equipment and machinery owned by Contractor or a Contractor-related entity will be paid at a rate shown for such equipment in the approved rate schedule submitted according to SC 2.03 or will be calculated from the Rental Rate Blue Book for Construction. An hourly rate will be computed by dividing the monthly rates by 176. These computed rates will include all operating costs. For equipment on standby, the hourly rate shall be 50% of the monthly rental hourly rate divided by 176 hours per month, and the hourly operating cost shall not be applied.

13.03 *Unit Price Work*

SC-13.03.E Delete Paragraph 13.03.E in its entirety and insert the following in its place:

E. *Adjustments in Unit Price*

1. Contractor or Owner shall be entitled to an adjustment in the unit price with respect to an item of Unit Price Work if:

   a. the extended price of a particular item of Unit Price Work amounts to fifteen percent (15%) or more of the Contract Price (based on estimated quantities at the time of Contract formation) and the variation in the quantity of that particular item of Unit Price Work actually furnished or performed by Contractor differs by more than thirty percent (30%) from the estimated quantity of such item indicated in the Agreement; and

   b. Contractor's unit costs to perform the item of Unit Price Work have changed materially and significantly as a result of the quantity change.

2. The adjustment in unit price will account for and be coordinated with any related changes in quantities of other items of Work, and in Contractor's costs to perform such other Work, such that the resulting overall change in Contract Price is equitable to Owner and Contractor.

3. Adjusted unit prices will apply to all units of that item.

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ARTICLE 15—PAYMENTS TO CONTRACTOR, SET OFFS; COMPLETIONS; CORRECTION PERIOD

15.01 *Progress Payments*

SC-15.01.B Applications for Payments

SC-15.01.B.1. Delete the first sentence of Paragraph 15.01.B.1. of the General Conditions in its entirety and insert the following in its place:

15.01.B.1. On or before the last day of each month, the Contractor shall submit to the Engineer for review an Application for Payment filled out and signed by the Contractor covering the work completed as of the date of application and accompanied by such supporting documentation as is required by the Contract Documents and also as Engineer may reasonably require.*15.01.C Review of Applications*

SC-15.01.C.1. Delete Paragraph 15.01.C.1. of the General Conditions in its entirety and insert the following in its place:

15.01.C.1. The Engineer will, within five (5) days after receipt of each Application for Payment, either indicate in writing a recommendation of payment and present the application to the Owner, or return the application to the Contractor indicating in writing the Engineer's reason for refusing to recommend payment. In the latter case, the Contractor may make necessary changes and resubmit the application.

15.01.D Payment Becomes Due

SC-15.01.D.1. Delete Paragraph 15.01.D.1. of the General Conditions in its entirety and insert the following in its place:

15.01.D.1. Thirty days after presentation of the Application for Payment to Owner with Engineer's recommendation, the amount recommended will (subject to the provisions of Paragraph 15.01.E) become due, and when due will be paid by Owner to Contractor.

SC-15.06 Final Payment

SC-15.06.E. Delete Paragraph 15.06.E of the General conditions in its entirety and insert the following in its place:

15.06.E. *Final Payment Becomes Due*: Ten days after receipt from Engineer of the final Application for Payment and accompanying documentation, Owner shall set off against the amount recommended by Engineer for final payment any further sum to which Owner is entitled, including but not limited to set-offs for liquidated damages and set-offs allowed under the provisions of this Contract with respect to progress payments. Owner shall, in accordance with Wyoming Statute 16-6-116 publish once a week for three consecutive weeks and post in three conspicuous places on the project, a notice stating that the Owner has accepted the work as completed in accordance with the plans and specifications and rules set forth in this contract and that the CONTRACTOR is entitled to final payment therefore. Notice shall set forth that subsequent to the 41st day after the first publication of the notice the OWNER will make final payment to the Contractor. If there are no claims against the project

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payment will become due on the 41st day after the first publication of the notice and will, within twenty (20) days thereafter be paid by the Owner to Contractor

15.08 *Correction Period*

SC-15.08.A Replace the words "one year" with "two years" in the first sentence of Paragraph 15.08.A.

ARTICLE 17—FINAL RESOLUTIONS OF DISPUTES

SC-17.01 *Methods and Procedures*

SC-17.01B. Add a new paragraph immediately after Paragraph 17.01.B of the General Conditions which is to read as follows:

C. If a dispute resolution agreement has not been reached, then all claims, counterclaims, disputes, and other matters in question between the Owner and Contractor arising out of or relating to the Contract Documents or the breach thereof, will be decided in a court of competent jurisdiction in Teton County in the State of Wyoming.

ARTICLE 18—MISCELLANEOUS

SC 18.07 *Controlling Law*

SC-18.07.A Revise Paragraph 18.07.A of the General Conditions to reads as follows:

A. This Contract shall be constructed, performed and enforced in accordance with, and governed by, the laws of the State of Wyoming, without giving effect to the principles of conflict of laws thereof. The Parties hereto irrevocably elect as the sole judicial forum for the adjudication of any matters arising under or in connection with this Contract, and consent to the jurisdiction of, the courts of the County of Teton, State of Wyoming, or the United States of America for the District of Wyoming. This Agreement was negotiated by both parties hereto and thus it shall not be construed against or in favor of any party by virtue of which party drafted it or any portion thereof.

SC-18.07.B Add a new paragraph immediately after Paragraph 18.07.A of the General Conditions which is to read as follows:

B. Governmental Immunity. The Owner does not waive its governmental or sovereign immunity by entering into the Contract, and fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of the Contract.

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EXHIBIT A—SOFTWARE REQUIREMENTS FOR ELECTRONIC DOCUMENT EXCHANGE

Item	Electronic Documents	Transmittal Means	Data Format	Note (1)
a.1	General communications, transmittal covers, meeting notices and responses to general information requests for which there is no specific prescribed form.	Email	Email	
a.2	Meeting agendas, meeting minutes, RFI's and responses to RFI's, and Contract forms.	Email w/ Attachment	PDF	(2)
a.3	Contactors Submittals (Shop Drawings, "or equal" requests, substitution requests, documentation accompanying Sample submittals and other submittals) to Owner and Engineer, and Owner's and Engineer's responses to Contractor's Submittals, Shop Drawings, correspondence, and Applications for Payment.	Email w/ Attachment	PDF	
a.4	Correspondence; milestone and final version Submittals of reports, layouts, Drawings, maps, calculations and spreadsheets, Specifications, Drawings and other Submittals from Contractor to Owner or Engineer and for responses from Engineer and Owner to Contractor regarding Submittals.	Email w/ Attachment or LFE	PDF	
a.5	Layouts and drawings to be submitted to Owner for future use and modification.	Email w/ Attachment or LFE	DWG	
a.6	Correspondence, reports and Specifications to be submitted to Owner for future word processing use and modification.	Email w/ Attachment or LFE	DOC	
a.7	Spreadsheets and data to be submitted to Owner for future data processing use and modification.	Email w/ Attachment or LFE	EXC	
a.8	Database files and data to be submitted to Owner for future data processing use and modification.	Email w/ Attachment or LFE	DB	

Notes	
(1)	All exchanges and uses of transmitted data are subject to the appropriate provisions of Contract Documents.
(2)	Transmittal of written notices is governed by Paragraph 18.01 of the General Conditions.

Key	
Email	Standard Email formats (.htm, .rtf, or .txt). Do not use stationery formatting or other features that impair legibility of content on screen or in printed copies
LFE	Agreed upon Large File Exchange method (FTP, CD, DVD, hard drive)
PDF	Portable Document Format readable by Adobe® Acrobat Reader Version DC**.**
DWG	Autodesk® AutoCAD .dwg format Version 2018
DOC	Microsoft® Word .docx format
EXC	Microsoft® Excel .xlsx format
DB	Microsoft® Access .mdb

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SECTION 5
TECHNICAL SPECIFICATIONS

TECHNICAL SPECIFICATIONS
TABLE OF CONTENTS

SECTION	DESCRIPTION
01010	Summary of Work
01018	Construction Staking
01025	Measurement and Payment
01039	Coordination and Meetings
01340	Submittals
01505	Temporary Facilities
01570	Traffic Control
01700	Contract Closeout
02000	Mobilization
02005	Force Account Work
02015	Locating Utilities
02050	Removal Structures
02075	Demolition Asphalt – Concrete
02109	Stormwater PP
02110	Stripping Surface Cover
02150	Shoring and Underpinning
02190	Aggregates
02210	Excavation and Embankment
02215	Exploratory Excavation
02216	Trench Dewatering
02220	Trench Excavation
02225	Trench Backfill
02231	Aggregate Sub-base & Base Course
02280	Topsoil
02290	Watering
02512	Plant Mix Pavements
02528	Combined Curbs and Gutters
02665	Water Distribution
02670	Hydrostatic Testing
02675	Disinfection of Water Mains
02700	Sanitary Sewer Systems
02776	Concrete Flatwork and Concrete Paving
02895	Geosynthetics
02900	Landscaping
03100	Concrete Formwork
03200	Concrete Reinforcement
03300	Cast in Place Concrete
03304	Portland Cement Concrete
03370	Concrete Curing
16000	Solar Power Lights

SECTION 01010

SUMMARY OF WORK

PART 1 GENERAL

1.1 SUMMARY

A. Apply for, obtain, and pay for permits required to perform the work.

B. Comply with applicable codes and regulations of authorities having jurisdiction.

C. Field-verify dimensions indicated on drawings before fabricating or ordering materials. Do not scale drawings.

D. Notify OWNER of existing conditions differing from those indicated on the drawings. Verify the existence and location of underground utilities along the route of proposed work. Omission of an existing utility location on the Drawings is not to be considered as its nonexistence. Inclusion of existing utility locations on the Drawings is not to be considered as its definite location. Do not remove or alter existing utilities without prior written approval.

E. The Contract Documents are intended to provide the basis for proper completion of the work suitable for the intended use of OWNER. Anything not expressly set forth but which is reasonably implied or necessary for proper performance of the project shall be included.

F. Portions of the Contract Documents are written in the imperative mode. Except where specifically intended otherwise, the subject of all imperative statements is CONTRACTOR. For example, “Furnish...” means “CONTRACTOR shall furnish...”, “Provide...” means “CONTRACTOR shall provide...”.

G. This project requires the CONTRACTOR to supply all materials, equipment, labor and miscellaneous supplies necessary for project completion. No such items are to be supplied by the OWNER.

H. It is the intent of these documents that the CONTRACTOR provide upon project completion, a totally operational system free of physical encumbrances.

I. The Project Engineer will designate a part-time Resident Project Representative (RPR) to observe progress and quality of the work. The RPR will have access to and be skilled in the operation of nuclear soil density measuring equipment and will conduct spot density checks on an “as needed” basis.

J. Water required for dust control, moisture conditioning for compaction purposes, and for testing purposes will be supplied by the Town of Jackson at the metering location located at the Fair Building along Snow King Avenue. No usage fees will be charged.

K. Unless specifically stated otherwise in the specifications, hours for non-emergency construction work within the project site shall be limited to 7:00 AM to 7:00 PM Monday through Friday, unless approved by the Town.

L. All existing sewer and water pipe encountered inside of the excavated trench shall be removed and disposed of at the CONTRACTOR's expense. Manholes shall be completely removed from the site unless specifically stated on the drawings.

M. All dump fees shall be paid by the CONTRACTOR.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION – NOT USED

PART 4 MEASUREMENT AND PAYMENT

4.1 MEASUREMENT

No separate measurement will be made for work completed under this Section.

4.2 PAYMENT

No separate payment will be made for work included under this Section. Full compensation for completing work herein described will be considered as included in the bid price of the item for which the work applies.

END OF SECTION

SECTION 01018

CONSTRUCTION STAKING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Offset stakes for location and grade for pipelines, manholes, curb and gutter, roadway centerline, and appurtenants.

1.2 ENGINEER'S RESPONSIBILITIES

A. Set basic project control monuments.

B. Set construction stakes for the items listed under Section 1.1 upon request from CONTRACTOR.

1.3 CONTRACTOR'S RESPONSIBILITIES

A. Provide ENGINEER six (6) working days prior notice to the time stakes are required.

B. Determine the location for offset stakes.

C. Preserve the location of all stakes, monuments, and property corners after they have been set.

D. Pay OWNER for the replacement of any stakes, monuments, or property comers, which are lost or destroyed.

PART 2 PRODUCTS NOT USED

PART 3 EXECUTION NOT USED

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

No separate measurement or payment will be made for items under this section. Full compensation shall be considered as included in the prices paid for the various contract items and no additional compensation will be allowed therefore.

END OF SECTION

SECTION 01025

MEASUREMENT AND PAYMENT

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Measurement and payment criteria applicable to portions of the Work performed under a unit price payment method.

B. Defect assessment and non-payment for rejected work.

1.2 AUTHORITY

A. Measurement methods delineated in the individual specification sections complement the criteria of this section. In the event of conflict, the requirements of the individual specification section govern.

B. Take all measurements and compute quantities.

C. Assist by providing necessary equipment, workers, and survey personnel as required.

1.3 UNIT QUANTITIES SPECIFIED

A. Quantities indicated in the Bid Form are for bidding and contract purposes only. Quantities and measurements supplied or placed in the Work and verified by the RPR determine payment.

B. If the actual Work requires more or fewer quantities than those quantities indicated, provide the required quantities at the unit sum/prices contracted.

1.4 MEASUREMENT OF QUANTITIES

A. Measurement Devices:

1. Weigh Scales: Inspected, tested and certified by the Wyoming Department of Agriculture Weights and Measures department within the past year.

2. Platform Scales: Of sufficient size and capacity to accommodate the conveying vehicle.

B. Measurement by Weight: Certain imported earthen materials for backfill purposes, aggregate materials and asphalt paving materials will be measured by scale weight.

C. Measurement by Volume: Measured by cubic dimension using mean length, width and height or thickness.

D. Measurement by Area: Measured by square dimension using mean length and width or radius.

E. Linear Measurement: Measured by linear dimension, at the item centerline or mean chord.

1.5 PAYMENT

A. Payment Includes: Full compensation for all required labor, Products, tools, equipment, plant, transportation, services and incidentals; erection, application or installation of an item of the Work; overhead and profit.

B. Final payment for Work governed by unit prices will be made on the basis of the actual measurements and quantities accepted by the Engineer multiplied by the unit sum/price for Work which is incorporated in or made necessary by the Work.

1.6 DEFECT ASSESSMENT

A. Replace the Work, or portions of the Work, not conforming to specified requirements, or,

B. If, in the opinion of the Engineer it is not practical to remove and replace the Work, the Engineer may direct one of the following remedies:

1. The defective Work may remain, but the unit sum/price will be adjusted to a new sum/price at the discretion of the Engineer.

2. The defective Work will be partially repaired to the instructions of the Engineer, and the unit sum/price will be adjusted to a new sum/price at the discretion of the Engineer.

C. The authority of the Engineer to assess the defect and identify payment adjustment, is final.

1.7 NON-PAYMENT FOR REJECTED PRODUCTS

A. Payment will not be made for any of the following:

1. Products wasted or disposed of in a manner that is not acceptable.

2. Products determined as unacceptable before or after placement.

3. Products not completely unloaded from the transporting vehicle.

4. Products placed beyond the lines and levels of the required Work.

5. Products remaining on hand after completion of the Work.

6. Loading, hauling and disposing of rejected Products.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION – NOT USED

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT – NOT USED

END OF SECTION

SECTION 01039

COORDINATION AND MEETINGS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Coordination.

B. Preconstruction meeting.

C. Progress meetings.

D. Preconstruction Video

1.2 COORDINATION

A. Coordinate scheduling, submittals, and Work of the various sections of the Project Manual to assure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.

B. Coordinate completion and cleanup of Work of separate sections in preparation for Substantial Completion and for portions of Work.

1.3 PRIVATE UTILITY COORDINATION

A. Contractor shall be responsible for coordination with all buried wire utility owners to facility the locating and relocation if needed of wire utilities.

1.4 PRECONSTRUCTION MEETING

A. Engineer will schedule the time and location of a preconstruction meeting.

B. Attendance Required: Owner, Engineer, Special Consultants, Contractor, Contractor's Superintendent, and major Subcontractors.

C. Engineer will record minutes and distribute copies within seven (7) days after meeting with one copy to Contractor, Owner, participants, and those affected by decisions made.

1.5 PROGRESS MEETINGS

A. Schedule meetings throughout progress of the Work at weekly intervals.

B. Engineer will make arrangements for meetings, prepare agenda with copies for participants, preside at meetings.

C. Attendance Required: Job superintendent, major Subcontractors and suppliers, Owner, Engineer, as appropriate to agenda topics for each meeting.

D. Agenda:

1. Review minutes of previous meetings.

2. Review of Work progress.

3. Field observations, problems, and decisions.

4. Identification of problems which impede planned progress.

5. Review of submittals schedule and status of submittals.

6. Review of off-site fabrication and delivery schedules.

7. Maintenance of progress schedule.

8. Corrective measures to regain projected schedules.

9. Planned progress during succeeding work period.

10. Coordination of projected progress.

11. Maintenance of quality and work standards.

12. Effect of proposed changes on progress schedule and coordination.

13. Other business relating to Work.

E. Engineer will record minutes and distribute copies within seven (7) days after meeting with one copy to Contractor, Owner, participants, and those affected by decisions made

1.6 VIDEO OF WORKSITE

A. Prior to execution of work within street rights-of-way, the Contractor shall walk the entire project site in the presence of the Owner and Engineer and video the entire alignment, focusing on the interface between pubic and private properties. Recorded video information will be utilized to ascertain pre-existing conditions prior to contract execution.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION – NOT USED

PART 4 MEASUREMENT AND PAYMENT

4.1 MEASUREMENT

No separate measurement will be made for work completed under this Section.

4.2 PAYMENT

No separate payment will be made for work included under this Section. Full compensation for completing work herein described will be considered as included in the bid price of the item for which the work applies.

END OF SECTION

SECTION 01340

SUBMITTALS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Submission of all shop drawings and product data as required by the Contract Documents for all equipment and materials to be furnished under this contract unless specifically indicated otherwise.

1.2 RELATED SECTIONS

A. Section 01700—Contract Closeout

B. Sections for Divisions 1 through 3—Required Submittals

1.3 SUBMITTALS

A. Submittal information shall be submitted and reviewed prior to installing the applicable item.

B. No progress payments shall be made for any specific contract item until all related submittal and certification information for the item has been reviewed and accepted by the ENGINEER.

C. CONTRACTOR shall supply all manuals, maintenance data, manufacturer warranty, certificates, record drawings, and other equipment and material prior to submitting the application for final payment.

D. Submittals required shall include, but not be limited to, the following:

1. Project progress schedule

2. Traffic control plan

3. General construction plan

4. Bypass pumping plan (if required)

5. Temporary water service plan (if required)

6. List of material suppliers

7. List of subcontractors

8. Labor and equipment hourly rates

9. Pipe materials

10. Pipe bedding materials

11. Precast Manholes

12. Aggregate gradation

13. Asphalt mix certificates

14. Concrete mix certificates

15. Seed mixture and reclamation certificates

16. Project record drawings

E. Shop Drawings—Drawings shall be presented in a clear and thorough manner:

1. Identify details by reference to sheet and detail or schedule shown on Contract Drawings

2. Identify equipment by reference to equipment name and tag number shown on Contract Drawings

3. Scale and Measurements: Make drawings accurate to a scale with sufficient detail to show the kind, size, arrangement and function of component materials and devices

4. Minimum sheet size: 8 1/2" by 11"

5. Fabrication drawing size: 11" x 17" or 22" x 34"

F. Product Data—Preparation

1. Clearly mark each copy to identify pertinent products or models submitted for review

2. Identify equipment by reference to equipment name and tag number

3. Catalog cut sheets: Cross-out or delete irrelevant data

4. Show performance characteristics and capacities

5. Show dimensions and clearances required for installation and maintenance

6. Show wiring or piping diagrams and controls

7. Show external connections, anchorages, and supports required

G. "Certificate of Compliance"

1. Provided by manufacturer or supplier in lieu of submittal data required

2. Certifies that product data or item identified in certificate is in total compliance with Contract Document requirements

3. Specifically identifies project name and that there is no deviation from Contract Documents

4. Identify equipment by reference to equipment name and tag number

5. Identify limits of equipment, materials or work provided

6. Provide for specific product data or item only as indicated herein

H. Construction Schedule:

1. Designate in the construction schedule, or in a separate coordinated shop drawing schedule, the dates for submission and the dates that reviewed Shop Drawings and Product Data will be needed

I. Manufacturer's standard schematic drawings and diagrams

1. Modify drawings and diagrams to delete information which is not applicable to the Work by crossing out or omitting irrelevant data

2. Supplement standard information to provide information specifically applicable to the Work

1.4 CONTRACTOR RESPONSIBILITIES

A. Review shop drawings and product data prior to submission for accuracy and completeness of each submission

B. Approve and stamp each submission before submitting it

C. Determine and verify:

1. Field measurements

2. Field construction criteria

3. Catalog numbers and similar data

4. Conformance with drawings and specifications

D. Prior to each submission, carefully review and coordinate all aspects of each item being submitted

E. Verify that each item and the submittal conform in all respects with specified requirements of the Work and of the Contract Documents with respect to means, methods, techniques, sequences, and operations of construction, and safety precautions and programs incidental thereto

F. Make submissions promptly in accordance with Construction Schedule, and in such sequence as to cause no delay in the Work or in the work of any other Contractor

G. Notify Engineer in writing, at time of submission, of any deviations in the submittals from Contract Document requirements

H. Identify and tabulate all deviations in transmittal letter

I. Indicate essential details of all changes proposed, including modifications to other facilities that may be a result of the deviation

J. Include required piping and wiring diagrams

1.5 SUBMISSION REQUIREMENTS

A. Make submissions far enough in advance of scheduled dates for installation to provide time required for reviews, for securing necessary approvals, for possible revisions and resubmissions, and for placing orders and securing delivery

B. In scheduling, allow a minimum of 14 calendar days for review by Engineer following receipt of submission in Engineer's office

1. Time required to mail submissions or resubmissions is not considered a part of review period

C. Consecutively number all submissions

1. Assign a unique number to include all shop drawings, product data and other information required for individual specification sections

D. Number of Submittals Required

1. Shop Drawings and Product Data: Submit an electronic copy for review by the Engineer.

E. Accompany each submission with a letter of transmittal showing all information required for identification and checking. Include:

1. Submittal number

2. Date of submission and dates of any previous submissions

3. Project title and number

4. Owner Contract identification number if applicable

5. The names of

    a. Contractor

    b. Supplier

    c. Manufacturer

6. Identification of the product, with the specification section number

7. Field dimensions, clearly identified as such

8. Relation to adjacent or critical features of the Work or materials

9. Applicable standards, such as ASTM or Federal Specification numbers

10. Identification of deviations from Contract Documents

11. Identification of revisions on resubmissions

12. An 8" by 4" blank space for Contractor's and Engineer's stamps

13. Stamp cover sheet of each submittal as identified in letter of transmittal

14. Contractor's stamp: Initialed or signed, certifying review and approval of submittal, verification of products, field measurements and field construction criteria, and coordination of the information within the submittal with requirements of the Work and of Contract Documents. Use stamp to include wording similar to the following:

This submittal has been reviewed by [*Name of Contractor*] and approved with respect to the means, methods, techniques, sequences, and procedures of construction, and safety precautions and programs incidental thereto. [*Name of Contractor*] also warrants that this submittal complies with contract documents and comprises no deviations thereto: Section No: _____ Submittal No: _____ Date:_____ By: _____

F. Submittal Log:

1. Maintain an accurate submittal log for duration of the Work showing current status of all submissions

2. Show submittal number, section number, section title, submittal description dates and disposition of submittal

3. Make submittal log available to Engineer for Engineer's review upon request

G. Unless specified otherwise, make submissions in groups to facilitate efficient review and approval

H. Include all associated items from individual specification sections to assure that all information is available for checking each item when it is received

I. Submit a complete initial submittal including all components when an item consists of components from several sources

J. Partial submittals may be rejected as not complying with provisions of the Contract

K. Engineer will not be held liable for delays due to poorly organized or incomplete submissions

L. Do not include items from more than one specification section for any one submittal number

M. Contractor may require subcontractors to provide drawings, setting diagrams and similar information to help coordinate the Work, but such data

shall remain between Contractor and his subcontractors and will not be reviewed by Engineer unless specifically called for within the Contract Documents

1.6 DISPOSITION OF SHOP DRAWINGS AND PRODUCT DATA

A. "No Exceptions Taken": Approved with No Exceptions Noted

1. One copy sent to Owner

2. One copy sent to Resident Project Representative

3. One copy retained in Engineer's file

4. Remaining copies returned to Contractor for his use

5. One copy to be kept on file at Contractor's office at job site

6. Remaining copies for Contractor's office file, suppliers, or subcontractors

7. No corrections or comments noted on submittal or in transmittal letter

8. Issues or miscellaneous comments pertaining to other related items of the Work may be included in transmittal letter

9. Resubmission not required

B. "Make Corrections Noted": Approved with Corrections Noted

1. One copy sent to Owner

2. One copy sent to Resident Project Representative

3. One copy retained in Engineer's file

4. Remaining copies returned to Contractor for his use

5. One copy to be kept on file at Contractor's office at job site

6. Remaining copies for Contractor's office file, suppliers or subcontractors

7. Copies of submittal data in operation and maintenance manuals to be revised according to corrections

8. Comply with corrections or comments as noted on submittal and in transmittal letter

9. Resubmission not required

C. "Amend and Resubmit": Incorrect or Specific Information Still Required

1. One copy sent to Resident Project Representative

2. One copy retained in Engineer's file

3. All remaining copies returned to Contractor for revision and resubmittal

4. Copy of transmittal letter sent to Owner. An "Approved As Submitted" or "Exceptions Noted" submittal will be forwarded to Owner upon resubmission and review per above disposition requirements

5. Submittal is either: incorrectly annotated; specific comments need to be addressed and incorporated in resubmittal; and/or additional information may be required as noted in transmittal letter

6. Submitted information may not include or address specific item required per the specification as identified in transmittal letter

7. Specific information related to identified item may be required for final approval of submittal

8. Resubmission of entire submittal may be required or resubmission of specific item may be required as identified in transmittal letter.

D. "Rejected - See Remarks": Returned for Correction

1. One copy sent to Resident Project Representative

2. One copy retained in Engineer's file

3. All remaining copies returned to Contractor

4. Copy of transmittal letter sent to Owner

5. Contractor required to resubmit complete submittal package in accordance with Contract Documents

6. Submittal does not comply with provisions of Contract Documents as noted in transmittal letter

7. Resubmission required

E. "Receipt Acknowledged": For Reference Purposes Only or for Record Copy

1. One copy sent to Resident Project Representative

2. One copy retained in Engineer's file

3. One copy returned to Contractor

4. Copy of transmittal letter sent to Owner

5. Remaining submittal copies destroyed

6. Detailed review and comment by Engineer not required

7. Resubmission not required

1.7 RESUBMISSION REQUIREMENTS

A. Make any corrections or changes in submittals required by Engineer and resubmit until approved

B. Transmit each resubmission under new letter of transmittal. Use number of original submittal followed directly by a capital letter corresponding to the number of times a submittal is resubmitted (i.e., 1, 1A, 1B, etc.)

C. Shop Drawings and Product Data:

1. Revise initial drawings or data and resubmit as specified for the initial submittal

2. Indicate any changes which have been made other than those requested by Engineer

D. Samples: Submit new samples as required for initial submittal

E. Reimbursement of Resubmission Review Costs:

1. Review of first submittal and one resubmittal will be performed by Engineer at no cost to the Contractor

2. Costs for review of subsequent resubmissions will be directly paid by Contractor

3. Engineer will document work-hours required for review and costs for Engineer review will be deducted from payments due Contractor as Change Order deducts

4. Charges for review of resubmissions will include Engineer at maximum rate of $200 per hour and Submittal Clerk at maximum rate of $85 per hour

1.8 ENGINEER'S DUTIES

A. Review submittals with reasonable promptness and in accord with approved submission schedule provided that each submittal has been called for by the Contract Documents and is stamped by Contractor as indicated above

B. In the event that Engineer will require more than 14 calendar days to perform an expedited submittal review as requested by Contractor, Engineer shall so notify Contractor or indicate so on the submission schedule

C. No extensions of time are allowed due to Engineer's delay in reviewing submittals unless all the following criteria are met:

1. Contractor has notified Engineer in writing that an expedited review of particular submittal in question is critical to the progress of the Work and Contractor has identified the requested submittal return date.

2. Engineer has failed to return submittal within 14 days of receipt of the submittal or receipt of said notice, whichever is later

3. Contractor demonstrates that delay in progress of the Work was directly attributable to Engineer's failure to return submittal within 14 days

D. No extensions of time are allowed due to delays in progress of the Work caused by rejection and subsequent resubmission of data, including multiple resubmissions

E. Review drawings and data submitted only for general conformity with Contract Documents:

1. Engineer's review of drawings and data returned marked "Approved As Submitted" or "Exceptions Noted" does not indicate a thorough review of all dimensions, quantities, and details of material, equipment device or items shown

2. Engineer's review does not relieve Contractor of responsibility for errors, omissions or deviations nor responsibility for compliance with the Contract Documents

3. Engineer's review shall not extend to means, methods, techniques, sequences, operations of construction, and safety precautions and programs incidental thereto. No information regarding these items will be reviewed whether or not included in submittals

F. Assume that no shop drawing or related submittal comprises a deviation to the Contract Documents unless Contractor advises Engineer otherwise in writing which is acknowledged by Engineer in writing

G. Consider and review only those deviations from the Contract Documents clearly identified as such in submittal and tabulated in the Letter of Transmittal

H. Return submittals to Contractor for distribution or for resubmission

I. Transmit, unreviewed, to Contractor all copies of submittals received directly from suppliers, manufacturers and subcontractors

J. Transmit, unreviewed, to Contractor all copies of submittals not called for by the Contract Documents or which have not been approved by Contractor

K. Engineer will not review uncalled-for shop drawings or product data except by special arrangement

L. Affix stamp and indicate approval for submittal or resubmission requirements with the following stamp:

REVIEW IS FOR GENERAL COMPLIANCE
WITH CONTRACT DOCUMENTS
NO RESPONSIBILITY IS ASSUMED FOR
CORRECTNESS OF DIMENSIONS OR DETAILS
_____ NO EXCEPTIONS TAKEN
_____ MAKE CORRECTIONS NOTED
_____ AMEND & RESUBMIT
_____ REJECTED – SEE REMARKS
NELSON ENGINEERING CONSULTANTS
BOX 1599
JACKSON, WYOMING 83001
DATE _____ BY _____
REMARKS

1.9 SUBMITTAL SCHEDULE

A. Unless indicated otherwise, provide all submittals required by individual sections of the Contract Documents to establish compliance with the specified requirements

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION – NOT USED

PART 4 MEASUREMENT AND PAYMENT – NOT USED

END OF SECTION

SECTION 01505

TEMPORARY FACILITIES

PART 1 GENERAL

1.1 SUMMARY

A. Furnish temporary services and utilities, including use fees and operation costs:

1. Potable and non-potable water
2. Lighting and power
3. Materials storage
4. Bypass pumping as required
5. Temporary water service as required

B. Furnish construction facilities, including utility costs:

1. Construction equipment
2. Dewatering and pumping
3. Temporary water service

C. Furnish security and protection requirements:

1. Fire extinguishers
2. Site enclosure fence, barricades, warning signs, and lights
3. Snow and ice removal, if applicable

D. Furnish personnel support facilities:

1. Sanitary facilities
2. Drinking water
3. First aid facilities
4. Coordinate emergency medical services

5. Trash removal

E. Safety Signing and Barricades

1. Provide and maintain safety signing and barricades to prevent the public from entering work areas.

2. Install and maintain safety fence around all open trenches and hazardous areas when CONTRACTOR personnel and operations are not active.

1.2 SUMMARY OF OWNER PROVIDED FACILITIES

A. Owner Provided Staging Areas

1. Owner will allow Contractor a staging area along as indicated on the drawings. The area shall be denoted with orange construction fencing. Contractor is responsible for maintaining the integrity of the asphalt and curb and gutter along this area and will be responsible for any repairs resulting from Contractor actions. Area of the lot is approximately .2 acres.

2. Contractor shall use the premises for the storage of construction materials. These materials shall include, but shall not be limited to soils, construction materials and equipment, and parking of personal vehicles. The storage of materials shall be completed in compliance with all applicable Town of Jackson standards and shall including the fencing of the area, and erosion control systems. The storage of petroleum products or environmentally sensitive materials shall not be allowed on these sites.

B. Additional Staging Areas

1. Additional or substitute stagging areas will be allowed but Contractor must obtain permission from the respective land owner as well and the Town of Jackson to occupy the property for stagging area uses.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION – NOT USED

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. No separate measurement will be made for items under this section. Full compensation shall be considered as included in the prices paid for the

various contract items and no additional compensation will be allowed therefor.

4.2 BASIS OF PAYMENT

A. No separate payment will be made for items under this section. Full compensation shall be considered as included in the prices paid for the various contract items and no additional compensation will be allowed therefor.

END OF SECTION

SECTION 01570

TEMPORARY TRAFFIC AND ACCESS CONTROL

PART 1 GENERAL

1.1 SECTION INCLUDES

A. This section sets forth the minimum requirements for Temporary Traffic Control associated with the proposed work within the Town of Jackson Rights-Of-Way, easements, and/or work zone areas. Temporary Traffic Control includes, but is not limited to, neighborhood and business access, vehicular traffic, construction zones, pedestrian traffic, bicycle traffic, temporary closures, detours, etc.

B. The project area is defined in the Construction Drawings and includes these general areas:

1. Vine Street from Kelly Avenue to Snow King Avenue.

2. Extents of Temporary Traffic Control will extend, as necessary, to provide adequate access and circulation through and around the project work area.

C. Installation and maintenance of traffic control signs, barricades, and warning devices.

D. Flag persons to direct traffic through or around the project as required

1.2 REFERENCES

A. Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) Current Edition and associated revisions.

B. Wyoming Department of Transportation (WYDOT) Traffic Control for Roadway Work Operations.

C. General Construction Specifications from these contract documents.

1.3 QUALITY ASSURANCE

A. Contractor shall complete submittal in accordance with the requirements of this specification and meet all requirements of Specification 01340.

B. All equipment/material/execution of the Temporary Traffic Control Plan shall generally conform to the current edition of the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), the current Wyoming Department of Transportation (WYDOT) Traffic Control for Roadway Work Operations, and General Construction Specifications from the current edition of the Wyoming Public Works Standard Specifications.

C. Contractor shall maintain the Temporary Traffic Control (TTC) throughout the duration of construction and shall be responsible for the TTC and execution of the TTC throughout the duration of the project.

1.4 SUBMITTALS

A. Submit to the Engineer a scaled drawing(s) showing the proposed Temporary Traffic Control plan complete with signage and all traffic control elements through the entire length of Construction. The Contractor shall develop a TTC plan and submit to the Engineer 5 days prior to the Pre-Construction meeting for review by the Engineer and the Town of Jackson.

B. Submit to the Engineer a TTC Schedule including dates of different stages of the TTC plan. The document shall include anticipated dates impacting the normal flow of traffic and shall include necessary time frames for each element of the TTC allowing for the installation of all materials associated with the proposed work including pipe, flow fill and concrete curing time, surfacing time, etc.

C. The submitted plan and schedule will be reviewed by the Engineer and the Owner.

D. No construction activity shall occur on the site until the traffic control plan has been approved and all traffic control equipment, supplies, and materials are on-site. Work can commence once the TTC is being executed in accordance to the work being completed on the project.

PART 2 PRODUCTS

2.1 MATERIALS

A. All supplies, materials, and equipment utilized for traffic control during construction operations shall be in conformance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD).

B. All materials supplied shall be in good condition and shall be maintained in good condition throughout the duration of construction. Damaged materials shall be replaced as required.

PART 3 EXECUTION

3.1 GENERAL REQUIREMENTS

A. Road user movement, including vehicular, bus, bicycle, and pedestrian traffic, should be inhibited as little as practical. Closures shall be kept to the minimum time that is practical.

B. Frequent and abrupt changes in geometrics such as lane narrowing, dropped lanes, or main roadway transitions that require rapid maneuvers, shall be avoided.

C. Bicyclists and pedestrians, including those with disabilities, should be provided with access and reasonably safe passage through or around the TTC zone.

D. Business Access shall be maintained during the duration of construction to all businesses within and around the project area.

E. Temporary facilities, including pedestrian routes around worksites, are also covered by the accessibility requirements of the Americans with Disabilities Act

of 1990 (ADA) (Public Law 101-336, 104 Sta. 327, July 26, 1990. 42 U.S.C. 12101-12213 (as amended)).

F. The CONTRACTOR shall designate a TTC Plan foreman that shall be onsite during construction activities and shall manage, maintain, and direct the construction crew to fully execute the TTC plan. The TTC foreman shall be identified with the TTC submittal.

G. The beginning and end of the TTC plan shall be indicated with the appropriate signage.

3.2 ACCESS REQUIREMENTS

A. To the extent possible, two-Way traffic shall be provided through the project area during all off-work hours including evenings, weekends, and holidays. Traffic through the active work zone may be closed completely when accompanied by alternative routes.

B. The Contractor shall maintain a "Road Closed" sign at the beginning and end of each work zone. The effect of the signage will be to prohibit all traffic throughout the immediate segment in which the work is taking place.

C. Access requirements through the work zone are as follows:

1. Emergency traffic shall be accommodated immediately at any location in the project area at any time.

2. A work zone may be closed to all pedestrian and vehicular traffic, including local, during normal working hours, when alternative routes are provided. The Contractor shall be responsible for providing 24-hour advance notification in writing to affected adjacent properties in cases of periodic local access closures, as well as providing 48-hour advance notice to the RPR so that the Town of Jackson can be notified and issue appropriate press releases regarding the closure.

3. All work zones shall be returned to use and made accessible by local vehicular traffic at all times when construction activities are not in progress; i.e., nights and weekends. "Accessible" means temporary gravel surfacing, where required, leading to all driveways and approaches, which shall also remain accessible. Excavations remaining during non-working hours shall be barricaded and lit with flashing lights for the safety of local traffic. Longitudinal "drop offs" of four inches or more shall be separated from traffic lanes by 36-inch plastic barrels.

4. The Contractor shall provide for trash removal and assist in making trash receptacles accessible.

5. When the work zone is closed to through traffic and alternate routes are not available, the Contractor must allow up to eight hours per week to allow large vehicles through the work zone. Work is not required to stop during this time but should be managed to allow the access.

6. Unless otherwise approved by the Owner, no more than one intersection or cross street shall be closed at any given time.

7. The Contractor shall place appropriate “No Parking” signs as necessary along the street/alley in the work zone. Parking along the street/alley may be permitted in the evening and on weekends.

D. Any “Local Access Only” roadways due to detours shall be properly signed.

E. Temporary detours and traffic control are limited to the time limits for allowed construction for the project.

3.3 SIGNAGE

A. Signs installed for up to three weeks - may be mounted on portable sign support stands or clamped to delineator posts. Portable sign supports shall meet NCHRP 350 or MASH compliance. A mounting height of 1-foot from the ground should be used.

B. Signs installed for longer than three weeks - shall be on posts with acceptable breakaway characteristics.

C. Permanent Signs in the work area that are not applicable because of the work operation should be completely removed or covered. Portable signs that are not applicable shall be completely removed or covered, such as if work is shut down for the night and the roadway is fully opened to traffic.

D. Regulatory signs in work zones shall follow the same color and shape format as permanent signs.

3.4 PUBLIC SAFETY

A. Accommodation shall be made for the safety of all users.

B. This Project occurs within the Town of Jackson with residential and commercial activities. The CONTRACTOR shall exercise the utmost caution and implement any and all construction site safety measured necessary to protect the public welfare during construction.

C. The project area is used by vehicles, bicycles, and pedestrians. Accommodations shall be made for the safety of all users.

D. Project fencing and work area delineation shall be provided during construction. The proposed placement of fencing and delineators shall be part to the TTC plan and properly maintained/executed through the duration of the project.

3.5 PEDESTIAN SAFETY

A. Accommodation shall be made for the safety of all users. Adequate pedestrian access and walkways shall be provided as part of the TTC plan.

B. A TTC plan requiring pedestrians to “retrace” their steps to a previous intersection as part of the standard execution of the plan is not allowable.

C. Pedestrian shall not be led into conflicts with vehicles moving through or around the worksite or into conflicts with equipment and operations of construction.

D. Pedestrians shall be provided with a convenient and accessible path that replicates as nearly as practical the most desirable characteristics of the existing sidewalk.

E. A pedestrian route shall not be severed or moved for non-construction activities such as parking for vehicles or equipment.

F. All temporary pedestrian routes shall be ADA compliant and maintain a minimum of 60 inches of width throughout the route. When it is not possible to maintain a minimum 60-inch width, the pedestrian way shall have a 60 x 60-inch passing space at least every 200 feet to allow individuals in wheelchairs to pass.

G. Blocked routes, alternate crossings, and sign and signal information should be communicated to pedestrians with visual disabilities by providing devices such as audible information devices, accessible pedestrian signals, or barriers and channelizing devices that are detectable to the pedestrians traveling with the aid of a long cane or who have low vision.

H. When channelization is used to delineate a pedestrian facility, a continuous detectable edging shall be provided for the entire length of the facility.

3.6 WORKER SAFETY

A. The CONTRACTOR shall be responsible for all workers within the work area and shall conform to the Occupational Safety and Health Administration Regulations.

3.7 ADHERENCE AND MAINTENANCE OF THE TTC PLAN

A. Adherence to the approved traffic control plan shall be required at all times. The CONTRACTOR shall regularly review the traffic control plan with the ENGINEER and OWNER.

B. The CONTRACTOR shall procure all traffic control devices, materials, and supplies in quantities as designated in the approved TTC Plan.

C. If the CONTRACTOR approved traffic control plan is found, during the course of the work, to be in need of modification for any reason concerning issues of public safety, the CONTRACTOR shall procure any and all additional traffic control devices, materials, and supplies deemed necessary by the OWNER in order to meet the intent of this specification.

D. The CONTRACTOR shall provide updates to the TTC Plan Schedule as required per the Submittal on a weekly basis to the ENGINEER and OWNER.

E. The CONTRACTOR shall maintain the integrity and the placement of all traffic control materials during the construction process to include the following:

1. Continual maintenance by normal construction personnel during the regular working day with special emphasis at morning arrival and evening departure times.

2. Continual monitoring and maintenance form evening departure times to morning arrival times is not required, however, a designated CONTRACTOR REPRESNTATIVE residing within 45 minutes of the work site, whose name and telephone number shall be provided to the local police, shall be on call, and available in case of an emergency.

3. Monitoring and maintenance during weekends and holidays IS required. A designated CONTRACTOR REPRESENTATIVE residing within 45 minutes of the work site, shall be on call and available in case of an emergency. The designated CONTRACTOR REPRESENTATIVE shall visit the work site a minimum of one time per day during daylight hours for the purpose of maintaining the traffic control for the area.

F. The Contractor is expected to be continually and promptly responsive to the provisions of this specification section. Unresponsiveness on the part of the Contractor will result in written notification from the Owner providing twenty-four (24) hours to rectify non-complying situations. If after twenty-four (24) hours, resolution is not obtained to the satisfaction of the Owner, a remedy and deduction of all costs will be made from the Contract amount.

3.8 OTHER

A. If part of the TTC plan, Flagging Operations shall conform to the current edition of the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) and the current edition of the Wyoming Department of Transportation (WYDOT) Traffic Control for Roadway Work Operations.

B. Public notice of any closures is the responsibility of the Town. A 48-hour notice shall be given to the Town of Jackson for the purpose of executing the public notices and the larger Public Relations on the Project.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. Work under this section shall be measured as a single work item.

4.2 BASIS OF PAYMENT

A. Payment for Traffic Control and the fulfillment of all requirements thereof **project-wide** shall be made at the Lump Sum Price as indicated in the proposal. Payment of the total lump sum price bid, however, will be made incrementally in proportion to the percentage of work completed on the overall project.

B. Payment of this item shall constitute full compensation for development and implementation of the plan as described herein including submittal of approved Traffic Control Plans, supply and maintenance of all traffic control

devices, advance public notification, returning of streets to use, work scheduling, flagmen, and periodic monitoring of the project site as described herein.

END OF SECTION

SECTION 01700

CONTRACT CLOSEOUT

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Closeout procedures

B. Final cleaning

C. Adjusting

D. Contractor's closeout submittals

E. Project record documents

F. Warranties

G. Spare parts and maintenance materials

H. Delivery to Owner

I. Substantial completion

J. Final inspection

K. Reinspection fees

L. Final adjustments of accounts

M. Final application for payment

1.2 CLOSEOUT PROCEDURES

A. Comply with requirements stated in Conditions of the Contract and in specifications for administrative procedures in closing out the Work

B. Submit written certification that Contract Documents have been reviewed, Work has been inspected, and that Work is complete in accordance with Contract Documents and ready for Engineer's inspection

C. Provide submittals to Engineer/Owner that are required by governing or other authorities

D. Submit final Application for Payment identifying total adjusted Contract Sum, previous payments, and sum remaining due

1.3 FINAL CLEANING

A. Clean equipment to a sanitary condition

B. Remove waste and surplus materials, rubbish, and construction facilities from the entire alignment

1.4 ADJUSTING

A. Adjusting operating Products and equipment to ensure smooth and unhindered operation

1.5 CONTRACTOR'S CLOSEOUT SUBMITTALS

A. Project Record Documents

B. Spare Parts and Maintenance Materials: As specified in the individual sections and herein

C. Evidence of Payment and Release of Liens: As specified in the General and Supplementary Conditions

D. Two copies of each specified special bond, warranty, and service contract

E. Final inspection reports by all regulatory agencies demonstrating the agencies' final approval

F. At Contract close-out, deliver Record Documents to Engineer for the Owner

G. Accompany Submittal with Transmittal Letter in Duplicate, Containing

1. Date

2. Project title and number

3. Contractor's name and address

4. Title and number of each Record Document

5. Signature of Contractor or his authorized representative

1.6 PROJECT RECORD DOCUMENTS

A. Maintain on site, one set of the following record documents; record actual revisions to the Work:

1. Contract Drawings

2. Specifications

3. Addenda

4. Change Orders and other Modifications to the Contract

5. Reviewed shop drawings, product data, and samples

6. Field test reports

7. Construction photographs

B. Store Record Documents and samples separate from documents used for construction

1. Provide files and racks for storage of documents

C. Record information concurrent with construction progress

1. Do not conceal any work until required information is recorded

2. Legibly mark to record actual construction

D. Specifications and Addenda: Legibly mark and record at each Product section description of actual Products installed, including the following:

1. Manufacturer's name, product model, number, trade name and supplies

2. Product substitutions or alternates utilized

3. Changes made by Addenda, field order or change order

E. Record Documents and Shop Drawings: Legibly mark each item to record actual construction including:

1. Measured horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surface improvements

2. Measured locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of the Work

3. Field changes of dimension and detail

4. Details not on original Contract Drawings

5. Changes made by Field Order or by Change Order

F. Submit documents to Engineer with claim for final Application for Payment

G. File documents and samples in accordance with Data Filing Format of the Uniform Construction Index

H. Maintain documents in a clean, dry, legible condition and in good order. Do not use record documents for construction purposes

I. Make documents and samples available at all times for inspection by Engineer

J. Label each document "Project Record" in neat, large printed letters

1.7 WARRANTIES

A. Provide duplicate notarized copies

B. Execute and assemble documents from Subcontractors, suppliers, and manufacturers

C. Provide Table of Contents and assemble in three D side ring binder with durable plastic cover

D. Submit prior to final Application for Payment

E. For items of Work delayed beyond date of Substantial Completion, provide updated submittal within ten days after acceptance, listing date of acceptance as start of warranty period

1.8 SPARE PARTS AND MAINTENANCE MATERIALS

A. Provide products, spare parts, maintenance and extra materials in quantities specified in individual specification sections

B. Deliver to Project site; obtain receipt prior to final payment

C. Store the items in a clean, dry, heated, storage shed or bonded warehouse

D. Protect all items from damage during storage. Store in sturdy wooden boxes or crates with lid

1.9 DELIVERY TO OWNER

A. At or prior to the time of the inspection for substantial completion deliver all required items to

1. Owner at the place on the site designated by Owner

2. Contractor and representatives of Owner and Engineer shall inspect and inventory all items delivered

B. Submit to Engineer a Detailed Invoice of All Items Delivered

1. Organize invoice by specification sections

2. Indicate on invoice any items delivered which were damaged or defective

3. Contractor and Owner's an Engineer's representatives shall sign invoice certifying that all items listed were delivered and that, unless otherwise noted on the invoice, all items were in good condition at the time of delivery to Owner

C. Engineer will review invoice for completeness and inform Contractor promptly of any deficiencies therein

D. Contractor shall deliver all additional items identified by Engineer and replace all damaged and defective items noted on the original invoice before requesting final inspection

E. Invoices for additional and replacement items, signed by Contractor and Owner's and Engineer's representatives, shall be submitted

1.10 SUBSTANTIAL COMPLETION

A. When Contractor considers the Work is substantially complete, he shall submit to Engineer

1. A written notice that the Work or designated portion thereof is substantially complete

2. A list of items to be completed or corrected

B. Within a reasonable time after receipt of such notice, Engineer will make an inspection to determine the status of completion

C. Should Engineer determine that the Work is not substantially complete

1. Engineer will promptly notify the Contractor in writing, giving the reasons therefore

2. Contractor shall remedy the deficiencies in the Work and send a second written notice of substantial completion to Engineer

3. Engineer will reinspect the Work

D. When Engineer finds that the Work is substantially complete, he will

1. Prepare and deliver to Owner a tentative Certificate of Substantial Completion with a tentative list of items to be completed or corrected before final payment

2. After consideration of any objections made by the Owner as provided in Conditions of the Contract and when Engineer considers the Work

substantially complete, he will execute and deliver to the Owner and the Contractor a definite Certificate of Substantial Completion with a revised tentative list of items to be completed or corrected

E. No Certificate of Substantial Completion will be issued by Engineer until required invoices are submitted for review.

F. Advertisement for final payment will be sent to the local paper to begin advertising.

G. Final payment will not be made until all specified spare parts, maintenance materials, and special tools have been delivered to Owner in acceptable condition

1.11 FINAL INSPECTION

A. When Contractor considers the Work is complete, he shall submit written certification that

1. Contract Documents have been reviewed

2. Work has been inspected for compliance with Contract Documents

3. Work has been completed in accordance with Contract Documents

4. Equipment and systems have been tested in the presence of the Owner's representative and are operational

5. Work is completed and ready for final inspection

B. Engineer and Consultant will make an inspection to verify the status of completion with reasonable promptness after receipt of such certification

C. Should Engineer consider that the Work is incomplete or defective

1. Engineer will promptly notify the Contractor in writing listing the incomplete or defective work

2. Contractor shall take immediate steps to remedy the stated deficiencies and send a second written certification to Engineer that the Work is complete

3. Engineer will reinspect the Work

D. When the Engineer finds that the Work is acceptable under the Contract Documents, he shall request the Contractor to make closeout submittals

1.12 REINSPECTION FEES

A. Should Engineer and Consultant perform reinspections due to failure of the Work to comply with the claims of status of completion made by the Contractor

1. Owner will compensate Engineer for such additional services of Consultant

2. Owner will deduct the amount of such compensation from the final payment to the Contractor

1.13 FINAL ADJUSTMENTS OF ACCOUNTS

A. Submit a Final Statement of Accounting to Engineer

B. Statement Shall Reflect All Adjustments to the Contract Sum

1. The original Contract Sum

2. Additions and deductions resulting from

a. Previous Change Orders

b. Deductions for uncorrected Work

c. Deductions for liquidated damages

d. Deductions for reinspection payments

e. Other adjustments

3. Total Contract Sum, as adjusted

4. Previous payments

5. Sum remaining due

1.14 FINAL APPLICATION FOR PAYMENT

A. Contractor shall submit the final Application for Payment in accordance with procedures and requirements stated in the Conditions of the Contract

PART 2 PRODUCT – NOT USED

PART 3 EXECUTION – NOT USED

PART 4 MEASUREMENT AND PAYMENT – NOT USED

END OF SECTION

SECTION 02000

MOBILIZATION

PART 1 GENERAL – NOT USED

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION – NOT USED

PART 4 MEASUREMENT AND PAYMENT

4.1 DESCRIPTION

A. Payment will be made for "Mobilization" to cover the costs of preparatory work and operation including, but not limited to

1. Those necessary for the movement of personnel, equipment, supplies and incidentals to the project sites;

2. For the establishment of all facilities necessary for the work on the project;

3. For the costs of obtaining the required bonds and insurance;

4. And for all other work and operations which must be performed, or costs incurred prior to beginning work on the various items on the project.

4.2 METHOD OF MEASUREMENT

A. When the percentage of the original total contract amount shown below is earned, the percentage of the Contract Lump Sum price for "Mobilization" shown below will be paid.

Percentage of Original Contract Amount Earned	**Percentage of Lump Sum Price for Mobilization Earned**
5	20
10	50
25	60
65	75
90	90
100	100

4.3 BASIS OF PAYMENT

A. Mobilization will be paid on a lump sum basis **limited to eight percent (8%) of the total amount for each individual bid schedule.** Periodic payments of the lump sum amount will be made in accordance with the table in Section 4.2 A above.

END OF SECTION

SECTION 02005

FORCE ACCOUNT WORK

PART 1 GENERAL

1.1 SUMMARY

A. This section consists of the supply of labor, materials, equipment, and supplies necessary to perform special work items which are outside the scope of the project requirements authorized by the Owner. Payment for accomplishing these items will be made on a time-and-materials basis.

B. This section also includes the supply of materials, equipment, and supplies necessary to perform installation and repair of irrigation systems requirements authorized by the Owner. Payment for accomplishing these items will be made on a time-and-materials basis

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 ADMINISTRATIVE MATTERS

A. In general, items included in the category of Force Account Work, include the following:

1. Force Account Project Wide - None at this time.

2. Force Account – Irrigations - Additional landscape items other than sod (which is paid for under an installed quantity) as approved by the Town of Jackson.

B. Each bidder shall supply as part of his bid, an hourly rate sheet covering all equipment and personnel within his organization. Hourly rates for equipment shall include the operator. The hourly rate sheet of the successful bidder will establish personnel and equipment force account rates for the extent of the project. It is assumed that Force Account Work will require equipment and personnel already onsite, therefore mobilization and demobilization costs will not be paid. No Force Account Work will be paid at overtime labor rates.

C. Materials and supplies required under Force Account Work will be paid at 15% above invoice costs. Invoices must be supplied to support material costs.

D. The means by which Force Account Work is accomplished will be determined in advance and must be authorized in advance by the RPR and the Town of Jackson

E. Force Account Work shall be reconciled with time sheets and material invoices between the Contractor and the RPR on a daily basis to insure proper accounting.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. No quantity measurement will be made for Force Account Work other than time and materials required to complete each work item. Time will begin when all equipment and personnel are present at the site of the proposed work and will end when all work at the site is complete. No time will be allowed for travel to and from the site.

B. No quantity measurement will be made for Irrigation Force Account Work other than time and materials required to complete each work item. Time will begin when all equipment and personnel are present at the site of the proposed work and will end when all work at the site is complete. No time will be allowed for travel to and from the site

4.2 BASIS OF PAYMENT

A. Force Account Work **Project-Wide** will be paid on a time-and-material basis as stated herein. Note that the bid amount for this item has been placed within the Bid Schedule in order to preserve the competitiveness of the bid process. Note also that there is no guarantee that any of the line item will be expended.

B. Force Account Work **Irrigation** will be paid on a time-and-material basis as stated herein. Note that the bid amount for this item has been placed within the Bid Schedule in order to preserve the competitiveness of the bid process. Note also that there is no guarantee that any of the line item will be expended.

END OF SECTION

SECTION 02015

LOCATING UTILITIES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Locating existing utilities within the project.

1.2 UTILITY LOCATIONS INDICATED ON THE DRAWINGS

A. Underground utility locations indicated on the drawings are provided from information supplied by the various utility companies and are intended to reflect the general location of underground facilities. No warranty of accuracy of the provided information is implied.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION

3.1 REQUIREMENTS

A. Coordinate with all utility providers to locate existing buried utility facilities within the project.

B. Verify utility locations indicated on the drawings.

C. Record existing utility locations that are incorrect or not shown on the drawings.

D. Protect existing utilities to prevent damage during construction.

E. Verify safe working distances from the existing utilities considering the construction operations to be utilized.

F. Verify depth and location of any existing utilities that have potential to conflict with the work.

G. Coordinate with each utility as needed to shut down the service as required to construct the work and to facilitate any upgrade or relocation work to be performed by the utility.

H. Provide utility location and safe clearance information to ENGINEER.

I. Notify ENGINEER of any utility conflicts that are not adequately addressed in the project design plans and the construction contract.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

No separate measurement or payment will be made for items under this section. Full compensation shall be considered as included in the prices paid for the various contract items and no additional compensation will be allowed therefore.

END OF SECTION

SECTION 02050

REMOVAL AND DISPOSAL OF STRUCTURES AND OBSTRUCTIONS

PART 1 GENERAL

1.1 SUMMARY

A. The work involved in this category shall consist of removing and satisfactorily disposing of existing asphalt pavement, portland cement pavement, concrete curb, combined curb and gutter, sidewalk, private driveways, crosswalks, fences, abandoned pipe lines, buildings, trees, stumps, shrubs, Decks, and any other structure or obstruction designated for removal on the plans.

B. Removed items shall be properly disposed of as approved by the ENGINEER.

C. It shall also include the salvaging of designated material, as shown on the plans, and backfilling the resulting trenches, holes, and pits.

D. Materials removed and not designated to be salvaged or incorporated into the work shall become the property of the CONTRACTOR.

E. Materials shall be recycled where applicable, existing manhole ring and covers shall be delivered to the TOJ Public Works if requested by Owner.

1.2 RELATED WORK SPECIFIED ELSEWHERE

A. Demolition of Asphalt and Portland Cement Concrete. Section 02075

B. Stripping Surface Cover and Removal/Replacement of Miscellaneous Features. Section 02110

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION

3.1 CONSTRUCTION METHODS

A. Demolition and disposal.

1. All existing pavement, curb, gutter, sidewalks, driveways, crosswalks, fences, abandoned pipelines, buildings or any other structure or obstruction specified for removal on the plans or as directed by the ENGINEER, shall be removed and disposed of by the CONTRACTOR. No abandoned pipeline encountered shall be left in place.

2. Care shall be exercised in such removal to assure that adjacent facilities or structures which are to remain shall not be disturbed.

3. Any damage to such existing facilities or structures resulting from carelessness or negligence on the CONTRACTOR's part shall be satisfactorily restored to its original condition at the CONTRACTOR's expense.

4. Existing pavement shall be cut and removed to the lines indicated on the plans, or as directed by the ENGINEER.

3.2 REMOVAL OF EXISTING SEWER PIPE

A. All existing sewer, service, and main pipe, which lies in the same trench as the proposed main and service shall be removed and disposed of at the CONTRACTOR's expense.

3.3 REMOVAL AND REPLACEMENT OF FENCE

A. Fence shall be removed and replaced to original or better condition for the entire length of the fence. Contractor shall carefully remove boards, wire, poles, and posts so that the original materials may be reused. If the fence materials are damaged or not suitable for reuse, new materials matching the original materials shall be used. Fences shall not be removed unless absolutely necessary. Fences shall be replaced at the same location or as directed by the Engineer.

3.4 TREE AND BRUSH REMOVAL

A. Contractor shall remove and dispose of all trees and shrubs as indicated on the drawings.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

No separate measurement will be made for items under this section.

4.2 BASIS OF PAYMENT

No separate payment will be made for items under this section. Full compensation shall be considered as included in the prices paid for the various contract items and no additional compensation will be allowed therefore.

END OF SECTION

SECTION 02075

DEMOLITION OF ASPHALT AND PORTLAND CEMENT CONCRETE

PART 1 GENERAL

1.1 SUMMARY

A. This section consists of removal of all surfacing material encountered.

1.2 RELATED WORK SPECIFIED ELSEWHERE

A. Removal and Disposal of Structures and Obstructions. Section 02050.

B. Stripping of Surface Cover and Removal/Replacement of Miscellaneous Features. Section 02110

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION

3.1 PAVEMENT REMOVAL

A. Where trench excavation or structure excavation requires the removal of curb and gutter, concrete sidewalks, or asphaltic or concrete pavement, the pavement or concrete shall be cut in a straight line parallel to the edge of the excavation by use of a spadebitted air hammer, concrete saw or similar approved equipment to obtain a straight, square clean break. Pavement cuts shall be two (2) feet wider than the actual trench opening and centered over such trench.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT (This work will not be measured for payment)

A. No separate measurement will be made for items under this section. Full compensation shall be considered as included in the prices paid for the various contract items and no additional compensation will be allowed therefore.

4.2 BASIS OF PAYMENT

A. No separate payment will be made for items under this section. Full compensation shall be considered as included in the prices paid for the various contract items and no additional compensation will be allowed therefore.

END OF SECTION

SECTION 02109

STORM WATER POLLUTION PREVENTION PLAN

PART 1 GENERAL

1.1 SUMMARY

A. This section consists of contractor development of a Storm Water Pollution Prevention Plan, implementation of the plan throughout the project area, and periodic self-monitoring and inspection of the construction operation to insure compliance with the plan. Also included herein is the responsibility for communication with the Wyoming Department of Environmental Quality, the agency responsible for administration of the temporary NPDES permit program for construction projects which will disturb five or less surface acres.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION

3.1 STORM WATER POLLUTION PREVENTION PLAN

A. The Contractor shall develop and implement the Storm Water Pollution Prevention Plan based on the State requirements. The Contractor shall be free to utilize his own means and methods in development and implementation of the plan to the extent compliance with regulatory requirements is assured.

3.2 NOTICE OF INTENT (NOI)

A. The Contractor, as the prospective permit holder and operator, shall fill out and submit the NOI to WDEQ.

B. The Contractor shall remain the permit holder and operator throughout the construction period as well as throughout the warranty period or period for correction of defective work as designated in the General Conditions. At the expiration of said period, the Contractor shall file a termination notice ending his responsibility under this section.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. Work under this section shall be measured as a single work item.

4.2 BASIS OF PAYMENT

A. Payment for development and implementation of the Storm Water Pollution Prevention Plan and the fulfillment of all requirements thereof shall be made at the Lump Sum Price as indicated in the proposal. Payment of the total lump sum price bid, however, will be made incrementally at each pay request in equal proportion to the percentage of total work included within that specific pay request.

END OF SECTION

SECTION 02110

STRIPPING OF SURFACE COVER AND REMOVAL/REPLACEMENT OF MISCELLANEOUS FEATURES

PART 1 GENERAL

1.1 SUMMARY

A. This section includes:

1. Removal and disposal or reclamation of existing asphalt surfacing and demolition and disposal of concrete curb, concrete flatwork and concrete paving necessary to install the intended improvements and as authorized on the drawings.

2. Stripping of topsoil and vegetation.

3. Replacement of stripped soil material as Final Surface Cover.

4. Temporary removal and storage of all traffic control signs, street name signs, and other miscellaneous features required in order to execute the project.

5. Clearing, grubbing, removing, and disposing of vegetation and debris within the limits of the construction area. Vegetation and objects designated to remain shall be preserved from injury or defacement.

6. Also covered herein is project-wide dust control.

PART 2 PRODUCTS

2.1 STRIPPED TOPSOIL

A. All topsoil stripped and stockpiled for use as Final Surface Cover shall be free of any rock greater than 2".

PART 3 EXECUTION

3.1 GENERAL

A. In no case, without prior consent of the RPR or the Owner, shall surface disturbance occur outside of easements, rights-of-way, or limits of trench disturbance as indicated on the drawings or defined herein. All existing asphalt paving scheduled for removal shall be cut to a neat straight line. Negligent destruction or removal of unnecessary structures or asphalt paving

outside the construction limit lines will require replacement at the Contractor's expense.

B. From the time that any surface cover throughout the project is removed until that surface cover is replaced, the Contractor shall be responsible for providing water for dust control in quantities and at frequency as determined by the Engineer, including weekends and holidays, if required.

C. In order to insure adequate attention to dust control during weekends and holidays when normal construction operations are not being conducted, a designated CONTRACTOR Representative(s) residing within a ten minute drive from the Town of Jackson, whose name and telephone number shall be provided to the Owner, shall be on call, and available for immediate response in case of a need for dust abatement. In addition, the designated CONTRACTOR Representative shall visit the work site once per day during daylight hours on weekends and holidays for the purpose of conducting dust control operations by watering down disturbed areas.

3.2 SPECIFIC ELEMENTS OF WORK

A. Asphalt Reclamation (Milling)

1. The typical street section within the project consists of 3-5 inches of asphalt paving over 3 inches of aggregate base. The entire existing asphalt paving thickness, together with the top 2 inches of existing aggregate base, shall be milled and uniformly mixed. When appropriate and in conformance with the construction schedule, the entire milled mixture shall then be stripped in compliance with Sections 01010 and 01570 and stockpiled in the staging area or Owner approved location for use as Reclaimed Aggregate Base Course later in the project.

2. Reclaimed Aggregate Base Course produced under this section will be utilized as base material under final asphalt paving in place of imported aggregate base course as described in Section 02231 of these specifications.

3. The milling machine shall be operated such that a maximum asphalt size resulting from the operation is one inch (1"). Multiple passes shall be provided if necessary to provide the maximum size.

4. Locate all underground utilities, valve boxes, manholes, etc. and sweep surface prior to milling. Manholes and valve boxes will not be lowered to accommodate the milling operation; the machine will come up to obstacles, lift up, cross over, lower and resume operation. Limit lines of pavement removal shall be placed on the asphalt prior to the milling process.

5. Operator shall use caution to not mill to a depth that will contaminate the finish material with underlying material

B. Should Contractor elect to not reclaim existing asphalt then removal of existing asphalt surfacing on all streets, driveways and approaches shall be limited to the areas indicated on the drawings and shall occur only when beginning construction in a new work zone. Removed asphalt shall be disposed of offsite at Contractor's expense. All existing asphalt paving scheduled for removal shall be cut to a neat straight line. After haul-off of the removed asphalt, remaining crushed gravel base within the stripped area shall be "dished" to feather the surface of the exposed gravel flush with the top of asphalt and curb lip around the edge of the disturbed area. The material shall then be re-compacted in-place and maintained as required to enable quality vehicular access across the stripped area in advance of repaving.

C. In the road right of ways outside of gravel or asphalt surfacing, topsoil and vegetation shall be stripped to a minimum 4" depth, windrowed to one or both sides of the work area, and relayed as final cover material outside of new surface improvements subsequent to all construction activities. Final contouring of work areas shall be free of abrupt elevation or grade changes and performed to the satisfaction of the RPR.

D. All existing asphalt surfacing on all asphalt roadways and driveway crossings shall be stripped at the dimensions noted on the drawings. The resulting material shall be loaded into trucks and hauled off at the CONTRACTOR's expense. Any additional asphalt removed outside of the asphalt cut lines indicated on the drawings without RPR approval shall be paid for at the Contractor's expense.

E. After haul-off of the asphalt, remaining crushed gravel base within the stripped area shall be "dished" to feather the surface of the exposed gravel flush with the top of asphalt and curb lip around the edge of the disturbed area. The material shall then be re-compacted in-place and maintained as required to enable quality vehicular access across the stripped area in advance of trenching operations.

F. Within the allowable contractor disturbance area, topsoil and vegetation shall be stripped to a minimum 4" depth, and stockpiled or temporarily removed from the work area in a segregated area which preserves the inherent quality of the topsoil material without contamination from subsoil materials until replaced as Final Surface Cover in sections required on the drawings.

G. All previously stripped soil materials shall be relayed and replaced as Final Surface Cover material at a minimum depth of 4 inches immediately upon

completion of paving and concrete flatwork activities. Final contouring of work areas shall be in general conformance to pre-existing grade lines and elevations, free of abrupt elevation or grade changes and performed to the satisfaction of the Engineer. All rock shall be removed from the minimum 4 inches of Final Surface Cover material.

H. Existing curb, gutter, and flatwork (sidewalk and valley gutters) as authorized on the drawings shall be removed as required to install the proposed improvements. With the approval of the RPR concrete components may be cut at the nearest existing control joint outside of the construction limit width indicated on the drawings. Removed concrete components shall be hauled offsite and properly disposed of at Contractor's expense.

I. All stumps, roots, logs or other timber, and all brush matted roots and other debris within the disturbed shall be removed to a depth of not less than 6" below finish grade.

J. At the appropriate time and when approved by the Owner, the Contractor shall be required to remove traffic control signage and street signage if needed. The Contractor shall be required to place temporary traffic control signs as needed to maintain pre-existing traffic control patterns.

K. The Contractor shall reinstall the signs at the locations dictated by the Owner.

L. Any remaining miscellaneous surface features within the work area that are removable, including, but not limited to, traffic signs, street name signs, components of existing utilities, or any other feature not described above shall be removed, secured, stored and replaced in "like" condition subsequent to construction activities.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. Measurement of Stripping of Existing Asphalt Surfacing will be made on a square yard basis of existing pavement milled or stripped, including stripping of chip seal material located in the alleys.

B. Measurement of Removal of Existing Concrete Curb and Gutter will be made on a lineal foot basis.

C. Measurement of Removal of Existing Concrete Flatwork will be made on a square foot basis.

D. Measurement of Tree/Brush Removal will be made on a unit basis for each removed.

E. No separate measurement will be made herein for stripping of existing gravel driveway surfacing.

F. No separate measurement will be made herein for stripping and replacement of topsoil/vegetation areas.

G. No separate measurement will be made for Removal and Storage of Area Signage.

H. No separate measurement will be made for Fence Removal and Replacement.

I. No separate measurement will be made herein for project-wide dust control, or removal, storage and replacement of miscellaneous surface features.

4.2 BASIS OF PAYMENT

A. Payment for Stripping of Existing Asphalt Surfacing will be made at the contract unit price per square yard of removed material; said price being full compensation for cutting, milling, stripping and haul, stockpiling or disposal as well as "dishing", compacting, and maintenance of the resulting gravel surface as described herein.

B. Payment for Removal of Existing Curb and Gutter will be made at the contract unit price per lineal foot of material removed, said price being full compensation for cutting, removal and disposal as required herein.

C. Payment for Removal of Existing Concrete Flatwork will be made at the contract unit price per square foot of material removed, said price being full compensation for cutting, removal, and disposal as required herein.

D. Payment for Tree/Brush Removal will be made at the contract unit price each, said price being full compensation for cutting, removal and disposal as required.

E. No separate payment will be made for stripping of existing gravel driveway surfacing. Payment for these operations, including equipment costs, will be considered as subsidiary to all other elements of work.

F. No separate payment will be made for stripping and replacement of topsoil/vegetation areas. Payment for these operations, including equipment costs, will be considered as subsidiary to all other elements of work.

G. No separate payment will be made for Removal and Storage of Existing Area Signage. Payment for these operations, including equipment costs, will be considered as subsidiary to all other elements of work.

H. No separate payment for Fence Removal and Replacement will be made. Payment for this will be considered as subsidiary to all other elements of work.

I. No separate payment will be made herein for project-wide dust control, or removal, storage, and replacement of miscellaneous surface features. Payment for these operations, including equipment costs, will be considered as subsidiary to all other elements of work.

END OF SECTION

SECTION 02150

SHORING AND UNDERPINNING

PART 1 GENERAL

1.1 SUMMARY

A. This section consists of all necessary bracing, shoring and protection, required for open excavations.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 CONSTRUCTION

A. All excavation, trenching and shoring, and the like, under this contract shall be performed in a manner that meets with the latest edition of the OSHA Department of Labor, Safety and Health Regulations for Construction.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. No separate measurement or payment will be made for items under this section, full compensation shall be considered as included in the prices paid for the various contract items and no additional compensation will be allowed therefore.

4.2 BASIS OF PAYMENT

A. No separate payment will be made for items under this section. Full compensation shall be considered as included in the prices paid for the various contract items and no additional compensation will be allowed therefore.

END OF SECTION

SECTION 02190

AGGREGATES

PART 1 GENERAL

1.1 SUMMARY

A. This section includes the preparation and stockpiling of aggregates for portland cement concrete, bases, bituminous pavements and surface treatments, cover coats, bed courses, drains, pervious backfill and riprap.

B. This section is a material specification only and is subsidiary to other sections which address placement of the materials prepared under same.

1.2 RELATED WORK

A. Section 02231, Aggregate Base Course.

B. Section 03304, Portland Cement Concrete.

C. Section 02512, Plan Mix Pavements.

1.3 QUALITY ASSURANCE

A. AASHTO M 6: Fine Aggregate for Portland Cement Concrete.

B. AASHTO M 80: Course Aggregate for Portland Cement Concrete.

C. AASHTO M 92: Wire-cloth Sieve for Testing Purposes.

D. AASHTO T 2: Sampling Aggregates.

E. AASHTO T 27: Wyoming Modified Sieve Analysis of Fine and Course Aggregates.

F. AASHTO T 96: Resistance to Abrasion of Small Size Course Aggregate by Use of the Los Angeles Machine.

G. AASHTO T 104: Soundness of Aggregate by use of Sodium Sulfate or Magnesium Sulfate.

H. ASTM C 33: Concrete Aggregates.

I. ASTM C 127: Specific Gravity and Moisture Absorption of Coarse Aggregate.

J. ASTM C 136: Sieve or Screen Analysis of Fine and Coarse Aggregate.

1.4 SUBMITTALS

A. Sampling and testing of aggregates for flexible pavements shall be in accordance with the following standard methods of the American Association of State Highway Transportation Officials (AASHTO):

1.	Sampling	T 2
2.	Percentage of Wear	T 96
3.	Soundness	T 104
4.	Sieve Analysis	T 27, Wyoming Modified
5.	Sieve Analysis	ASTM C 136

B. Sampling and testing of aggregates for portland cement concrete shall be in accordance with the following standard methods of the American Association of State Highway Transportation Officials (AASHTO):

1.	Fine Aggregate	M 6
2.	Course Aggregate	M 80
3.	Sieve Analysis	T 27, Wyoming Modified
4.	Percentage of Wear	T 96
5.	Soundness	T 104

1.5 DEFINITIONS

A. Coarse aggregate shall mean materials retained on a #4 sieve.

B. Fine aggregate shall mean materials passing a #4 sieve.

C. Sub-base shall be crushed sub-base unless otherwise specified.

D. Base shall be crushed base unless otherwise specified.

E. Gradation requirements, as listed herein, shall be the percentage of material by weight passing laboratory sieves having square openings. Sieve sizes or designations will be in accordance with AASHTO M 92 and ASTM C 33.

PART 2 PRODUCTS

2.1 MATERIALS

A. When crushed aggregate for sub-base, bases, surfacing or bituminous pavements is specified, all boulders in the pit up six (6") in diameter shall be crushed to meet the

required specifications and shall be uniformly distributed in the remainder of the material, unless otherwise specified.

B. Before production of any of the following materials, all vegetation and stripping material shall be removed from the pit. Only designated portions of the pit will be used. The composite materials shall be free from clay balls, vegetable matter, and other deleterious substances, and shall not contain an excess of thin or elongated pieces.

2.2 AGGREGATE FOR PORTLAND CEMENT CONCRETE

A. FINE AGGREGATE

1. Fine aggregate for concrete shall conform to the requirements of AASHTO M 6 with the following exceptions:

	Max. % by Weight
Clay Lumps	1.0
Coal, Lignite, or Shale	1.0
Material Passing No. 200 Sieve	4.0

The sum of the above materials and other deleterious substances such as shale, alkali, mica, coated grains, or soft and flaky particles shall not exceed 4% by weight.

2. Fine aggregate shall be well graded from coarse to fine and shall conform to the following gradation requirements:

Sieve Designation	Percentage Passing
3/8”	100
#4	95 – 100
#16	45 – 80
#50	10 – 30
#100	2 – 10

B. COARSE AGGREGATE

1. Coarse aggregates shall consist of crushed stone, gravel, or other approved inert materials of similar characteristics, or combinations thereof, having strong and durable pieces. The aggregate shall be free from vegetable matter, lumps or balls of clay, adherent films of clay, or other matter that would prevent thorough bonding in accordance with Paragraph 2.

2. Coarse aggregate shall conform the requirements of AASHTO M 80 with the following exceptions:

a. The amount of deleterious substances shall not exceed the following limits:

	Max. % by Weight
Clay Lumps	0.5
Coal, Lignite, or Shale	1.0
Material Passing #200 Sieve	4.0
Other deleterious substances such as friable, thin, elongated or laminated pieces	3.0

The sum of the above material and other deleterious substances shall not exceed 5% by weight.

b. Coarse aggregates shall have a percentage of wear of not more than 40 when tested in accordance with AASHTO T 96 or show a sodium sulfate loss not to exceed 12% when tested in accordance with AASHTO T 104. The wear and soundness requirements may be waived, or modified, by ENGINEER provided that the coarse aggregate has a proven service record for similar conditions.

c. Coarse aggregate shall meet the following gradation limits for the concrete class specified. Other sizes or combinations of sizes may be used when otherwise specified. If not specified, Type No. 57 shall be the gradation used.

Sieve Designation	Type No. 57	Type No. 67
1 1/2"	100	---
1”	95 – 100	100
3/4"	---	90 – 100
1/2"	25 – 60	---
3/8”	---	20 – 55
* #4	2 – 15	0 – 15

* Not more than five percent (5%) shall pass the #8 Sieve.

2.3 AGGREGATE FOR UNTREATED SUB-BASE AND BASE

A. The composite materials shall be free from clay balls, vegetable matter, and other deleterious substances, and shall not contain an excess of thin or elongated pieces.

B. Crushed sub-base and crushed base shall be crushed stone or crushed gravel and an approved soil binder or natural filler, where required, conforming to the following requirements, unless otherwise designated in the Contract Documents.

1. Coarse aggregate shall consist of hard, durable particles or fragments of stone or gravel. Materials that break up when alternately frozen and thawed or wetted and dried shall not be used. Unless otherwise specified, the coarse aggregate shall have a percentage of wear of not more than 50.

2. Fine aggregate shall consist of crushed stone, crushed gravel, or natural sand. The fraction passing the #200 sieve shall not be greater than two-thirds of the fraction passing the #40 sieve. The fraction passing the #40 sieve shall have a liquid limit not greater than 25 and a plasticity index not greater than 6 except that, when the plasticity index is nonplastic (NP), the liquid limit shall not be more than 30.

3. Crushed base and crushed sub-base shall meet one of the following gradation requirements as specified in the Contract Documents:

Sieve Designation	Grading D	Grading G	Grading H	Grading J	Grading K	Grading W
2”	100	100	---	100	---	---
1 1/2"	95 – 100	95 – 100	---	95 – 100	100	100
1”	---	---	100	---	95 – 100	95 – 100
3/4"	---	---	95 – 100	---	---	---
#4	50 – 85	---	45 – 65	35 – 75	40 – 65	46 – 65
#8	40 – 70	---	33 – 53	---	30 – 55	33 – 53
#200	2 – 15	0 – 15	3 – 12	0 – 15	3 – 15	3 – 12

C. Crusher run sub-base and crusher run base shall be crusher run material of the maximum size as called for in the Contract Documents, not to exceed 3".

D. Pit run or screened sub-base and base shall be pit run or screened material of the maximum size called for in the Contract Documents, not to exceed 3".

E. Placement of sub-base materials with aggregates greater than 3" shall not be allowed unless otherwise specified by ENGINEER in the Special Provisions.

2.4 AGGREGATE FOR PLANT MIX BITUMINOUS BASE

A. GENERAL - Aggregate shall be composed of coarse and fine aggregates combined in the proper proportions to meet the grading requirements for Grading W of Subsection 2.03 herein, AGGREGATE FOR UNTREATED SUB-BASE AND BASE, unless otherwise noted in the Contract Documents. Aggregates shall be composed of clean, tough, durable fragments free from an excess of flat, elongated, soft, or disintegrated pieces and free from fragments coated with dirt or other objectionable matter.

B. COARSE AGGREGATE - Coarse aggregate shall be crushed stone, crushed gravel, or natural gravel. Unless otherwise shown noted in the Contract Documents, the material shall have a percentage of wear of not more than 50 when tested in accordance with AASHTO T 96. The sodium sulfate soundness loss shall not exceed 12% in accordance with AASHTO T 104.

C. FINE AGGREGATE - Fine aggregate shall consist of crushed stone, crushed gravel, or natural sand. The fraction passing the #200 sieve shall not be greater than two-thirds of the fraction passing the #40 sieve. The fraction passing the #40 sieve shall have a liquid limit not greater than 25 and a plasticity index not greater than 3, except that when the plasticity index is nonplastic (NP), the liquid limit shall be not more than 30.

2.5 AGGREGATE FOR ROAD MIX BITUMINOUS BASE

A. Aggregates for road mix bituminous base shall meet the requirements for Crushed Base of Subsection 2.03 herein, AGGREGATE FOR UNTREATED SUB-BASE AND BASE and unless otherwise specified by ENGINEER in the Special Provisions, the combined aggregate and natural filler, where required, shall meet the gradation requirements for Grading W or H.

2.6 AGGREGATE FOR FLEXIBLE PAVEMENTS

A. GENERAL - Aggregates shall be of uniform quality, crushed to size as necessary, and shall be composed of sound, tough, durable pebbles or fragments with or without natural or mineral fillers, as required. The aggregate shall be free from vegetable matter, lumps or balls of clay, adherent films of clay or other matter that would prevent thorough coating with bituminous material and shall be free of an excess of flat or elongated pieces. The crushed aggregate shall have a percentage of wear of not more than 40, show a sodium sulfate loss of not more than 12%, and the plasticity index shall not exceed 3 unless otherwise provided for in the Contract Documents or as approved by ENGINEER.

B. COARSE AGGREGATE - Coarse aggregate shall be crushed stone or crushed gravel of such gradation that when combined with other required aggregate fractions and fillers in proper proportion, the resultant mixture shall meet the gradation requirements under the composition of mixture for the specific material type. Only one kind shall be used on the Project except as approved by ENGINEER.

C. FINE AGGREGATE - Fine aggregate shall consist of crushed stone, crushed gravel, or natural sand. Fine aggregate shall be of such gradation that when combined with other required aggregate fractions in proper proportion, the resultant mixture shall meet the gradation requirements under the composition of mixture for the specific material type. Only one kind shall be used on the Project except as approved by ENGINEER.

2.7 AGGREGATE FOR HOT PLANT MIX BITUMINOUS PAVEMENT

A. Type I Pavement aggregate shall be composed of coarse and fine aggregates combined as shown and in conformance with Subsection 2.04 herein, AGGREGATE FOR PLANT MIX BITUMINOUS BASE.

B. Type II Pavement aggregate material, prior to crushing, shall be of such size that not less than 95% shall be retained on a sieve with square openings 1/4" larger than the maximum size mineral aggregate being produced, unless otherwise specified by ENGINEER in the Special Provisions.

C. Type III Pavement aggregate shall have not less than 50% of the materials by weight retained on the #4 sieve with at least one fractured face, unless a different percentage of fractured faces is otherwise specified in the Contract Documents.

D. The several aggregate fractions for the mixture shall be sized, graded, and combined in such proportions that the resulting composite blend meets one of the grading

requirements in the following table as specified in the Contract Documents. If not specified, CONTRACTOR shall use the 3/4" maximum material grading specification.

Sieve Designation	% by Weight Passing 3/4" Max.	1/2" Max.
1”	100	---
3/4"	97 – 100	100
1/2"	---	97 – 100
3/8”	60 – 85	---
#4	40 – 65	45 – 70
#8	25 – 55	25 – 55
#30	10 – 35	15 – 40
#200	2 – 10	2 – 11

2.8 AGGREGATE FOR PLANT MIX WEARING COURSE

A. The aggregate for plant mix wearing course shall be crushed stone or gravel composed of hard, durable pebbles or fragments and a filler of finely crushed stone, gravel, or sand, where required, to provide a composition of aggregates meeting the following requirements for the type specified:

Sieve Designation	% by Weight Passing Type A	Type B
1/2"	100	100
3/8”	97 – 100	97 – 100
#4	25 – 45	20 – 40
#8	10 – 25	10 – 20
#200	2 – 7	2 – 7

B. The aggregate shall be free from vegetable matter, lumps or balls of clay, adherent films of clay, or other matter that would prevent thorough coating with bituminous material. Unless otherwise shown on the plans, at least 75% of the material by weight retained on the #4 sieve shall be particles having at least one fractured face and shall have a percentage of wear of not more than 35.

C. When either Type A or Type B wearing course is specified, the aggregate material, prior to crushing, shall be of such size that not less than 95% shall be retained on a sieve with square openings of 3/8".

2.9 AGGREGATE FOR ROAD MIX BITUMINOUS PAVEMENT

A. Aggregates shall be composed of clean, tough, durable fragments of crushed stone, or crushed or natural gravel free from an excess of flat, elongated, soft, or disintegrated pieces. The aggregate shall be free from vegetable matter, lumps or balls of clay, adherent films or other matter that would prevent thorough coating with bituminous material.

B. Unless otherwise specified, the coarse aggregate shall have a percentage of wear of not more than 50. The sodium sulfate soundness loss shall not exceed 12% and the plasticity index shall not exceed 3. The combined coarse and fine aggregate shall meet the following gradation requirements:

Sieve Designation	% by Weight Passing
1”	100
3/4"	95 – 100
#4	45 – 65
#8	33 – 53
#200	3 – 12

2.10 AGGREGATE FOR COVER COAT

A. Only one type of aggregate shall be used on the project unless alternate types are approved.

B. Cover aggregate for seal coats shall be crushed stone, crushed ledge rock, crushed or natural gravel, or sand.

C. Cover aggregate material for bituminous surface treatment shall consist of clean, tough, durable fragments free from an excess of flat, elongated, soft or disintegrated pieces and free from coatings of dirt or other objectionable matter. The aggregate shall have neither a percentage of wear of more than 40 nor a plasticity index in excess of 3. The aggregate material shall be well graded from coarse to fine within the following limits:

Sieve Designation	% by Weight Passing
3/4"	100
1/2"	95 – 100
#4	50 – 70
#8	33 – 63
#200	3 - 10

D. Type A, B, C, D, E and S aggregate material produced shall be well graded from coarse to fine within the following limits:

Sieve	% by Weight Passing					
Designation	Type A	Type B	Type C	Type D	Type E	Type S
1”	100	---	---	---	---	---
3/4"	95 – 100	100	---	100	100	---
1/2”	30 – 60	95 – 100	100	95 – 100	95 – 100	100
3/8"	---	---	95 – 100	---	---	95 – 100
#4	0 – 15	0 – 15	0 – 20	0 – 15	35 – 70	85 – 100
#8	0 – 7	0 – 7	0 – 12	0 – 7	---	---
#200	0 – 2	0 – 2	0 – 2	0 – 2	0 – 10	0 – 5

E. Material used for the production of Type A, B, or C cover aggregate shall be stone, ledge rock, or boulders of such size that prior to crushing not more than 5% will pass a 3/4" screen for Type A or a 1/2" screen for Type B and Type C.

F. Type D cover aggregate shall be crushed stone, crushed gravel, or clean pea gravel.

G. Types A, B, C, or D shall have a percentage of wear of not more than 35, unless a different percentage of wear is specificed by ENGINEER in the Special Provisions.

H. Type E cover aggregate shall be crushed sand-gravel. Type S cover aggregate shall be screened or pit-run sand. The plasticity index of either Type E or Type S shall not exceed 3.

2.11 AGGREGATE FOR BLOTTER

A. Blotter material shall be either sand or screenings, free from vegetable matter, clay, or other deleterious matter. The material shall be of such size that 100% of the material will pass through a 3/8" sieve, the fraction passing the #4 sieve shall be from 85% to 100% and the fraction passing the #200 sieve shall not be greater than 20%. The plastic index shall not exceed 6.

2.12 AGGREGATE FOR FILLER

A. Filler shall consist of clean, hard, durable grains of naturally occurring granular material taken either from locations shown on the Drawings or from approved sources as otherwise specified in the Contract Documents.

2.13 AGGREGATE FOR BED COURSE MATERIAL

A. Bed course material for sidewalks and curbing shall consist of graded gravel, crushed stone, or other approved material of such that all particles will pass through a sieve having 1/2" square openings.

2.14 AGGREGATE FOR DRAINS

A. Gravel for drains shall be crushed or natural sand and gravel or other approved free-draining material. The material shall be uniformly graded from coarse to fine within the following gradation requirements for the material type indicated in the Contract Documents. When the grading is not indicated in the Contract Documents, Grading B shall be used.

Sieve	% by Weight Passing		
Designation	Grading A	Grading B	Grading C
2”	100	---	---
1 1/2"	95 – 100	100	---
1”	---	95 – 100	---
3/4"	35 – 75	---	100
3/8”	10 – 30	---	95 – 100
#4	0 – 5	0 – 10	---
#8	---	---	65 – 95
#16	---	---	5 – 30
#100	---	---	0 – 10

2.15 AGGREGATE FOR MAINTENANCE STOCKPILES

A. Type A aggregate shall consist of clean, hard, durable particles of crushed gravel or stone free from soft, thin, elongated, or laminated pieces or organic material, and shall show a percentage of wear of not more than 50. The fraction passing the #40 sieve shall have a liquid limit not greater than 25 and a plasticity index not greater than 3, except that, when the plasticity index is nonplastic (NP), the liquid limit shall not be more than 30. The material placed in the stockpile shall meet the following gradation requirements for the maximum size specified:

Sieve Designation	% by Weight Passing	
	1/2" Max.	3/8" Max.
3/4"	100	---
1/2"	95 – 100	100
3/8"	---	95 – 100
#4	45 – 65	50 – 70
#8	37 – 57	33 – 63
#200	3 – 12	3 – 12

B. Type B aggregate shall consist of clean, hard, durable particles of crusher-run gravel or stone free from soft, thin, elongated, or laminated pieces or organic material. Material shall be obtained from designated portions of the pit. The plasticity index shall not be greater than 6. The material placed in the stockpile shall meet the following gradation requirements for the maximum size specified:

Sieve Designation	% by Weight Passing
Maximum Designated	95 – 100
#4	0 – 75
#200	0 – 15

C. Type C aggregate shall consist of crusher-run scoria. Not less than 95% of the material placed in the stockpile shall pass a 1/2" sieve.

D. Type D aggregate shall consist of clean, hard, durable particles of screened sand free from soft, thin, elongated or laminated pieces, or organic material. The plasticity index shall not be greater than 6. The material placed in the stockpile shall meet the following gradation requirements:

Sieve Designation	% by Weight Passing
1/2"	100
3/8"	95 – 100
#4	85 – 100
#200	3 – 12

2.16 AGGREGATE FOR PERVIOUS BACKFILL MATERIAL

A. Pervious Backfill Material shall consist of gravel, crushed gravel, crushed rock, natural sands, manufactured sands, or combinations thereof, and shall meet the following gradation requirements:

Sieve Designation	% by Weight Passing
2"	100
#4	0 – 50
#40	0 – 30
#100	0 – 10
#200	0 – 4

B. In addition, the fraction passing the #40 sieve shall be nonplastic (NP) and shall have a liquid limit not greater than 30.

2.17 AGGREGATE FOR RIPRAP

A. Aggregate for riprap shall be hard, durable, crushed, quarried, or natural stone, or broken concrete having an apparent specific gravity of 2.4 or greater. The absorption shall not exceed 4 % unless otherwise approved by ENGINEER in the Special Provisions. The stone shall be free of weak laminations and cleavages, and shall be of a quality that will not disintegrate on exposure to water or weathering. The aggregate for the various types of riprap shall meet the following additional requirements:

1. Class l Riprap aggregate shall consist of two sizes of stone.

   a. Primary stones shall be not less than 3" thick and shall weigh not less than 50 pounds. At least 60 percent of the stones shall weigh more than 80 pounds each.

   b. Choke stones shall be fragments or spalls of the proper size to satisfactorily wedge between the primary stones as placed.

2. Class 2 Riprap aggregate shall be graded with a sufficient amount of smaller stones uniformly distributed throughout. At least 60 percent of the stones shall weigh more than 80 pounds each.

3. Grouted Riprap aggregate shall conform to the specifications for Class 1 or Class 2 Riprap. If not specified, Class 1 Riprap shall be used.

4. Wire Enclosed Riprap aggregate shall be round or angular stones. Not less than 95% of the stone shall be retained on a screen or wire having 2" square openings.

5. Sacked Concrete Riprap aggregate shall consist of either a sandy or gravelly pit-run material. This material shall be clean and free from roots, vegetable matter, or other deleterious substances. The aggregate shall meet the following gradation requirements:

Sieve Designation	% by Weight Passing
2"	80 – 100
#200	0 – 4

2.18 AGGREGATE FOR RIPRAP FILTER

A. Filter aggregates for riprap shall be hard, durable particles or fragments of crushed stone or natural gravel, screened or crushed to meet the following gradation requirements:

Sieve Designation	% by Weight Passing
3"	100
#4	20 – 50
#200	0 – 10

PART 3 EXECUTION

3.1 STOCKPILED AGGREGATE

A. This work shall consist of storing aggregate material which will be used in construction projects in accordance with these specifications at locations shown on the Drawings, noted in the Contract Documents, or as otherwise designated by ENGINEER.

B. The aggregates shall meet applicable parts of this section for the type of material required.

C. Sites for aggregate stockpiles shall be grubbed and cleaned prior to storing aggregates, and the site shall be firm and smooth and well drained. A bed of aggregate suitable to avoid the inclusion of soil or foreign material shall be maintained.

D. The stockpiles shall be built in layers not exceeding four feet in height, and each layer shall be completely in place before the next layer is started so as to prevent segregation. The material shall be deposited in such manner as to prevent coning, except in the case of fine aggregate composed of material approximately 90% finer than a #4 sieve.

E. Dumping, casting, or pushing over sides of stockpiles is prohibited except in the case of fine aggregate materials.

F. Stockpiles of different types or sizes of aggregates shall be spaced far enough apart or separated by suitable walls or partitions to prevent the mixing of the aggregates.

G. Any stockpiling of materials derived by wet pit or dredging operations, other than those stockpiles previously mentioned, are subject to prior approval of ENGINEER and must be specified and submitted in the CONTRACTOR's plan of operations.

H. When it is necessary to operate trucks or other equipment on the stockpile in the process of building that stockpile, it should be done in a manner approved by ENGINEER. Any method of stockpiling aggregate which allows the stockpile to become contaminated with foreign matter or causes excessive degradation of the aggregate will not be permitted. Excessive degradation will be determined by sieve tests of samples taken from any portion of the stockpile over which equipment has operated. Failure of such samples to meet all grading requirements for the aggregate shall be considered cause for discontinuance of such stockpiling procedures.

I. The aggregate shall be transferred from the stockpiles in such a way as to obtain a material having a uniform grading.

3.2 PROTECTION FOR AGGREGATE

A. The equipment and methods utilized in the production, storage, transportation and final placement of aggregate materials shall be such as to provide in-place materials meeting all requirements as specified.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. No separate measurement will be made for items under this section. Full compensation shall be considered as included in the prices paid for the various contract items and no additional compensation will be allowed therefore.

4.2 BASIS OF PAYMENT

A. No separate payment will be made for items under this section. Full compensation shall be considered as included in the prices paid for the various contract items and no additional compensation will be allowed therefore.

END OF SECTION

SECTION 02210

EXCAVATION AND EMBANKMENT

PART 1 GENERAL

1.1 SUMMARY

A. This work shall consist of excavation, disposal, or compaction of all materials not being removed under some other item, which is encountered within the limits of the work necessary for the construction of the roadway subgrade in accordance with the specifications and in conformity with the lines, grades, thicknesses, and typical cross sections shown in the plans. All excavation will be denoted as unclassified excavation as hereafter.

B. For the purpose of this specification, roadway subgrade is defined as the cross-sectional lines comprising the proposed bottom of aggregate base course.

PART 2 PRODUCTS

2.1 MUCK EXCAVATION

A. Muck excavation shall consist of the removal and disposal of saturated organic mixtures of soils or organic matter from within the roadway, which requires additional work or equipment which would not normally be required for unclassified excavation. When it is necessary that the muck excavation be stockpiled prior to final placement, classification of the material for the second handling shall be determined by the ENGINEER.

2.2 UNCLASSIFIED EXCAVATION

A. Unclassified excavation shall consist of the excavation and placement of all material encountered in the work, not classified under other items of the contract. Note that all excess excavated material not utilized on site shall be disposed of elsewhere.

PART 3 EXECUTION

3.1 CONSTRUCTION

A. All excavation and embankment work shall be constructed to the neat lines and elevations staked by the ENGINEER or shown on the plans. No materials shall be wasted without permission from the ENGINEER. All grading and related operations shall be conducted so that the terrain outside of the limits of slopes will not be disturbed. Prior to the commencement of grading operations, all necessary clearing and grubbing in the area shall have been performed in accordance with Section 02110, Stripping of Surface Cover and Removal/Replacement of Miscellaneous Features.

B. When embankments are to be placed on a hillside, or where new fill is to be placed against existing embankment, the slope of the original hillside, or old fill respectively, shall be benched or stepped by cutting into it horizontally, for a minimum distance of twelve (12”) to provide for secure bonding or the

embankment while it is being brought up in layers. Each bench shall be cut as close to the one below as the slope of the ground will permit. Material thus cut out of the benches shall be incorporated into the new fill at the CONTRACTOR's expense.

C. If it should become necessary, because of weather or other conditions, to suspend grading operations, the entire area worked upon shall be bladed until smooth, free of depressions and ruts, and crowned so that no water can collect or be impounded.

D. Embankment placed adjacent to structures shall be brought up in equal layers on all sides to prevent distortion of any of these parts. If is necessary to deposit embankment on only one side of abutments, wing walls, piers, or culvert headwalls, compaction shall be accomplished without causing overturning of or excessive pressure against the structure. Areas inaccessible to tamping rollers or power rollers shall be compacted by hand or mechanical tampers or other means until the density conforms to adjacent embankment, compacted in accordance with these specifications.

E. Embankment material shall be placed in uniform approximate horizontal layers not exceeding eight inches (8") (200 mm) in loose thickness, for the entire width of the embankment. Each layer of embankment shall be completed, leveled and compacted before the succeeding layer is placed.

F. Embankment which has been subjected to freezing shall be refinished to grade, cross-section and compaction requirements after the frost is out of the ground and the embankment is in suitable condition of work.

G. Excess material shall be removed from the site at Contractors expense.

H. If subgrade as determined in the field by the RPR to be inadequate for road construction, excavation below subgrade will be required to a depth as determined in the field.

3.2 MOISTURE AND DENSITY CONTROL

A. The CONTRACTOR shall provide watering and rolling as required to obtain the density of 90% of maximum dry density for all the embankment placed and no separate pay compensation shall be allowed for rolling and watering other than the earthwork bid item or items listed on the Proposal. In the case of embankment material with Plasticity Indexes greater than zero, as determined by ASTM D-424, the amount of water required for rolling shall be within plus two or minus four percentage points of optimum moisture content as determined by AASHTO T-180, Modified Proctor Density, Maximum densities will be determined by AASHTO T-180, Modified Proctor Density.

B. Within the areas indicated on the plans or as directed by the ENGINEER, earth shall be removed to the designated depth below subgrade, except for the lower six-inch (6") (150 mm) layer. This six-inch (6") (150 mm) layer shall be thoroughly scarified, the moisture content increased or reduced as necessary, and then compacted to not less than 85 percent of the maximum density. The

remainder of the area up to subgrade elevation shall be constructed of suitable material compacted to not less than 90 percent of maximum density.

3.3 FINE GRADING

A. After the earthwork has been substantially completed and after all underground utilities, manholes, catch basins, valve boxes, etc., have been installed or adjusted to grade, the subgrade shall be brought to the lines, grades, and cross-sections shown on the plans, and compacted to the required density.

B. All soft and unstable material and other portions of the subgrade which, in the opinion of the ENGINEER, cannot be compacted satisfactorily shall be removed to lines and grades as directed by the ENGINEER.

C. All boulders appearing in the earth excavation shall be removed or broken off to a depth of not less than four inches (4") (100 mm) below subgrade. All rock sections shall be brought to grade by depositing a satisfactory cushion material to a depth authorized by the ENGINEER.

D. If the surface of an old stone or gravel roadbed conforms approximately to the surface of the finished subgrade, such sections shall be scarified superficially for the full width of the subgrade to a depth sufficient to eliminate all depressions and to permit uniform reshaping and compaction.

E. At all times, ditches and drains along the subgrade shall be so maintained as to drain effectively. When ruts of two inches (2") (50 mm) or more in depth are formed, the subgrade shall be brought to grade and if necessary be reshaped and rerolled. In no case shall any surface coarse or pavement be placed on a frozen or muddy subgrade. The top six inches (6") (150 mm) of the subgrade shall have a minimum compacted density as specified for embankment.

F. In addition, the finish grade shall not deviate more than one-tenth foot (1/10') (2.5 mm**)** at any point from the staked elevation. Until the subgrade has been checked and approved, no surface coarse or pavement shall be laid thereon. Under the square yard method of measurement and payment the CONTRACTOR has the option of deviating from the above tolerances as long as the specified base coarse section and profile is maintained.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. Unclassified Excavation Above Subgrade will be measured by the number of cubic yards, measured in its original position, computed to the neat lines and grades shown on the plans.

B. Unclassified Excavation Below Subgrade will be measured in the field by calculating the number of yards removed as directed by the RPR below the indicated subgrade.

4.2 METHOD OF PAYMENT

A. Unclassified Excavation Above Subgrade shall be paid for at the contract unit price bid per cubic yard measured as excavated, which price and payment shall constitute full compensation for all labor, equipment, tools and incidentals necessary to complete the work.

B. Unclassified Excavation Below Subgrade shall be paid for by the cubic yards of material removed which price and payment shall constitute full compensation for all labor, equipment, tools, and incidentals necessary to complete the excavation and disposal of unstable material below indicated subgrade on the drawings. The cost of material and work to prepare subgrade will be paid for under Section 02231.

Note: For design and bidding purposes an assumed amount of unclassified excavation below subgrade will be used

END OF SECTION

SECTION 02215

EXPLORATORY EXCAVATION

PART 1 GENERAL

1.1 SUMMARY

A. This section consists of excavation, visual location, and subsequent backfill required in order to locate unknown or unanticipated utilities not shown or referred to on the drawings.

B. Also included is excavation and visual location of known but not previously exposed underground utilities specifically called out on the drawings.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION

3.1 EXPLORATORY EXCAVATION

A. The CONTRACTOR shall supply the following:

1. A rubber-tired backhoe (minimum Case 580, or equivalent in good working condition), minimum 24-inch backhoe bucket and a skilled operator.

2. A laborer with appropriate hand tools (shovel, rod probe, and metal detector).

3. A Wacker-type hand compactor for compaction of backfill, if required.

4. Supplies adequate to mark or annotate the horizontal and vertical location of the utility when located.

5. A builder's level and rod in good condition adequate to establish the elevation of the utility from benchmarks provided, if necessary.

B. When exploratory excavation is authorized, the CONTRACTOR shall coordinate with the utility owner for the OWNER's presence during the work, if required.

C. The CONTRACTOR shall be solely responsible for executing exploratory excavation in a manner which does not damage any underground utility. Damage which does occur shall be repaired to the satisfaction of the utility owner at the CONTRACTOR's expense.

D. All exploratory excavation shall be requested by and/or authorized in advance by the Resident Project Representative.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. No quantity measurement will be made for exploratory excavation other than time required to complete each authorized excavation. Time will begin when all equipment and personnel are present at the site of the proposed excavation and will end when all work at the site is complete. No time will be allowed for mobilization and demobilization to and from the site.

4.2 BASIS OF PAYMENT

A. Exploratory Excavation will be paid at the contract unit price per hour as set forth in the Contract Bid Schedule; said payment being full compensation for all items included within this section.

END OF SECTION

SECTION 02216

TRENCH DEWATERING

PART 1 GENERAL

1.1 SUMMARY

A. This section covers trench alignment subsoil dewatering required during trench excavation and backfill operations in areas where groundwater is present above the proposed utility grade line. Note for this project it is assumed project dewatering will not be required.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION

3.1 PERFORMANCE SPECIFICATIONS

A. The dewatering process shall lower the existing free groundwater elevation within the trench excavation to an elevation one foot below the planned invert of the utility pipe OR to the elevation of the bottom of pipe bedding when underlying unsaturated strata form the bottom of the trench. Additionally, dewatering shall lower the groundwater elevation in the trench vicinity sufficiently to provide slope stability of trench walls and allow for trench excavation within the limitations of existing easement widths, provide adequate protection for adjacent existing utilities, and minimize the required volume of excavated material to the greatest extent possible.

B. The dewatering process shall be continued as required during trench backfill operations so as not to introduce free groundwater into backfill lifts as they are placed.

C. Discharge of dewatering operations shall be directed to either the existing drainage washes or approved locations approved by the ENGINEER, in conformance with the Wyoming Department of Environmental Quality NPDES Program.

1. Contractor to Acquire State DEQ Permit for Temporary Discharge for Dewatering Operations.

a. The Contractor, as the prospective permit holder and operator, shall file with the State of Wyoming, Department of Environmental Quality, Water Quality Division, a Notice of Intent (NOI) on Department forms along with supplemental material, requesting coverage under the general permit for temporary discharge due to construction dewatering. The

Contractor shall be solely responsible for the temporary discharge. All discharges shall meet the effluent limitations and monitoring requirements established by the DEQ.

b. Upon completion of construction dewatering as required under this project, the Contractor shall file with WYDEQ, a termination notice certifying completion of this activity.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. No separate measurement will be made for items under this section. Full compensation shall be considered as included in the prices paid for the various contract items and no additional compensation will be allowed therefore.

4.2 BASIS OF PAYMENT

A. No separate payment will be made for items under this section. Full compensation shall be considered as included in the prices paid for the various contract items and no additional compensation will be allowed therefore.

END OF SECTION

SECTION 02220

TRENCH EXCAVATION

PART 1 GENERAL

1.1 SUMMARY

A. This section consists of excavation and trenching for all sewer, water, and storm sewer main and service piping, and all related appurtenances, as well as handling and storage of materials and preparation of subgrade. Note that trench-excavated material under this contract is unclassified in nature and includes any and all materials encountered, regardless of their consistency or the manner in which they are removed.

B. In no case shall surface disturbance caused by the effects of trench excavation occur outside of easement, right-of-way or limits of trench disturbance as shown or referenced on the drawings.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION

3.1 CONSTRUCTION

A. During excavation, materials suitable for backfilling shall be piled in an orderly manner a sufficient distance from the banks of the trench to avoid overloading and to prevent slides or cave-ins. All existing surface features and structures outside of the limits of trench disturbance including but not limited to utility structures, fences, paving, curb, gutter and sidewalk, etc. shall be retained and protected from the excavation stockpile and from the methods used in replacement of the material in the trench under the backfilling process.

B. All excavated materials not required or suitable for backfill shall be removed from the site and disposed of in a manner and/or by methods acceptable to jurisdictional government agencies.

C. Grading shall be done as may be necessary to prevent surface water from flowing into excavations, and any other water accumulating therein shall be promptly removed. Under no circumstances shall water be permitted to rise in unbackfilled trenches until after the pipe has been placed, tested and covered with backfill. Any pipe having its alignment or grade changed as a result of a flooded trench shall be relayed at no additional cost to the Owner.

D. Adequate provisions shall be made for maintaining the flow of sewers, drains and water courses encountered during construction. Culverts, ditches, fences,

crosswalks and structures which are disturbed by this construction shall be satisfactorily restored to their original condition upon completion of the work.

3.2 SITE CONDITIONS

A. CONTRACTOR'S SAFETY RESPONSIBILITIES

1. Whether utilizing Type 1 or Type 2 trench excavation, the CONTRACTOR shall be responsible for enforcing safety and maintaining safe working conditions in all trenching and shoring operations to conform to OSHA regulations.

2. The CONTRACTOR shall employ qualified, properly trained personnel to design shoring, perform safety inspections of the trenches, and supervise the handling of all operations involving safety procedures, as prescribed by OSHA.

3.3 TRAFFIC CONTROL AND WARNING DEVICES

A. The CONTRACTOR shall plan and construct the project in such a manner as to minimize the interruption of the use of roads, highways, streets and sidewalks involved and shall provide for emergency access to adjacent property and fire hydrant access at all times. See Section 01570, Temporary Traffic Control.

B. THE CONTRACTOR is responsible for providing and maintaining adequate barricades of high visibility design, flares, lanterns, signs, flaggers and prewarning devices to alert the public, motorists and pedestrians of hazardous conditions in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways published by the U.S. Department of Transportation.

3.4 STRUCTURES

A. The CONTRACTOR shall exercise every precaution to prevent damage to existing buildings, fences, or other private structures in the vicinity of his work. In the event of such damages, he shall replace or repair them to the satisfaction of the owner of the damaged structure and at no cost to the OWNER.

3.5 OVERHEAD UTILITIES

A. The CONTRACTOR shall use extreme caution to avoid a conflict, contact or damage to overhead utilities, such as power lines, street lights, telephone lines, television lines, poles or other appurtenances during the course of construction of this Project.

B. Numerous areas exist onsite where existing aboveground utility poles, pedestals, or other features are in close proximity to proposed underground pipeline alignments or structures in either a crossing or parallel scenario. Unless the

plans indicate otherwise, the CONTRACTOR is expected to retain and protect said utility lines in their existing position during execution of the work. Protection includes engaging the services of the structure owner, if appropriate, to temporarily support the structure while excavation and subsequent adjacent construction is being completed. The CONTRACTOR shall, however, have the option, with consent of the utility Owner, to temporarily or permanently relocate the aboveground utility at his sole expense. Onsite relocation costs, supervisory costs, inspection costs, or costs of providing temporary support to aboveground structures, if any, charged by utility companies while work is progressing adjacent to their facilities shall be the responsibility of the CONTRACTOR.

3.6 SURVEY MARKERS AND MONUMENTS

A. The CONTRACTOR shall use every care and precaution to protect and not disturb any survey marker or monuments, such as those that might be located at lot or block corners, property pins, intersection of street monuments, or additional line demarcation. Such protection shall include marking with flagged high lath and close supervision. Survey markers or monuments which must be removed or destroyed in order to install project components shall be referenced prior to disturbance, and replaced in their exact pre-existing position by the CONTRACTOR'S surveying subcontractor. Any survey marker or monument that is disturbed or destroyed by the CONTRACTOR during the construction of this Project shall be replaced at no cost to the Owner by a licensed land surveyor employed by the CONTRACTOR.

3.7 TYPE 1 TRENCH EXCAVATION

A. Excavation performed as Type 1 will not be shored or sheathed. The sides of all trenches shall be sloped back to preclude collapse in accordance with OSHA Regulations (29 CFR PART 1926.650 through 1926.652) SUBPART P.

3.8 TYPE 2 TRENCH EXCAVATION

A. Excavation performed as Type 2 shall be adequately shored and sheathed in accordance with the minimum requirements of OSHA Regulations (29 CFR PART 1926.650 through 1926.652) SUBPART P.

B. Portable trench boxes or sliding trench shields may be used for performing Type 2 excavation in lieu of a shoring system provided they are designed, constructed, and maintained in a manner which will provide protection equal to or greater than the sheathing or shoring required for the trench.

3.9 CHOICE OF TRENCH EXCAVATION TYPES

A. At all locations in the project Type 2 Trench Excavation shall be required. For Type 2 Trench Excavation, a full height trench box shall be provided.

3.10 PREPARATION

A. PROTECTION OF EXISTING PROPERTIES

1. Prior to beginning construction, the CONTRACTOR must fulfill and meet the requirements of Wyoming Statutes 37-12-301 through 37-12-304 relating to public utilities; providing definitions; providing that notice of intended excavation be given to public utilities with underground facilities located in the area of proposed excavation; and providing for exceptions. See attached copy of Title 37, Public Utilities. Within the limitations of the statute, the CONTRACTOR shall be responsible for damage done by him to any underground utility.

   Underground utility locations indicated on the drawings are provided from information supplied by the various utility companies and are intended to reflect the general location of underground facilities. No warranty of accuracy of the provided information is implied.

3.11 UNDERGROUND UTILITIES

A. Numerous areas exist on the drawings where existing live underground utility lines are in close proximity to proposed underground pipeline alignments in either a crossing or parallel scenario. Unless the plans or specifications indicate otherwise, the CONTRACTOR is expected to retain and protect said utility lines in their existing position during execution of the work. Retain and protect means that the Contractor shall be responsible for maintaining the integrity and safety of the utility lines during construction as specified by the utility owner. The CONTRACTOR shall, however, have the option, with consent of the utility Owner, to temporarily or permanently relocate the underground utility at his sole expense. On-site relocation, supervisory, or inspection costs, if any, charged by utility companies while work is progressing adjacent to their lines shall be the responsibility of the CONTRACTOR.

3.12 SHORING, SHEETING AND BRACING

A. The CONTRACTOR shall do all shoring, bracing and tight sheeting required to prevent caving and to protect his workmen, in accordance with Occupational Safety and Health Regulation Requirements, and to protect adjacent property and structures.

3.13 GENERAL EXCAVATION OPERATIONS

A. The CONTRACTOR shall excavate as necessary at the locations shown on the drawings, staked in the field or otherwise specified for the installation of pipelines. Excavations shall be made at each location by one of the two methods specified herein—either Type 1 or as Type 2 trench excavation.

B. Whether trench excavation is by Type 1 or Type 2, the CONTRACTOR shall take precautions and protect all adjoining private and public property and facilities, including underground and overhead utilities, curbs, sidewalks, driveways, structures, and fences. Any disturbed or damaged facilities will be suitably restored or replaced at no cost to the Owner.

3.14 TRENCH DIMENSIONS

A. Trench dimensions for sewer, water, and storm sewer mains shall be as specified below:

1. Trench width from the trench bottom to a point six inches above the top of the pipe shall be no less than the outside diameter of the pipe plus twe;ve (12) inches to allow proper compactive effort along both sides of the pipe. If multiple pipes are to be installed in the same trench, the six inch vertical requirement shall be above the largest pipe, and a minimum of nine (9) inches shall be provided from the outside of each pipe to the trench wall.

a. Depth of the excavated trench shall be 6" below the proposed pipe(s) bottom if insitu soil material encountered at the pipe bottom grade does not meet the Specifications for Type 1 Pipe Bedding material in Section 02225 Trench Backfill. If the insitu material does meet the Type 1 Pipe Bedding Specification, the depth of the excavated trench shall be to the proposed pipe bottom.

b. When soft or unstable material or rock is encountered at the subgrade, which will not uniformly support the pipe(s), such material shall be excavated to an additional depth as directed by the ENGINEER and backfilled with Type 2 Bedding Material as described in Section 02225 Trench Backfill.

B. TRENCH BOTTOM

a. For sewer and storm sewer, the bottom of the trenches shall be accurately graded to the required line and grade. Bedding material shall provide uniform bearing and support for each section of the pipe at every point along its entire length. Bell holes and depressions for joints shall be dug after the trench bedding has been graded, and shall be only of such length, depth and width as required for properly making the particular type joint. Unauthorized overdepths shall be backfilled with bedding material at the CONTRACTOR's expense.

3.15 TIME OF OPEN TRENCHES

A. The CONTRACTOR will be required to conduct his work so that trenches will remain open a minimum possible time so as to reduce, to the greatest extent possible, any limitation on residential access throughout the project.

B. No trench excavating shall begin until approved compaction equipment is at the site where the excavating is to take place. All backfill and compacting shall be completed in all trenching and structural excavations within a maximum distance of 50 feet behind the end of newly installed pipe and the maximum distance between the newly installed pipe and the excavator shall be 50 feet. For each work group consisting of trench excavator, a pipelaying crew, and a backfilling and compacting crew, the maximum allowable open ditch at any time will be 100 feet. Excavations may only be left open overnight if backfilling operations in the area are to resume on the next consecutive day. No excavation shall be left open over a weekend or holiday.

C. Certain conditions, regarding issues of public safety, property protection, or emergency access onto or through public streets or access to private property may necessitate the backfilling of certain sections of trench prior to daily shutdown.

3.16 EQUIPMENT

A. The use of trench digging machinery will be permitted except in places where its operation will cause damage to existing structures or features, in which case hand methods shall be employed.

B. Any equipment on tracks, which is to be used on pavement, shall be equipped with suitable pads to prevent damage to the pavement. All pavement damaged during construction by the CONTRACTOR's equipment shall be restored to its original condition by the CONTRACTOR. No compensation will be allowed for pavement replacement other than as specified elsewhere.

3.17 SITE ACCESS AND EGRESS

A. The Contractor shall be solely responsible for providing access and egress to all areas of trench alignments in order to carry on trench excavation as required.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. No separate measurement will be made for Trench Excavation.

4.2 BASIS OF PAYMENT

A. No separate payment will be made for Trench Excavation. Full compensation for performing Type 2 Trench Excavation including around appurtenances and connections according to the provisions stated herein, and all other work necessary or incidental for completion of this item will be considered as included in the prices paid for supply and installation of sewer mains and services, and no additional compensation will be allowed therefore.

(COPY)

ARTICLE 3. DAMAGE TO UNDERGROUND PUBLIC UTILITY FACILITIES

37-12-301 Definitions

A. As used in this act:

1. "Business day" means any day other than Saturday, Sunday or legal holiday;
2. "Excavation" means any operation in which earth, rock or other material on or below the ground is moved or otherwise displaced by means of power tools, power equipment or explosives, and includes grading, trenching, digging, ditching, drilling, auguring, tunneling, scraping and cable or pipe blowing and driving, except tilling of soil and gardening or agricultural purposes;
3. "Person" means an individual, partnership, municipality, state, county, political subdivision, utility, joint venture or corporation, and includes the employer of an individual; and
4. "Underground facility" means any item of personal property buried or placed below ground for use in connection with the storage or conveyance of water, sewage, electronic, telephonic or telegraphic communications, electric energy, oil, gas or other substances and including but not limited to pipes, sewers, conduits, cables, valves, lines, wires, manholes, attachments and those parts of poles below ground;
5. "This act" means W.S. 37-12-301 through 37-12-304. (Laws 1978, ch. 46, para. 1.)

37-12-302 Public utilities to file names and addresses of Owners of underground facilities with county clerk; notice of excavation by excavator; public utilities to supply information upon notice; exceptions.

A. Every person having the right to bury underground facilities shall file with the county clerk in each county where underground facilities are located a general description of the area served together with the name, address and telephone number of the person in that county from whom necessary information may be obtained concerning the location of underground facilities within that county.

In counties where an association pursuant to W.S. 37-12-304 is established, the name, address and telephone number of the association shall be filed with the county clerk on behalf of all participating members.

2. Architects, engineers, or other persons designing or requiring excavation shall obtain information from persons with underground facilities, as to the nature and location of underground facilities and then make such information and location a part of the plan by which the contractors operate.

3. Except as hereafter provided, no person shall make or begin excavation without first notifying any person having underground facilities in the area of the proposed excavation except an employee with respect to his employer's facility. Notice shall be given by telephone or in person. If an association exists within the county pursuant to W.S. 37-12-304, notice to the association is notice to each member thereof in the county.

D. A person shall, upon receipt of the notice provided for in subsection © of this section, advise the excavator of the location and size of underground facilities in the proposed excavation area by marking the location of the facilities with stakes, paint or by other clearly identifiable marking within eighteen (18) inches horizontally from the exterior sides of the underground facilities, and the depth of the underground facility, if known. The person providing information shall respond no later than two (2) full business days after receipt of the notice.

E. Emergency excavations are exempt from the provisions of subsections © and (d) of this section.

F. If information requested pursuant to subsections © and (d) of this section is not provided within the time specified therein, or if the information provided fails to identify the location of the underground facilities in accordance with subsection (d) of this section, then any person damaging or injuring underground facilities shall not be liable for such damage or injury except on proof of negligence.

G. Compliance with this section does not excuse a person from acting in a careful and prudent manner, nor does compliance with this section excuse a person from liability for damage or injury for failure to so act. (Laws 1978, ch. 46, para. 1.)

37-12-303 Notice to public utilities of damages to underground facilities.

A person who, in the course of excavation, contacts or damages an underground facility shall immediately notify the person owning the facility. (Laws 1978, ch. 46, para. 1.)

37-12-304 Association of public utilities; formation; duties.

A. Two (2) or more public utilities, municipalities or other persons having underground facilities may form an association providing for mutual receipt of notification of excavation activities in a specified area. In areas where an association is formed, public utilities, municipalities or other persons with underground facilities in the area shall become members of the association, receive the service furnished by the association and pay their share of the cost for the service provided.

B. The association shall:

1. File with the county clerk a description of the geographical area served by the association;
2. List the name, address and telephone number of every member and submit the list to the county clerk; and
3. Maintain adequate records documenting compliance with the requirements of this act. (Laws 1978, ch. 46, para. 1.)

Effective date - Section 2, ch. 46, Laws 1978, makes the act effective May 27, 1978.

END OF SECTION

SECTION 02225

TRENCH BACKFILL

PART 1 GENERAL

1.1 SUMMARY

A. This section consists of handling, storage, and placement of materials to be used for backfill of sewer mains, sewer services, water mains, water services, and all related appurtenances.

1.2 SUBMITTALS

A. Submit lab-performed gradation analysis, determination of Atterberg Limits, and moisture-density relationship curve utilizing ASTM D698 (Standard Proctor) for initially proposed Imported Type 1 bedding. Note that as the project progresses, if delivered material changes in consistency, an additional submittal(s) will be required.

B. Submit lab-performed gradation analysis for proposed Imported Type 2 bedding.

PART 2 PRODUCTS

2.1 MATERIALS

A. TYPE 1 PIPE BEDDING MATERIAL

1. Type 1 Pipe Bedding material around the pipe or pipes from six (6) inches under the pipe to twelve (12) inches over the pipe shall consist of select coarse-grained soils with a maximum particle size of ¾". Type 1 Pipe Bedding shall meet Unified Soil Classifications GW, GW-GM, GP, or GP-GM, or as specifically approved by the ENGINEER. Bedding material shall be free from clods or frozen material, and when installed shall be within ±2% of optimum moisture content as determined by ASTM D698.

2. Three methods are available for providing Type 1 pipe bedding material:

a. The CONTRACTOR shall <u>procure suitable native pipe bedding material</u> which meets the required specification, if available, from trench cuttings at the trench location where bedding operations are being conducted, or

b. The CONTRACTOR shall procure suitable native pipe bedding material which meets the required specification, if available, by manually sorting and redistributing material available from other areas of open trench elsewhere throughout the project alignment, or,

c. The CONTRACTOR shall supply Imported Type 1 Pipe Bedding material meeting the above specification from a source of his choice.

Note that "procurement" of suitable Type 1 bedding material as defined in Section 2a. b, and c. above is considered subsidiary to pipe installation, and no additional payment will be made therefore.

B. IMPORTED TYPE 2 PIPE BEDDING MATERIAL

Type 2 Pipe Bedding Material required for foundation in over-excavated trenches shall consist of the bedding material from six (6) inches under the pipe(s) and down. The bedding material shall consist of 4"-1½" screened gravel.

C. FINAL TRENCH BACKFILL ABOVE THE PIPE EMBEDMENT ZONE

1. Native trench cuttings free of organic debris, frozen chunks, and stones in excess of eight (8) inches in their greatest dimension may be utilized for Final Trench Backfill, except that no stone larger than 3" shall be placed within two feet of the utility line.

D. CEMENT TREATED FILL (FloFill)

Cement-treated fill, when required, shall meet the following criteria:

INGREDIENTS	LBS/CY
Cement (0.45 sack)	42
Water (39 gallons)	325 (or as needed)
Coarse Aggregate (Size No. 57)	1700
Sand (ASTM C-33)	1845

The maximum 28-day strength is 60 psi.

PART 3 EXECUTION

3.1 CONSTRUCTION

A. COMMON AND SELECT BACKFILL

1. All trenches shall be backfilled immediately after grade, alignment and jointing of the pipe has been inspected and approved by the ENGINEER. Leakage tests, pressure tests or tests for alignment and grade shall be performed after backfill. If any test fails, the CONTRACTOR shall be responsible for work required to correct the defects at no additional cost to the OWNER.

2. After the select pipe bedding/initial backfill material has been placed and compacted as specified, Final Trench Backfill shall be installed, including around appurtenances. All backfill material shall be free from cinders, ashes, refuse, organic and frozen material, boulders, or other materials that are unsuitable. From the top of the pipe bedding/initial backfill material to the subgrade elevation for streets or paved surfaces, or finish elevations elsewhere, material containing stones up to eight (8") inches in the greatest dimension may be used, except that no stone larger than 3" shall be placed within two feet of the utility line.

B. TYPE A TRENCH BACKFILL

1. Materials used for Type A Trench Backfill, including around appurtenances, shall be carefully deposited in compacted lifts not to exceed eight (8) inches in thickness, wetted and uniformly mixed to 2% below to 2% above optimum moisture content, and mechanically-compacted to at least 95% of maximum density as determined by ASTM D698 (Standard Proctor).

2. In order to verify adequate trench backfill compaction, tests will be run at no greater than 100-foot intervals at varying locations throughout the trench cross section. Tests may be taken at the surface of an intermediate backfill lift or at an elevation below the backfill surface. In the latter case, the Contractor shall provide excavation and backfill equipment to provide access to testing personnel at the trench depth desired. Should any compaction test fail, all deficiencies shall be corrected by the Contractor at his expense.

3. Maximum density of material containing more than 30% oversize (greater than ¾" diameter) cannot be determined by use of the ASTM Designation D 698. In this case, a field maximum density may be determined by a test strip method. The material shall be compacted at or near optimum moisture content and a field density test shall be taken after each pass of the compaction equipment. This sequence shall continue until the maximum field density is achieved. This maximum field density shall be used for subsequent field compaction

tests. Enough density tests should be taken to monitor proper compaction.

4. In addition to density testing of compacted material, trench sections shall be proof rolled with heavy equipment (loader or haul truck) supplied by the Contractor at the request of the RPR.

C. FINAL CLEANUP

1. Following trench backfill, the entire trench alignment, upon completion of backfill operations, shall be machine graded to a surface contour condition similar to pre-existing. Excess materials not utilized during backfill operations shall be removed from the site.

3.2 INSTALLATION OF TYPE 1 BEDDING MATERIAL

A. If in-situ trench material encountered at the proposed bottom of pipe(s) does not meet the specifications for Type 1 Pipe Bedding Material, the nonconforming material shall be excavated to 6" below the proposed pipe bottom as indicated under Section 02220, Trench Excavation. Procured or Imported Type 1 Bedding Material shall be moisture conditioned, installed in the trench bottom, leveled and consolidated to a finish six-inch thickness with multiple passes of a vibratory plate compactor prior to pipe installation within the trench.

B. If the in-situ trench material encountered at the proposed bottom of pipe(s) does meet the specification for Type 1 Pipe Bedding Material, excavation will only be required to the proposed pipe bottom.

C. Whether the pipe(s) is to be installed over in-situ, procured, or imported bedding material, the interface between the pipe bottom and the bedding material shall be constructed to provide uniform and stable support for the full length of the pipe. Excavation for each bell shall be provided at each bell location.

D. Remaining bedding material shall be moisture conditioned, installed, leveled, and consolidated in maximum 6-inch lifts to a finish elevation of twelve (12") inches above the highest pipe crown by use of a mechanical compactor capable of assuring complete and uniform soil support around the pipe haunches without resulting damage to the pipe. The CONTRACTOR will be required to partially re-excavate installed bedding by pothole excavation on a periodic basis to demonstrate that soil support around the pipe haunches is being provided.

E. Variations from this process will be required when field investigations indicate that uniform support under the pipe haunches is not being provided.

3.3 INSTALLATION OF TYPE 2 PIPE BEDDING FOUNDATION MATERIAL

A. In areas designated by the RPR or Owner, material shall be deposited in the over-excavated trench bottom in maximum 12-inch lifts and mechanically consolidated to provide a firm pipe foundation.

3.4 INSTALLATION OF CEMENT TREATED FILL

A. Cement treated fill shall be installed in locations as shown on the drawings or as dictated by the RPR. Refer to detail sheets for typical trench sections for utility crossings.

3.5 TESTING

A. Field density testing of Type A Trench Backfill above the pipe(s), and pipe bedding material where required, will be run at all levels. These tests will be performed by the RPR. The CONTRACTOR shall provide necessary equipment to dig test holes. The CONTRACTOR shall be responsible for correction of any areas failing compaction tests, and the expense of such correction shall be borne by the CONTRACTOR.

3.6 TRENCH GUARANTEE

A. In areas where Type A Trench Backfill is required, the CONTRACTOR shall, for a period of two (2) years after completion and final acceptance of the work, repair any trench settlement which may occur and shall make suitable repairs to any pavement, sidewalks or other structures which may become damaged as a result of backfill settlement.

B. If the CONTRACTOR elects to perform such repairs by subcontract with others, he shall furnish the OWNER and the ENGINEER a copy of such subcontract or authorization as evidence of his faithful intention to perform the work.

3.7 WORK AREA CLEANUP

A. Upon completion of trench backfill operations in areas outside of streets, the entire disturbed area along the alignment shall be machine contoured. Final contouring of work areas shall be in general conformance to pre-existing grades and elevations, free of abrupt elevation or grade changes and performed to the satisfaction of the RPR.

3.8 SITE ACCESS AND EGRESS

A. The Contractor shall be solely responsible for providing access and egress for material delivery to all areas of the trench alignment in order to carry on trench backfill operations, as required.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. No separate measurement will be made for Trench Backfill except as follows:

1. Supply and installation of cement treated fill or "Flo-Fill" within the trench envelope shall be measured in cubic yards of fill material in final position.

2. Supply and Installation of Type 2 Pipe Bedding as replacement foundation material shall be measured in cubic yards installed in final position.

4.2 BASIS OF PAYMENT

A. Other than for items discussed below, no separate payment will be made for trench backfill around any utility pipe including related appurtenances. The cost of procurement or importing of Type 1 bedding material around sewer mains and services and the installation of Type A Final Trench Backfill, will be considered as included in the prices paid for Sewer Services and Services Mains and Services (Section 02700) and no addition compensation will be allowed therefore.

1. Payment for supply and installation of cement treated fill will be made at the contract unit price per cubic yard, which bid price shall include the additional cost of excavation and supply and installation of the fill material.

2. Payment for Supply and Installation of Type 2 Pipe Bedding will be made at the contract unit price per cubic yard, said payment being full compensation for supply and installation, as described herein, including additional excavation and dewatering at the trench bottom, and offsite material disposal.

END OF SECTION

SECTION 02231

AGGREGATE BASECOURSE

PART 1 GENERAL

1.1 SUMMARY

A. This work shall consist of furnishing and placing one or more courses of Aggregate Subbase and Base Course on prepared roadway subgrade in accordance with these specifications and in reasonably close conformity with the lines and grades as shown on the plans or established by ENGINEER. This work shall also include furnishing and placing Subbase Course where excavation below subgrade is required.

B. For the purposes of this specification, Aggregate Base Course if divided into two categories:

1. Imported Aggregate Base Course – utilized in the final street structural section directly beneath the proposed asphalt paving, curbs, sidewalks, brick pavers, and valley gutters.

2. Reclaimed Aggregate Base Course – material milled, stripped and stockpiled from the project work site under Section 02110. Reclaimed Aggregate Base Course will be utilized as in the final street structural section directly beneath the proposed asphalt paving, curbs, brick pavers, valley gutters, and sidewalks.

1.2 RELATED SECTIONS

A. Section 02110 – Stripping and Replacement of Surface Cover and Removal and Replacement of Miscellaneous Features

B. Section 02190 - Aggregates.

C. Section 02210 – Excavation and Embankment

D. Section 02225 - Trenching and Backfill.

1.3 REFERENCES

A. ASTM D698 - Test Methods for Moisture-Density Relations of Soils and Soil-Aggregate Mixtures Using 5.5 lb (2.27 Kg) Rammer and 12 inch (305 mm) Drop.

B. ASTM D1556 - Test Method for Density of Soil and Soil Aggregates In-Place by Sand Cone Method.

C. ASTM D2922 - Test Methods for Density of Soil and Soil-Aggregate in Place by Nuclear Methods (Shallow Depth).

D. ASTM D3017 - Test Methods for Moisture Content of Soil and Soil-Aggregate Mixtures.

PART 2 PRODUCTS

2.1 MATERIALS

A. The Subbase aggregate must mee the requirements of Section 02190, Aggregates.

B. Aggregate base course shall conform to Fill Type Grading H or W: As specified in Section 02190.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify substrate has been inspected, gradients and elevations are correct, and is dry.

3.2 PREPARATION

A. Correct irregularities in substrate gradient and elevation by scarifying, reshaping, and re-compacting.

B. Do not place fill on soft, muddy, or frozen surfaces.

3.3 RECLAIMED AND IMPORTED AGGREGATE BASE COURSE FOR USE IN THE FINAL STREET SECTION

A. After material for each layer of the course has been placed, the materials shall be processed while in the range of plus 2% or minus 4% of optimum moisture content, by means of motor graders or other approved equipment until the mixture is uniform throughout. In the case of Reclaimed Aggregate Base Course, chunks of material in excess of 2 inches shall be rebroken to a 1-inch size by machine methods; remaining unbroken chunks shall be manually removed.

3.4 AGGREGATE PLACEMENT

A. Spread aggregate over prepared substrate to a total compacted thickness as called for on the plans.

B. Place aggregate in maximum eight-inch layers and roller compact to specified density.

C. Level and contour surfaces to elevations and gradients indicated.

D. Add water to assist compaction. If excess water is apparent, remove aggregate and aerate to reduce moisture content.

E. Use mechanical tamping equipment in areas inaccessible to compaction equipment.

F. Prior to installation of Aggregate Base Course, the existing gravel road surface shall be graded to allow a leveling course of base material to be installed over the surface to allow for a smooth base course prior to paving.

3.5 TOLERANCES

A. Flatness: Maximum variation of 1/4 inch measured with 10 foot (3 m) straight edge.

B. Scheduled Compacted Thickness: Within 1/4 inch.

C. Variation From Design Elevation: Within 3/8 inch (9 mm).

3.6 FIELD QUALITY CONTROL

A. Compaction testing will be performed in accordance with ASTM D-698 and AASHTO T99 using methods prescribed by ASTM D1556 or ASTSM D2922.

B. If tests indicate Work does not meet specified requirements, remove Work, replace, and retest.

C. Frequency of Tests: One test every 500 sq.ft./layer.

3.7 SCHEDULES

A. Under Asphalt Pavement:

1. Compact placed aggregate materials to achieve dry density compaction of 95 percent as determined by ASTM D-698 Standard Proctor test.

B. Under Concrete Pavement:

1. Compact placed aggregate materials to achieve dry density compaction of 95 percent as determined by ASTM D-698.

C. Aggregate Base Course as Finish Surface:

1. Compact placed aggregate materials to achieve dry density compaction of 95 percent as determined by ASTM D-698.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. Supply and Installation of Aggregate Subbase Course will be measured by the ton. Natural moisture and water added to the material prior to the material being weighed will be measured as the material and not be deducted from the weight measurement.

B. Supply and Installation of Imported Aggregate Base Course will be measured by ton. Natural moisture and water added to the material prior to the material being weighed will be measured as the material and not be deducted from the weight measurement.

C. Reclaimed Aggregate Base Course for use within the final street section will be measured by the cubic yard in its final compacted position.

4.2 BASIS OF PAYMENT

A. Payment for Supply and Installation of Aggregate Subbase Course will be made at the contract unit price per ton; said payment being full compensation for shaping and compaction of any excavation below subgrade supply, transportation, watering, mixing, shaping, and compaction of the material as well as all associated work as described herein.

B. Payment for Supply and Installation of Imported Aggregate Base Course will be made at the contract unit price per ton; said payment being full compensation for shaping and compaction of subgrade, supply, transportation, watering, mixing, shaping, any grading work on the existing road surface, and compaction of the material as well as all associated work as described herein.

C. Payment for Reclaimed Aggregate Base Course for use Within the Final Street Section will be made at the contract unit price per cubic yard; said payment being full compensation for shaping and compaction of subgrade, supply, transportation, watering, mixing, shaping, and compaction of the gravel base/surfacing material as well as all associated work as described herein

END OF SECTION

SECTION 02280

IMPORTED TOPSOIL

PART 1 GENERAL

1.1 SUMMARY

A. This section covers the procurement and installation of imported topsoil obtained from a borrow source and placed directly in its final location. Imported topsoil shall only be used at the direction of the RPR and Owner.

B. All topsoil excavated on site shall remain and be replaced as Final Surface Cover per specification 02110 Stripping and Replacement of Surface Cover and Removal.

PART 2 PRODUCTS

2.1 IMPORTED TOPSOIL

A. Topsoil shall consist of any soil suitable for the growth of grass or other cover crops reasonably free from hard dirt, clay, rocks, or other materials, or other materials which would inhibit the germination of seeds or the growth of the cover crop. Classification of soils suitable for topsoil will be at the discretion of the ENGINEER.

PART 3 EXECUTION

3.1 PREPARATION OF AREAS

A. The embankment or cut slope areas to be covered with imported topsoil shall be completed to the designated lines and grades. Areas that have become crusted or hardpacked shall be scarified to a depth of approximately three inches, prior to placement of topsoil.

3.2 PLACING IMPORTED TOPSOIL

A. No imported topsoil shall be placed without the approval of the RPR.

B. Imported topsoil shall be placed in a uniform manner to a depth of 4-inches.

C. After topsoil has been spread, large stiff clods, stones, or other foreign material that would seriously affect the effectiveness or appearance of the topsoil, shall be raked up and removed from the area. Topsoil shall be keyed to the underlying material by scarifying.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. Imported Topsoil will be measured by the Ton. Natural moisture and water added to the material prior to the material being weighed will be measured as the material and will not be deducted from the weight measurement

4.2 BASIS OF PAYMENT

A. Payment for supply and installation of Imported Topsoil will be made at the contract unit price per ton; said payment being full compensation for shaping and compaction, supply, transportation, mixing, removal of all rocks, grading, and all associated work as described herein.

END OF SECTION

SECTION 02290

WATERING

PART 1 GENERAL

1.1 SUMMARY

A. This item shall consist of furnishing and applying water required in the compaction of embankments, subgrades, base courses and surface course, or for the control of dust for the safety and convenience of the public, for the reduction of the dust nuisance with adjacent property, or for other purpose as directed by the ENGINEER, in accordance with the requirements of these specifications.

PART 2 MATERIALS

2.1 WATER SOURCE

A. Water required for compaction of embankments, subgrade and gravel courses may be obtained from the South Park Service Center ISD, or from other sources as designated or approved by the ENGINEER. CONTRACTOR'S operations and use shall conform to the requirements of any water use agreements and all Federal, State, and local government regulations. CONTRACTOR shall provide all pumps, piping, and equipment required to utilize the water.

PART 3 EXECUTION

3.1 WATER ADDED

A. Deficiencies in moisture content of embankment materials, aggregate sub-base, base, or surfacing courses shall be corrected by the addition of water by approved water distribution equipment. Water for dust control, finishing operations, and seeding shall be applied by approved distributor equipment.

1. Grading Operations. Prewetting does not guarantee that additional water will not be required. Water added to embankment material during grading operations shall be distributed in a manner that will avoid ponding or overwetting materials for the full width of each layer of material placed.

2. Aggregate Courses. Water added to aggregate courses shall be applied to the material immediately prior to mixing and placing the material.

3. Finishing Operations. Water added during finishing operations shall be uniformly applied in a fine spray across the full width of the course by means of controllable pressures and spray bars or nozzles.

4. Seeding. Water added to seeded areas shall be applied in a spray that will not wash or erode the seeded area.

5. Dust Control. Water ordered for dust control measures for the protection and safety of traffic, for abatement of air pollution, or for other purposes, shall be applied in a manner that will best accomplish the elimination of dust.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

No separate measurement or payment will be made for items under this section. Full compensation shall be considered as included in the prices paid for the various contract items and no additional compensation will be allowed therefore.

END OF SECTION

SECTION 02512

PLANT MIX BITUMINOUS PAVEMENTS

PART 1 GENERAL

1.1 SUMMARY

A. This work shall consist of one or more courses of bituminous mixture constructed on the prepared foundation in accordance with these specifications and the specific requirements of the type under contract, and in reasonably close conformity with the lines, grades, thickness and typical cross sections shown on the plans or established by ENGINEER.

1.2 SUBMITTALS

A. CONTRACTOR shall submit for ENGINEER's approval an asphalt paving hot mix design proposed for the project. The mix design shall be completed under the Marshall Method. The mix design shall include the following:

1. Graphs of unit weight, % air voids, Marshall stability, % VMA and flow as a percentage of asphalt content.

2. Recommended optimum asphalt content and a tabulation of all Marshall Design properties at the recommended asphalt content.

3. Type and grade of bituminous material.

4. Recommended mixing and compaction temperature ranges.

5. Aggregate gradation.

PART 2 PRODUCTS

2.1 MATERIALS

A. BITUMINOUS MATERIALS

1. The percentage of bituminous material to be added to the job-mix formula will be designated by ENGINEER.

2. The type and grade of bituminous material shall be PG58-28F, or equivalent. The grade may be changed one step by ENGINEER during construction at no change in unit price.

3. The bituminous material shall meet all applicable requirements of Section 02545, BITUMINOUS MATERIALS, of the latest edition of the Wyoming Public Works Standard Specifications.

B. AGGREGATE MATERIALS

1. Aggregates shall meet all requirements of subsections 2.06 and 2.07 of Section 02190 of the 2001 Edition of the Wyoming Public Works Standard Specifications for Type III pavement aggregate, 1/2" maximum aggregate size.

2. During crushing operations, the coarse and fine aggregates shall be stockpiled in separate piles in such manner that they can later be combined to meet the required specifications.

3. Stockpiled material shall meet all requirements of Subsection 3.01 of Section 02190 of the 2001 Edition of the Wyoming Public Works Standard Specifications.

4. Natural filler, when required, shall be stockpiled separately. The plans may limit or prohibit the use of crusher rejects or material from the same source as the aggregate material.

C. COMPOSITION OF MIXTURES

1. The bituminous plant mix shall be composed of a mixture of aggregate, natural filler or commercial additive, if required, and bituminous material. The several aggregate fractions shall be sized, uniformly graded, and combined in such proportions that the resultant composite blend meets the job-mix formula.

2. After the job-mix formula is established, all mixtures furnished for the project shall conform thereto within the following ranges of tolerances:

   Passing #4 and Larger Sieves -7 to +7 percent

   Passing #8 to #100 Sieves -5 to +5 percent

   Passing #200 Sieve -3 to +3 percent

   Bituminous Material -0.5 to +0.5 percent

   Mixing Temperature -20 to +20 degrees F

3. In general, the point of acceptance for the aggregate will be after the material has passed through the gradation unit and prior to the addition of bituminous material. If this point of acceptance proves unsatisfactory, an alternate point of acceptance may be selected by ENGINEER. The bituminous material will be conditionally accepted at the source. The plant-mixed material will be accepted after blending and mixing at the plant.

D. Bituminous material for tack shall be SS-1h in conformance with Section 02551 of the 2001 Edition of the Wyoming Public Works Standard Specifications.

PART 3 EXECUTION

3.1 PREPARATION

A. FINAL CONDITIONING OF EXISTING SURFACE

1. Irregular surfaces of bases shall be brought to uniform grade and cross section as directed.

2. Install tack coat over the previous lift of multiple lift installations and on vertical edges of existing paving and concrete curb and gutter and valley gutter. Vertical faces of concrete shall be tacked by hand methods taking care not to apply tack oil to horizontal concrete surfaces. Tack coat shall be applied in conformance with Section 02551 of the 2001 Edition of the Wyoming Public Works Standard Specifications. The rate of application and areas to be treated shall be approved by the RPR before application.

B. PREPARATION OF BITUMINOUS MATERIAL

1. The bituminous material shall be heated to the specified temperature in a manner that will avoid local overheating and provide a continuous supply of the bituminous material to the mixer at a uniform temperature at all times. Charts showing specified temperature range for each source of supply are available from the Headquarters Laboratory of the Wyoming Department of Transportation.

C. PREPARATION OF AGGREGATE

1. The aggregates for the mixture shall be dried and heated to the required temperature. Flames used for drying and heating shall be properly adjusted to avoid damage to the aggregate or coating the aggregate with soot, oil, or other contaminants. Burner fuels may be specified by ENGINEER in the Special Provisions.

2. The aggregates, immediately after heating and drying, shall be screened into two or more fractions and conveyed into separate compartments ready for batching and mixing with bituminous materials. Screening shall be at such rate and in such a manner that the coarse aggregate bin or bins shall contain less than 10% of minus #4 sieve material and the fine bin shall contain less than 10% of plus #4 sieve material.

D. MIXING

1. The dried aggregate shall be combined in the mixer in the amount of each fraction of aggregates required to meet the job-mix formula. The

bituminous material shall be measured or gauged and introduced into the mixer in the amount specified by the job-mix formula.

2. After the required amounts of aggregate and bituminous material have been introduced into the mixer, unless otherwise specified, the materials shall be mixed until a complete and uniform coating of the particles and a thorough distribution of the bituminous material throughout the aggregate is secured.

3. For hot mix bituminous pavement, the mixture shall be produced at the lowest possible temperature that will produce a workable mix within the application temperatures specified. The bituminous material and aggregate shall be introduced into the mixer within the specified temperature range and shall be within 25ºF of each other.

E. BITUMINOUS MIXING PLANT - GENERAL

1. Sufficient storage space shall be provided for each size of aggregate, and the different aggregate sizes shall be kept separated until they have been delivered to the cold elevator feeding the drier.

2. Plants used for preparation of bituminous mixtures shall conform to all requirements under Subsection 3.01(F) below, except that scale requirements shall apply only where weight proportioning is used. In addition, batch mixing plants shall conform to the requirements under Subsection 3.01(G) herein, continuous mixing plants shall conform to the requirements under Subsection 3.01(H) herein, and dryer-drum mixers shall conform to the requirements under Subsection 3.01(I) herein.

3. Mixing plants shall be of sufficient capacity and coordinated to adequately handle the proposed bituminous construction.

F. REQUIREMENTS FOR ALL PLANTS

1. Plant Scales - Scales shall be accurate to 0.5% of the maximum load that may be required. Poises shall be designed to be secured in any position to prevent inadvertent change of position. CONTRACTOR may provide an approved automatic printer system which will print the weights of the material delivered, provided the system is used in conjunction with an approved automatic batching and mixing control system. Such weights shall be evidenced by a weigh ticket for each load.

2. Equipment for Preparation of Bituminous Material - Tanks for the storage of bituminous material shall be equipped to heat and hold the material at the required temperatures. The heating shall be accomplished by steam coils, electricity, or other approved means so that no flame shall be in contact with the tank. The circulating system for the bituminous material shall be designed to assure proper and continuous

circulation during the operating period. Provision shall be made for measuring and sampling storage tanks.

3. Feeder for Drier - The plant shall be provided with accurate mechanical means for uniformly feeding the aggregate into the drier so that uniform production and uniform temperature will be obtained.

4. Drier - The plant shall include a drier or driers which continuously agitate the aggregate during the heating and drying process. For cold-type bituminous mix, equipment for mechanical cooling of the dried aggregate to the temperature prescribed for cold mixtures shall be provided and shall be capable of supplying prepared material for the mixer to operate at full capacity.

5. Screens - Plant screens, capable of screening all aggregates to the specified sizes and proportions and having normal capacities in excess of the full capacity of the mixer, shall be provided.

6. Bins - The plant shall include storage bins of sufficient capacity to supply the mixer when it is operating at full capacity. Bins shall be arranged to assure separate and adequate storage of appropriate fractions of the mineral aggregates. Separate dry storage shall be provided for commercial additives when used, and the plant shall be equipped to feed such material into the mixer. Each bin shall be provided with overflow pipes of such size and at such location as to prevent backing up of material into other compartments or bins. Each compartment shall be provided with its individual outlet gate, constructed so that when closed, there shall be no leakage. The gates shall cut off quickly and completely. Bins shall be so constructed that samples can be readily obtained. Bins shall be equipped with adequate telltale devices to indicate the position of the aggregates in the bins at the lower quarter points.

7. Sampling Facilities - The plant shall be equipped with suitable sampling devices or facilities to insure representative samples. If ENGINEER is unable to obtain samples which represent the material being accepted for incorporation into the project, CONTRACTOR shall make necessary adjustments or revisions to the plant before any further mixing is done.

8. Bituminous Control Unit - Satisfactory means, either by weighing or metering, shall be provided to obtain the proper amount of bituminous material in the mix. The accuracy of bituminous content measured either by weighing or metering may be checked by computing the daily yield of total material being processed.

9. Thermometric Equipment

    a. An armored thermometer of adequate range in temperature reading shall be fixed in the bituminous feed line at a suitable location near the charging valve at the mixer unit.

b. The plant shall also be equipped with an approved temperature recording device so placed at the discharge chute of the drier as to register automatically or indicate the temperature of the heated aggregates. The printed temperature recordings shall be furnished to ENGINEER after each day's run.

10. Dust Collector - The plant shall be equipped with a dust collector constructed to waste or return uniformly to the hot elevator all or any part of the material collected as directed.

11. Truck Scales - The bituminous mixture shall be weighed on approved scales. Such scales shall be inspected as often as ENGINEER deems necessary to assure their accuracy.

G. REQUIREMENTS FOR BATCHING PLANTS

1. Weigh Box or Hopper - The equipment shall include a means for accurately weighing each size of aggregate in a weigh box or hopper suspended on scales and of ample size to hold a full batch without running over. The gate shall close tightly so that no material is allowed to leak into the mixer while a batch is being weighed.

2. Bituminous Control

a. The equipment used to measure the bituminous material shall be accurate to plus or minus 0.5%.

b. The bituminous material bucket shall be non-tilting type with a loose sheet metal cover. The capacity of the bituminous material bucket shall be at least 15% in excess of the weight of bituminous material required in any batch. The length of the discharge opening or spray bar shall be not less than three-quarters of the length of the mixer, and it shall discharge directly into the mixer. The size and spacing of the spray bar openings shall provide a uniform application of bituminous material the full length of the mixer.

c. The bituminous material bucket, its discharge valve or valves, and spray bar shall be adequately heated. Steam jackets, if used, shall be efficiently drained, and all connections shall be so constructed that they will not interfere with the efficient operation of the bituminous scales. The plant shall have an adequately heated quick-acting, nondrip, charging valve located directly over the bituminous material bucket.

d. The indicator dial shall have a capacity of at least 15% in excess of the quantity of bituminous material used in a batch. The controls shall be constructed so that they may be secured at any dial setting and will automatically reset to that reading after the

addition of bituminous material to each batch. The dial shall be in full view of the mixer operator. The flow of bituminous material shall be automatically controlled so that it will begin when the dry mixing period is over and all of the bituminous material required for one batch will be discharged in not more than 15 seconds after the flow has started.

3. Mixer

a. The batch mixer shall be an approved twin pugmill type capable of producing a uniform mixture within the job-mix tolerances. If not enclosed, the mixer box shall be equipped with a dust hood to prevent loss of dust.

b. The clearance of blades from all fixed and moving parts shall not exceed 1".

c. The mixer shall be equipped with an accurate time lock to control the operations of a complete mixing cycle. It shall lock the weigh box gate after the charging of the mixer until the closing of the mixer gate at the completion of the cycle. It shall lock the bituminous material bucket throughout the dry mixing period and shall lock the mixer gate throughout the dry and wet mixing periods. The dry mixing period is defined as the interval of time between the opening of the weigh box gate and the start of introduction of bituminous material. The wet mixing period is the interval of time between the start of introduction of bituminous material and the opening of the mixing gate.

d. The control of the timing shall be flexible and capable of being set at intervals of 5 seconds or less throughout a total cycle of up to 3 minutes.

e. The setting of time intervals shall be performed in the presence of ENGINEER, who shall then lock the case covering the timing device until such time as a change is to be made in the timing periods.

H. REQUIREMENTS FOR CONTINUOUS MIXING PLANTS

1. Aggregate Proportioning

a. The plant shall include means for accurately proportioning each size of aggregate.

b. The plant shall have a feeder mounted under each compartment bin. Each compartment bin shall have an accurately controlled, individual gate to form an orifice for volumetrically measuring the material drawn from each compartment. The feeding orifice

shall be rectangular with one dimension adjustable by positive mechanical means and secured against inadvertent movement.

c. Indicators shall be provided for each gate to show the respective opening in inches.

2. Weight Calibration of Aggregate Feed - The plant shall include a means for calibration of gate openings by weighing test samples. Provision shall be made so that materials fed out of individual orifices may be bypassed to individual test boxes. The plant shall be equipped to conveniently handle individual test samples weighing not less than 200 pounds, and accurate scales shall be provided by CONTRACTOR to weigh such test samples.

3. Synchronization of Aggregate Feed and Bituminous Material Feed - Satisfactory means shall be provided to afford positive interlocking control between the flow of aggregate from the bins and the flow of bituminous material from the meter or other proportioning device. This control shall be accomplished by interlocking mechanical means or by any other positive, satisfactory method.

4. Mixer

a. The plant shall include a continuous mixer of an approved twin pugmill type, adequately heated and capable of producing a uniform mixture within the job-mix tolerances.

b. It shall be equipped with a discharge hopper with dump gates which will permit rapid and complete discharge of the mixture. The paddles shall be adjustable for angular position on the shafts and reversible to retard the flow of the mix. The mixer shall have a manufacturer's plate giving the net volumetric contents of the mixer at the several heights inscribed on a permanent gauge. Charts shall be provided showing the rate of feed of aggregate per minute for the aggregate being used.

c. The clearance of blades from all fixed and moving parts shall not exceed 1".

I. REQUIREMENTS FOR DRYER-DRUM MIXER

1. The plant shall be equipped to control aggregate gradation as described for cold feed control. The total cold aggregate feed shall be weighed continuously by an approved belt scale. When tested for accuracy, the weighing system shall register within plus and minus 0.5%. Provisions shall be made for determining the moisture content of the cold feed and correcting the aggregate weight to a dry weight.

2. An automatic digital record of the dry aggregate and the asphalt shall be displayed, recorded and totaled in appropriate units of weight and time. A positive interlock shall be provided between the dry weight of the aggregate and the bituminous material. The flow of the bituminous material shall be adjusted to compensate for the changes in the dry weight of the aggregate.

3. The dryer-drum mixer shall be capable of drying and heating the aggregate to the moisture and temperature requirements. A uniform mixture of aggregates and bituminous material shall be produced. The plant shall have a temperature recording device at the discharge chute of the dryer.

3.2 APPLICATION

A. The temperature of the mixture prior to laydown shall not be more than 25ºF less than the mixing temperature.

B. Bituminous plant mix shall not be placed on any wet surface; when the atmospheric temperatures are less than those specified in the following table; or, when weather conditions otherwise prevent the proper handling or finishing of the bituminous mixtures:

Compacted Thickness	* Minimum Ambient Temperature (ºF) Surface Course	Subsurface Course
Less than 1"	60	55
1" to and including 2"	40	40
More than 2"	40	35

* May 1 to October 15 or as specified in the Contract Documents.

C. Spot leveling or the bottom lift of a leveling course may be placed at 50ºF if additional courses are placed on the same contract.

D. HAULING EQUIPMENT

1. Trucks used for hauling bituminous mixtures shall have tight, clean, smooth, metal beds which have been thinly coated with a minimum amount of paraffin oil or other approved material to prevent the mixture from adhering to the beds. This material shall not be used in amounts which will contaminate the mixture. When required, each truck shall have a cover of canvas or other suitable material of such size as to protect the mixture from the weather. When necessary, so that the

mixture will be delivered on the road at the specified temperature, truck beds shall be insulated and covers shall be securely fastened.

E. SPREADING AND FINISHING

1. The mixture shall be laid upon an approved surface, spread, and struck off to the grade and elevation established. Bituminous pavers shall be used to distribute the mixture either over the entire width or over such partial width as may be practicable.

2. When the total compacted thickness of the mat is to be in excess of 3", it shall be placed in two or more lifts. The compacted thickness of any one lift in multiple-lift construction shall not exceed 3".

3. Except on tapers, narrow median areas, shoulders, and other such areas of irregular shape, limited length or restrictive width, or such other areas as directed, the paver screed shall be controlled by the automatic screed control described under Subsection 3.02(G) herein.

4. ENGINEER will perform such engineering as may be required to establish controls for the work and will set references for line and grade controls at reasonable intervals along the work.

5. CONTRACTOR shall furnish, place, and maintain such materials, devices, and equipment as may be required to provide specified independent line and grade control references and other controls which may be required for proper execution of the work.

6. Line and grade control for use with automatic paver control systems shall be an independent control reference consisting of:

   a. A tightly stretched wire or string line offset and paralleling true line for pavement edge and established grade for pavement surface;

   b. A floating beam of not less than 20' in length attached to the paver and riding on previously placed base or pavement material. The beam shall be equipped with a floating string or other device that will actuate the automatic screed control in reference to the base on which it is riding. Unless otherwise permitted by ENGINEER, the first ribbon of the first course of pavement material shall be controlled by the independent control wire. Subsequent ribbons may be controlled by the beam reference system.

7. The longitudinal joint in one layer shall offset that in the layer immediately below, by at least 6". Longitudinal joint locations may be otherwise specified in the Contract Documents.

8. Defects caused by trucks bumping into the laydown machine or by unnecessary stopping due to lack of coordination between mixing, hauling, and laydown shall be removed and replaced in accordance with Subsection 3.04.

9. On areas where irregularities or unavoidable obstacles make the use of mechanical spreading and finishing equipment impracticable, the mixture shall be spread, raked and luted by hand tools. For such areas the mixture shall be dumped, spread, and screeded to give the required compacted thickness.

10. Plant mix surfacing ribbons shall be brought up approximately even at the end of each shift on those projects being constructed under traffic.

F. BITUMINOUS PAVERS

1. Bituminous pavers shall be self-contained, power-propelled units, provided with an activated screed or strikeoff assembly, heated if necessary, and capable of spreading and finishing courses of bituminous plant mix material in lane widths applicable to the specified typical section and thickness shown on the plans. Pavers used for shoulders and similar construction shall be capable of spreading and finishing courses of bituminous plant mix material in widths shown on the plans.

2. The paver shall be equipped with a receiving hopper having sufficient capacity for a uniform spreading operation. The hopper shall be equipped with a distribution system to place the mixture uniformly in front of the screed.

3. The screed or strikeoff assembly shall effectively produce a finished surface of the required evenness and texture without tearing, shoving, or gouging the mixture.

4. Pavers shall be equipped with a paver control system which will automatically control the laying of the mixture to specified transverse slope and established longitudinal grade. The paver control system shall be automatically actuated from an independent line and grade control reference and through a system of mechanical sensors and sensor directed devices which shall maintain the paver screed at the proper transverse slope and at proper height to establish the top surface of the finally compacted mixture at specified slope and grade. In case of failure of the control system, the paver shall be operated by mechanical control only until the material under production at the time of breakdown is laid.

5. The paver shall be capable of being operated, when laying mixtures, at forward speeds consistent with satisfactory laying of the mixture.

6. A paving leveler shall be used when specified as shall be described in the Special Provisions.

G. ROLLERS

1. All rollers shall be in good condition, capable of reversing without backlash, and shall be operated at speeds slow enough to avoid displacement of the bituminous mixture. The number and weight of rollers shall be sufficient to compact the mixture to the required density while it is still in a workable condition. The use of equipment which results in excessive crushing of the aggregate will not be permitted.

2. The pneumatic-tired roller shall be self propelled with a total weight, including ballast, not greater than 30 tons. The roller shall be constructed so contact pressure may be varied between 40 psi and 90 psi.

3. Wobble wheel rollers are not permitted. Each roller shall be equipped with not less than 7 wheels with tires of equal size and ply and having a smooth tread design. The wheels shall be staggered on the front and rear axles to provide complete coverage, have a system for uniformly moistening each wheel without an excess of water, and have close-fitting scrapers for each wheel. The tire pressures shall not vary by more than 5 psi between individual tires from the designated pressure.

H. COMPACTION

1. Immediately after the bituminous mixture has been spread and struck off and the surface irregularities adjusted, it shall be thoroughly and uniformly compacted by rolling. Rolling shall be continued while the mixture is in a workable condition until all roller marks are eliminated and, unless otherwise designated on the plans, until a minimum of 95% of the Marshall unit weight at optimum asphalt content as defined in the approved mix design has been obtained. Samples will be taken in accordance with AASHTO T 230, or density will be determined by the use of properly calibrated Nuclear Density Gauge.

2. The number, weight, and type of rollers furnished shall be sufficient to obtain the required compaction without undue displacement, cracking, or shoving. Pneumatic tires shall be inflated to obtain the contact area pressures designated by ENGINEER.

3. Unless otherwise directed, rolling shall begin at the sides and proceed longitudinally parallel to the road centerline, each trip overlapping one-half of the roller width. Roller shall move at a slow, uniform speed with the drive wheels or rolls nearest the paver except on steep grades.

4. When the pavement is placed by machines in echelon or abutted against a previously placed lane, the longitudinal joint shall be rolled first, followed by the regular rolling procedure. On superelevated curves, the rolling shall begin at the low side and progress to the high side by overlapping of longitudinal trips parallel to the centerline.

5. Any displacement occurring as a result of the reversing of the direction of a roller, or from other causes, shall be corrected at once by the use of rakes and addition of fresh mixture when required. Care should be exercised in rolling not to displace the line and grade of the edges of the bituminous mixture.

6. To prevent adhesion of the mixture to the rollers, the wheels shall be kept properly moistened with water or water mixed with very small quantities of detergent or other approved material. Excess liquid will not be permitted.

7. Along forms, curbs, headers, walls, and other places not accessible to the rollers, the mixture shall be thoroughly compacted with hot hand tampers, smoothing irons, or mechanical tampers. On depressed areas, a trench roller may be used, or cleated compression strips may be used under the roller to transmit compression to the depressed area.

8. Any mixture that becomes loose and broken, mixed with dirt, or is in any way defective shall be removed and replaced with fresh hot mixture, which shall be compacted to conform with the surrounding area. Any area showing an excess or deficiency of bituminous material shall be removed and replaced.

I. JOINTS

1. Placing of the bituminous paving shall be as continuous as possible. Rollers shall not pass over the unprotected end of a freshly laid mixture unless authorized by ENGINEER. Transverse joints shall be formed by cutting back on the previous run to expose the full depth of the course. When directed by ENGINEER, a brush of bituminous material shall be used on contact surfaces of transverse joints just before additional mixture is placed against the previously rolled material.

3.3 PROTECTION

A. During any delays or suspensions of work, as outlined in the Contract Documents, CONTRACTOR shall be responsible for maintaining the quality of all leveling courses until the placement of additional courses. Maintenance of leveling courses because of delays or suspension of work will be done at CONTRACTOR'S expense unless otherwise specified in the Contract Documents.

3.4 ACCEPTANCE

A. The surface will be tested by ENGINEER using a 10' straight edge at selected locations. The variation of the surface from the testing edge of the straightedge between any two contacts with the surface shall at no point exceed three-sixteenths inch. All humps or depressions exceeding the specified tolerance shall be corrected by removing defective work and replacing it with new material, or as directed.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. Plant mix bituminous pavement will be measured by the square yard of asphalt placed as measured in the field at the depth specified on the detail sheets in the plan set.

4.2 BASIS OF PAYMENT

A. Payment for Plant Mix Bituminous Pavement will be made at the contract unit price per square yard, which payment shall be full compensation for supply and installation of asphalt paving and tack coat as described herein.

END OF SECTION

SECTION 02528

COMBINED CURBS AND GUTTERS

PART 1 GENERAL

1.1 SUMMARY

A. Combined curbs and gutters shall consist of air-entrained Portland Cement Concrete constructed in accordance with these specifications. This work shall be in reasonably close conformity with the lines and grades, thicknesses, and typical cross sections shown on the plans or established by the ENGINEER.

PART 2 PRODUCTS

2.1 MATERIALS

A. PORTLAND CEMENT CONCRETE - Air-entrained Portland Cement Concrete shall conform to the requirements of Section 03304, Class 4000.

B. PRE-FORMED EXPANSION JOINT MATERIAL - Joint material shall comply with the requirements of AASHTO M-2l3, ASTM D-994, ASTM D-1751, or ASTM D-1752.

PART 3 EXECUTION

3.1 GENERAL

A. Curb and gutter shall be constructed at the locations shown on the plans and where directed by the ENGINEER and shall be in accordance with these specifications and plans.

3.2 SUBGRADE AND BASE COURSE PREPARATION

A. The subgrade shall be excavated or filled with suitable native material to 6” below the bottom of curb section. Dirt material or topsoil excavated behind the proposed concrete structure for forming or other purposes shall be retained for backfill after the concrete has sufficiently set.

B. All soft, yielding, and otherwise unsuitable earth material shall be removed and replaced with suitable material. Filled sections shall be compacted and extend a minimum of one foot (l') outside the form lines.

C. The subgrade shall be compacted to 95% of maximum dry density as determined by ASTM D698 Standard Proctor density.

D. A 6” compacted thickness of Aggregate Base Course shall be installed over the subgrade in accordance with Section 02231 and the plans.

3.3 CONCRETE PLACEMENT

A. The concrete shall be placed either by an approved slipform/extrusion machine, by the formed method, or by a combination of these methods.

B. The slipform/extrusion machine approved shall be so designed as to place, spread, consolidate, screed, and finish the concrete in one complete pass in such a manner that a minimum of hand finishing will be necessary to provide a dense and homogeneous concrete section.

1. The machine shall shape, vibrate, and/or extrude the concrete for the full width and depth of the concrete section being placed.

2. It shall be operated with as nearly a continuous forward movement as possible. All operations of mixing, delivery, and spreading concrete shall be so coordinated as to provide uniform progress, with stopping and starting of the machine held to a minimum.

C. The formed method shall consist of setting forms, placing concrete and finishing.

1. Form material shall be straight and free from warp, having sufficient strength to resist the pressure of the concrete without displacement and sufficient tightness to prevent the leakage of mortar. Flexible or rigid forms of proper curvature may be used for curves having a radius of 100 feet or less. Division plates shall be metal.

2. The front and back forms shall extend for the full depth of the concrete. All of the forms shall be braced and staked so that they remain in both horizontal and vertical alignment until their removal.

3. They shall be cleaned and coated with an approved form-release agent before concrete is placed against them.

4. The concrete shall be deposited into the forms without segregation and then it shall be tamped and spaded or mechanically vibrated for thorough consolidation.

5. Low roll or mountable curbs may be formed without the use of a face form by using a straightedge and template to form the curb face. When used, face forms shall be removed as soon as possible to permit finishing.

6. Front and back forms may be removed at such time as the concrete is sufficiently set that removal will not chip, spall or otherwise damage the concrete. When forms are removed before the expiration of the curing period, the edges of the concrete shall be protected with curing compound.

3.4 FINISHING

A. The surface of the concrete shall be finished true to the lines and grades shown on the plans.

B. Concrete shall be worked until the coarse aggregate is forced down into the body of the concrete and no coarse aggregate is exposed. The surface shall then be floated with a wooden float to a smooth and uniform surface.

C. When the concrete has hardened sufficiently the surface shall be given a broom finish. The broom shall be an approved type. The stokes shall be square across the concrete from edge to edge with adjacent strokes overlapped. Strokes shall be made without tearing the concrete. The broomed finish shall produce regular corrugations not over one-eighth inch (1/8") in depth.

D. Concrete that is adjacent to forms and formed joints shall be edged with a suitable edging tool to the dimensions shown on the plans.

3.5 JOINTING

A. CONTRACTION JOINTS - Transverse weakened-plane contraction joints shall be constructed at right angles to the curb line at intervals not exceeding 10 feet. Joint depth shall average at least l/4 of the cross section of the concrete.

1. Contraction joints shall be hand formed, or made by l/8-inch thick division plates in the formwork.

2. The joints may be hand formed either by (1) using a narrow or triangular jointing tool or a thin metal blade to impress a plane of weakness into the plastic concrete, or (2) inserting 1/8-inch thick steel strips into the plastic concrete temporarily. Steel strips shall be withdrawn before final finishing of the concrete.

3. Where division plates are used to make contraction joints, the plates shall be removed after the concrete has set and while the forms are still in place.

B. EXPANSION JOINTS - Expansion joints shall be constructed at right angles to the curb line at immovable structures and at points of curvature for short-radius curves.

1. Filler material for expansion joints shall be furnished in a single 3/4-inch thick piece for the full depth and width of the joint.

2. Expansion joints in a slipformed curb or curb and gutter shall be constructed with an appropriate hand tool by raking or sawing through partially set concrete for the full depth and width of the section. The cut shall be only wide enough to permit a snug fit for the joint filler. After the filler is placed, open areas adjacent to the filler shall be filled with concrete and then troweled and edged.

3. Alternately, an expansion joint may be installed by removing a short section of freshly extruded curb and gutter immediately, installing temporary holding forms, placing the expansion joint filler, and replacing and reconsolidating the concrete that was removed. Contaminated concrete shall be discarded.

C. Construction joints may be either butt or expansion type joints.

D. Combined curbs and gutters constructed adjacent to existing concrete shall have the same type of joints as in the existing concrete, with similar spacing; however, contraction joint spacing shall not exceed 10 feet.

3.6 PROTECTION

A. The CONTRACTOR shall always have materials available to protect the surface of the plastic concrete against rain. These materials shall consist of waterproof paper or plastic sheeting. For slipform construction, materials such as wood planks or forms to protect the edges shall also be required.

B. When concrete is being placed in cold weather and the temperature may be expected to drop below 35ºF., insulated blanket protection shall be provided to keep the concrete from freezing until it is at least 72 hours old. Fresh concrete subjected to temperatures below 35ºF shall be removed and replaced by the CONTRACTOR at his expense.

3.7 CURING

A. Curing shall be accomplished by use of a liquid membrane curing compound in accordance with ASTM C309. Curing compound shall be white pigmented.

3.8 BACKFILLING

A. After the concrete has set sufficiently, the spaces in front and back of curbs shall be backfilled with original material or as shown on the drawings to the required elevations.

B. The backfill material shall be thoroughly compacted to a density equal to that of adjacent materials.

3.9 TOLERANCES

A. The work shall be performed in a manner which results in a curb and gutter constructed to specified line and grade, uniform in appearance and structurally sound.

B. Curb and gutter found with unsightly bulges, ridges, low spots in the gutter or other defects shall be removed and replaced at the CONTRACTOR's expense if the ENGINEER considers them to be irreparable.

C. When checked with a ten foot (10') straightedge, grade shall not deviate more than 1/4 inch, and alignment shall not vary more than 1/2 inch.

D. Final elevation shall not depart from plan elevation by more than 1/2 inch.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. This item shall be measured along the flow line of the curb by the linear feet of combined curb and gutter in place.

4.2 BASIS OF PAYMENT

A. Payment for Concrete Curb and Gutter will be made at the contract unit price per lineal foot in place, which payment shall constitute full compensation for subgrade preparation, all concrete materials, finishing and curing of concrete, for all pre-molded mastic material for expansion joints, contraction joints, furnishing and placing of backfill behind the curb, and for all equipment, tools and labor and for the performance of all work and incidentals necessary to complete the item.

B. Note that supply and installation of Aggregate Base Course is paid under Section 02231.

END OF SECTION

SECTION 02665

WATER DISTRIBUTION AND TRANSMISSION SYSTEMS

PART 1 GENERAL

1.1 SUMMARY

A. This section consists of construction of bell and spigot, gasketed, Ductile Iron Water Mains, including fittings, water valves, and other appurtenances normally used for water supply and distribution systems, including furnishing and installing pipe, water valves, and fittings, construction of thrust blocking, water service connection, and other related work.

1.2 REFERENCES

A. AWWA C-110; (A21.10-87): Standard for Ductile-Iron and Gray-Iron Fittings, 3" through 48", for Water and Other Liquids.

B. AWWA C-153; (A21.53): Standard for Ductile Iron Compact Fittings 3" through 24" for Water Service.

C. AWWA C-509; Resilient-Seated Gate Valves for Water and Sewerage Systems.

D. AWWA C-550; Protective Interior Coatings for Valves and Hydrants.

1.3 QUALITY ASSURANCE

A. When required by ENGINEER, CONTRACTOR shall furnish certification by the manufacturer of the pipe to be furnished on this project, certifying that the pipe and fittings comply with the applicable specifications. REQUIRED CERTIFICATION SHALL ACCOMPANY EACH DELIVERY OF MATERIAL.

B. All pipe shall be clearly marked with type, class and/or thickness as applicable. Lettering shall be legible and permanent under normal conditions of handling and storage.

1.4 SUBMITTALS

A. Prior to ordering, provide product submittals on all materials and supplies included within this specification.

B. A water bypass/construction plan shall be submitted and approved prior to construction. Plan should indicate locations of temporary water and duration of shutdowns. Also include a flushing plan that meets the minimum flushing velocity of 2.5 ft/sec in the water mains.

PART 2 PRODUCTS

2.1 MATERIALS

A. PIPE AND MISCELLANEOUS APPURTENANCES

1. Pipe used in water main construction shall be in accordance with the following specifications:

2. DUCTILE IRON PIPE

a. Ductile iron pipe shall conform to the provisions of AWWA Specifications C-151 pressure class 350.

b. Pipe joints shall be "Push-On" joints conforming to AWWA Specifications C-111.

c. The interior of the pipe shall have a cement mortar lining conforming to the requirements of AWWA Specifications C-104. The outside surface of pipe designed for underground service shall receive a bituminous coating approximately 1 mil thick.

3. PIPE ENCASEMENT MATERIAL - CEMENT-TREATED FILL

a. Cement-treated fill used to encase water main at sewer main crossings or close horizontal obstructions shall be as described in Section 02225, Trench Backfill.

4. CASING PIPE

a. Pipe used to case waterline - sewer line crossings shall be (PVC) DR-26 water pipe or (PVC) DR-35 sewer pipe with a minimum inside diameter of 1.25 times outside diameter of carrier pipe.

b. Casing pipe shall be sealed at both ends with concrete to prevent the migration of water into the annular space.

B. FITTINGS AND COUPLINGS

1. Fittings. Fittings shall be ductile iron, 350 psi minimum pressure rating, conforming to AWWA C110 or C153. Rubber gasket joints shall conform to AWWA C111. All fittings shall have MJ or FLG ends as called for on the plans. All metal accessory items used in the assembly of the joints shall be fluorocarbon coated (Cor Blue) low alloy corrosion resistant high strength steel manufactured in full compliance with the most current edition of ANSI/AWWA C111/A21.11.

2. In situations where standard ductile iron long body sleeves will not properly mate to existing waterline at connections to like-sized or nearly like-sized mains, utilize Smith Blair Style 462 “Quantum” Ductile Iron Transition Couplings or equal, supplied with fusion bonded epoxy coating and stainless steel hardware. Determine the actual O.D. of the existing lines prior to ordering these couplings.

C. RESILIENT SEATED GATE VALVES

1. Resilient Seated Gate Valves shall be iron body, with non-rising stems with design, construction, and pressure rating conforming to AWWA C509, standard for Resilient Seated Gate Valves with modifications specified herein.

2. Waterway shall be smooth and shall have no depressions or cavities in seat area where foreign material can lodge and prevent closure or sealing.

3. Stem seals shall be double "O" ring seals designed so that the seal above the stem collar can be replaced with the valve under pressure in full open position.

4. Resilient Seated Gate Valves for underground installation shall have two-inch square wrench nut for key operation. All valves shall open counterclockwise unless indicated otherwise in the special provisions.

5. The Resilient Seated Gate Valves' interior parts and surfaces shall be coated in accordance with AWWA C550.

6. All valves shall incorporate an 8 mil factory applied fusion bonded exterior epoxy coating.

7. All valve metal accessory items for end connections shall be Grade 308 stainless steel. Bonnet bolts and trim bolts shall be stainless steel with bronze nuts.

8. All valves shall be FLGx MJ except as noted on the plans.

D. VALVE BOXES

1. Valve boxes shall be cast iron, 5 1/4" diameter adjustable valve boxes. Valve boxes shall be of the screw type and of sufficient length for the pipe bury as specified. The cast iron cover of the valve box shall have an arrow indicating the direction of opening and the word "Water" stamped thereon.

E. MECHANICAL THRUST RESTRAINT

1. In addition to thrust blocks, joint restraint is required on all mechanical joints where a thrust force develops (e.g. bends, reducers, tees (branch side), valves, fire hydrant lead lines, etc.). Joint restraint shall be provided in all pipe sizes up to 12-inch by a "Grip Ring" and "Special MJ gland" manufactured by Romac Industries with an allowable working pressure rating of 250 psi.

    a. Stainless steel all-threads manufactured from stainless steel rod having a minimum yield strength of 50,000 psi, sized and numerically called out on the drawings.

    b. All hardware shall be Grade 304 stainless steel.

F. WATER SERVICES – (all water services to be 1" unless noted otherwise on the drawings)

1. HDPE water service pipe ¾-inch to 3-inch diameter shall be PE 4710 conforming to the latest edition of AWWA C901 and NSF standard 61. PE4710 compound shall conform to ASTM D3350 minimum cell classification PE445574C-CC3. HDPE pipes shall be extruded by a PPI member with dependent listings in PPI TR-4 and shall meet the requirements of AWWA C901. The pressure class shall be 250 psi and the outside diameter of the pipe shall be based upon the IPS sizing system (SDR pipe).

2. Service saddles shall be Smith Blair 317, or equal, service constructed of ductile iron with an epoxy coated body, or approved equal. Saddle shall consist of 2 stainless steel bands with tapered cc outlet threads and stainless steel hardware.

3. Corporation stops of ¾" to 2" shall be Mueller H-15028 Ground Key Corporation Stop or approved equal. Minimum valve inlet and outlet connection size shall be the full diameter, as called out. The corporation stop shall conform in all regards to AWWA C-800.

4. Curb stops ¾" to 2" shall be shall be a Mueller Minneapolis pattern H-10287 or approved equal. Supply each valve with two Mueller H-15428 MIP by compression connectors or approved equal (CTS size adaptation may be required). The minimum size opening within the plug shall be the full diameter of the service line. The curb stop shall conform in all regards to AWWA C-800.

5. Ends of polyethylene tubing inserted in compression connections should be fitted with insert reinforcement.

6. Curb Box. Curb boxes shall consist of a 1½-inch galvanized steel pipe lower section and a 2-inch galvanized steel pipe telescoping upper section. Screw the 1½"-inch lower section onto the Minneapolis top threads of the curb stop using a galvanized steel coupling or bell reducer. Supply and install a Mueller cap stamped "Water) with a pentagon head plug on the top of the 2-inch upper section pipe. Do not install a shutoff rod inside the curb box.

7. Ends of polyethylene tubing inserted in compression connections should be fitted with insert reinforcement.

8. Connection adapters to tie new service lines to existing service lines in circumstances where a curb stop is not to be installed shall be Mueller H-15403 three-part unions, comp x comp (size adaptation may be required) or approved equal.

G. EQUIPMENT WARRANTY

1. Provide a minimum 1 year standard manufacturer's warranty for all equipment from the date of substantial completion, unless otherwise noted in this specification.

PART 3 EXECUTION

3.1 CONSTRUCTION

A. GENERAL

1. Pipe shall be installed in accordance with the manufacturer's recommendations for installing the type of pipe used. CONTRACTOR shall provide all tools and equipment including any special tools designed for installing each particular type of pipe used.

B. DEWATERING OF TRENCH

1. Where water is encountered in the trench, it shall be removed during pipe laying operations and the trench so maintained until the ends of the pipe are sealed and provisions are made to prevent floating of the pipe. See Section 02225.

C. RESPONSIBILITY FOR MATERIAL

1. CONTRACTOR shall be responsible for all material furnished by him and shall replace at his own expense all such material found defective in manufacture or damaged in handling after delivery by the manufacturer. This shall include the furnishing of all materials and labor required for the placement of installed material discovered

damaged or defective prior to the final acceptance of the work, or during the guarantee period.

2. CONTRACTOR shall be responsible for the safe and proper storage of material furnished by him or to him and accepted by him, and intended for the work, until it has been incorporated in the completed project. The interior of all pipe and other accessories shall be kept free from dirt and foreign matter at all times.

D. HANDLING OF PIPE

1. All pipe furnished by CONTRACTOR shall be delivered and distributed at the site by CONTRACTOR. Pipe, fittings, specials, valves and accessories shall be loaded and unloaded by lifting with hoists or skidding so as to avoid shock or damage. Under no circumstances shall such materials be dropped. Pipe handled on skidways shall not be skidded or rolled against pipe already on the ground.

2. In distributing the material at the site of the work, each piece shall be unloaded opposite or near the place where it is to be laid in the trench.

3. Pipe shall be so handled that the coating and lining will not be damaged. If, however, any part of the coating or lining is damaged, the repair shall be made by CONTRACTOR at his expense in a manner satisfactory to ENGINEER.

E. LAYING OF PIPE

1. Before installation, the pipe and pipe coating shall be inspected for defects. Any damage to pipe coatings shall be repaired AS RECOMMENDED BY THE PIPE MANUFACTURER before laying the pipe.

2. All pipe shall be laid and maintained to the required lines and grades with fittings and valves at the required locations.

3. Wherever obstructions <u>not shown on the plans nor annotated during construction utility locates</u> are encountered during the progress of the work and interfere to such an extent that an alteration in the plan is required, ENGINEER shall have the authority to change the plans and order a deviation from the line and grade or arrange with the OWNERs of the structures for the removal, relocation and reconstruction of the obstructions. If the change in plans results in a change in the amount of work by CONTRACTOR, such altered work shall be done on the basis of payment to CONTRACTOR for extra work or credit to the OWNER for less work.

4. Known existing underground facilities noted or referenced on the drawings and/or located by the utility OWNER in the field which have the potential of elevation conflict with the planned water line and require depth determination in advance of pipelaying in order to avoid abrupt waterline profile changes, shall be exposed in advance of pipelaying by Exploratory Excavation. Minor waterline profile changes, including either an increase or decrease in trench depth in order to avoid said utility is incidental to watermain installation and shall not be cause for a price adjustment for any item within this section.

5. The CONTRACTOR shall supply an accurate builders survey level, rod, tape and shall assist the ENGINEER's representative in profile alteration in advance of pipelaying such that adequate cover is maintained over the line and the installation is blended back into the planned alignment without the creation of high or low spots in the line.

6. Proper implements, tools and facilities satisfactory to ENGINEER shall be provided and used by CONTRACTOR for the safe and convenient prosecution of the work. All pipe, fittings and valves shall be carefully lowered into the trench piece by piece by means of a derrick, ropes or other suitable tools or equipment, in such a manner as to prevent damage to pipe materials and protective coatings and linings. Under no circumstances shall materials be dropped or dumped into the trench.

7. Every precaution shall be taken to prevent foreign material from entering the pipe while it is being placed in the line. During laying operations, no debris, tools, clothing or other materials shall be placed in the pipe. At times when pipe laying is not in progress, the open ends of the pipe shall be closed by a watertight plug or other means approved by ENGINEER.

8. Long radius curves, either horizontal or vertical, may be laid with standard pipe by deflections at the joints. If the pipe is shown curved on the plans and no special fittings are shown, CONTRACTOR can assume that the curves can be made by deflection of the joints with standard lengths of pipe. If shorter lengths are required, the plan will indicate maximum lengths that can be used.

9. Where field conditions require deflection or curves not anticipated by the plans, ENGINEER will determine the methods to be used. No additional payment will be made for laying pipe on curves as shown on the plans, nor for field changes involving standard lengths of pipe deflected at the joints. When fittings not shown on the plans are

required to meet field conditions, additional payment will be made for fittings.

10. Maximum deflections at pipe joints for various types of pipe shall not exceed the applicable material and joint specifications of AWWA nor shall they exceed the recommendations of the pipe manufacturer. When rubber gasket pipe is laid on a curve, the pipe shall be jointed in a straight alignment and then deflected to the curved alignment. Trenches shall be made wide on curves for this purpose.

11. Reaction or thrust blocking shall be applied at all tees, plugs, caps and at bends deflecting 11 1/4 degrees or more, or movement shall be prevented by attaching suitable metal rods or straps as approved by ENGINEER. Reaction blocking shall be concrete having a compressive strength of not less than 2,000 pounds per square inch at 28 days. Blocking shall be placed between solid ground and the fitting to be anchored; the area of bearing on the pipe and on the ground shall be as shown on the detail drawings. Thrust blocks shall be sized for a pipeline working pressure of 150 psi. The blocking shall be so placed that the pipe and fitting joints will be accessible for repair.

12. In certain locations where installation of concrete thrust blocking is not practical or desirable, the plans may require installation of mechanical thrust restraint in lieu of thrust blocking. In cases such as this the plans will describe the materials to be utilized.

13. The cutting of pipe for inserting valves, fittings or closure pieces shall be done in a neat and workmanlike manner without damage to the pipe or coating and so as to leave a smooth end at right angles to the axis of the pipe. The flame cutting of pipe by means of an oxyacetylene torch shall not be allowed.

14. All fittings and couplings shall be polywrapped after installation.

15. Installation of Cement-Treated Fill

    a. Cement treated fill utilized as encasement around water mains in areas of limited horizontal and/or vertical clearance from storm or sanitary sewers shall be installed as shown on the plan set details sheets. The required longitudinal limits of cement-treated fill along the water main is shown on the specific plan and profile sheets.

16. New pipe laying shall include abandonment/removal of existing water line as follows:

a. At points of connection or crossover between old and new waterlines, dead water lines shall be physically removed from the ground to at least ten feet (10') from the point of connection or crossover. In addition, dead waterlines visible in any trench excavation shall be physically removed. Remaining dead waterline ends shall be plugged with Sakcrete. Removed waterlines shall be disposed of at the Solid Waste Landfill at contractor's expense.

F. WATER SERVICES – 3/4" - 2" services tied directly off of new street mains.

1. It will be necessary to connect all existing individual water service lines and several new services to the new street mains upon completion of water main testing. The presumed extent of water service reconnection is shown on the drawings based on preliminary field locates, but is, however, subject to change during execution of the work. The CONTRACTOR shall provide all work and materials for complete service line connection for each existing service to include the following:

2. Town personnel will initially locate all individual service lines fed from street mains with a Metrotech pipe locator. The CONTRACTOR shall physically locate all services to ascertain the exact location and size by utilization of exploratory excavation.

3. Water services shall consist of trench excavation and backfill, a service saddle installed on the street main, corporation stop, mainline tap, copper service line, thaw wire where required, and new curb stop and box which shall serve as a connection between the new and old service.

G. GENERAL REQUIREMENTS FOR SERVICE LINE INSTALLATION

1. Service lines shall be installed in conformance with plan details.

2. Type A Trench Backfill shall be utilized within all service line excavations.

3. Individual service interruptions for the purposes of transferring services over from old to new mains shall be limited to 4 hours in length.

4. Service line installation shall include stripping and preservation of existing topsoil or any other surface material of asphalt limits encountered while installing new curb stops and connecting new service lines to existing; also included is replacement of said surface material to pre-existing contours upon project completion.

H. SEPARATION OF WATER MAINS AND SEWERS

1. PARALLEL INSTALLATION

a. NORMAL CONDITIONS - Water mains shall be laid at least TEN (10) feet horizontally from any sanitary sewer, storm sewer, or manhole, whenever possible. The distance shall be measured edge-to-edge.

b. UNUSUAL CONDITIONS - When local conditions prevent a horizontal separation of TEN (10) feet, a water main may be laid closer to a sanitary sewer, storm sewer, or manhole, provided that:

1) The bottom of the water MAIN is at least EIGHTEEN (18) inches above the top of the SANITARY OR STORM SEWER, OR

2) The trench backfill consists of cement-treated backfill in accordance with Section 02225. Cement-treated backfill must bear on undisturbed soil.

3) Where EIGHTEEN (18) INCHES vertical separation AS NOTED ABOVE cannot be obtained, the sewer shall be:

a) Constructed of materials and with joints that are equivalent to water main standards of construction and tested for water tightness by sewerline methods; or

b) The waterline or sewerline shall be placed in a separate casing pipe.

2. CROSSING

a. NORMAL CONDITIONS - Water mains crossing sanitary sewers, sanitary sewer service lines, or storm sewers shall be laid above to provide a vertical separation of at least eighteen (18) inches whenever possible. The distance shall be measured from the top of the sewer pipe to the bottom of the water pipe.

b. UNUSUAL CONDITIONS - When local conditions prevent a vertical separation of at least EIGHTEEN (18) inches AS NOTED ABOVE, the following construction shall be used:

1) The sanitary sewer or storm sewer shall be constructed of materials and with joints that are equivalent to water

main standards of construction and shall be tested for water tightness by sewer line methods; or

2) The sanitary sewer, storm sewer or water main shall be placed in a separate casing pipe.

3) The length of the sewer line constructed to water main standards or the casing pipe or encasement shall extend a minimum of nine (9) feet each side of the crossing.

4) Water mains passing under sewer lines shall in addition to the above requirements, be protected by providing adequate structural support for the sewer line. Soil structural support shall consist of cement-treated backfill in accordance with Section 02225. Cement-treated backfill must bear on undisturbed soil.

3.2 TEMPORARY WATER SERVICE

A. Under no circumstances shall water service to any user be disrupted for more than eight (8) hours in any 24-hour period. Service interruptions of less than eight hours are permissible provided that they are scheduled 24 hours in advance with the customer. Customer notification of outages by the Contractor shall consist of personal contacts or delivery of a contractor-supplied door hanger, specifying the date, time, and anticipated length of the service outage.

B. The plans may indicate certain areas where proposed waterline alignment is so close to existing waterline alignment that it is not possible to maintain service from the old line when the new line is being constructed. In cases such as this, it may not be practical to re-establish service from normal street mains after the eight-hour time limitation, and the Contractor shall provide temporary aboveground water mains on both sides of the street as required, according to the following criteria:

1. Aboveground main lines shall be 2-inch nominal size and of waterline material approved by AWWA. Main lines shall be provided on both sides of the street; service lines crossing the street will not be permitted.

2. Aboveground lines shall be tied to an active water main at least at one end of the block, and at both ends if two active waterlines exist. Temporary valves shall be installed at each connection point.

3. Aboveground main lines shall be disinfected on site by the continuous-feed method, flushed, and bacteria tested before initial

placement into service, and each time the temporary water service system is relocated for use in another area.

4. Individual 3/4" taps shall be provided for each residence off the 2-inch main and individual service lines run to each residence and tied to an exterior hose bib. If the hose bib is of the backflow prevention type, this feature shall be temporarily disabled and replaced in a workable fashion when normal service is restored.

5. The Contractor shall coordinate and schedule with each resident the change-over to and from temporary service including opening/closing of the meter valve as required.

6. Aboveground service lines shall be 3/4" nominal size and of waterline material approved by AWWA. Provide a shutoff valve at each tap location.

7. Durable ramps manufactured or pre-built of metal or lumber and anchored to the ground shall be used to protect temporary water main piping at street crossing locations. Gravel or dirt ramps will not be permitted.

8. Gravel or dirt ramps shall be provided to protect temporary main piping at driveways, however, daily maintenance shall be provided.

9. The Contractor shall be solely responsible for the integrity of the aboveground temporary main and service line system while it is in operation.

10. The Contractor shall provide to all residents for whom temporary water service is being provided, a telephone number(s) of a local contact(s) residing in Dubois, employed by the Contractor, who is "on call" 24 hours per day to respond to service interruptions. Response time to resident complaints shall not exceed 1 hour, day or night.

11. The Contractor shall continuously and diligently execute the replacement of street mains when temporary service is being provided, in order to minimize, to the extent possible, the time period when permanent water service is not available.

3.3 SETTING VALVES AND VALVE BOXES

A. All valves shall be set and jointed to the pipe in the manner specified for pipe laying and jointing. Valves shall be set with operating nut vertical. Valve boxes shall be centered and plumb over the operating nut and shall be set so that no shock or stress will be transmitted to the valve. Tops of valve boxes shall be set flush with the ground surface or street surfacing unless

otherwise directed by ENGINEER. All dirt and debris shall be removed from the valve box during installation. Install concrete valve box collars at all valve locations.

B. All valves shall be installed in accordance with AWWA C600. Valves shall be jointed to the pipe or fittings by use of stainless steel bolts and nuts. Valves shall be polywrapped prior to the installation of the thrustblock and anchor rods. A cast-in-place concrete thrustblock shall be installed beneath each valve and shall incorporate two 1/2-inch stainless steel anchor rods which diagonally cross over the valve body to counteract closing thrust.

3.4 VALVE THRUST BLOCKS

A. All valves to be installed which call for thrust blocks and anchor rods shall be installed in accordance with and as shown on the detail sheets.

3.5 PIPE JOINTING

A. RUBBER GASKET "PUSH-ON" JOINTS

1. Jointing of pipe and fittings with a rubber gasket "push-on" joint shall be as recommended by the manufacturer. The rubber gasket and gasket seat inside the bell shall be wiped clean with a cloth. A thin film of lubricant, furnished with the pipe, shall be applied to the inside surface of the gasket. The plain end of the adjoining pipe shall be wiped clean and inserted into the bell a sufficient distance to make contact with the gasket. The plain end shall then be forced "home" by the use of a crow bar, fork tool, or jack assembly.

B. MECHANICAL JOINTS

1. The inside of the bell and the outside of the spigot of the mechanical joint fittings shall be brushed thoroughly with a wire brush to remove all loose rust or other foreign material just prior to assembly. The cleaned surfaces shall be brushed with soapy water just prior to slipping the gasket over the spigot end and into the bell.

2. The spigot end of the pipe or fitting shall be accurately centered in the bell before jointing is begun. After the gasket is in place the gland shall be brought up toward the pipe flange evenly, maintaining approximately the same distance between the gland and the face of the flange at all points around the socket. Bolts shall be partially tightened alternately around the socket maintaining approximately equal tension until the final tension is reached.

3. The normal range of bolt torques to be applied to the bolts in the joints shall be as follows:

Bolt Size (inch)	Range of Torque (ft. lb.)
5/8	40 - 60
3/4	60 - 90
1	70 - 100
1-1/4	90 - 120

The above torque loads may be applied with torque measuring or indicating wrenches, or they may be applied using regular socket wrenches, and checked to torque wrenches.

4. If effective sealing is not attained at the maximum torque indicated above, the joint shall be disassembled and reassembled after thorough cleaning. Overstressing of bolts to compensate for poor installation practice will not be permitted.

C. CONNECTIONS TO EXISTING MAINS

1. All connections to water mains in use shall be made by the CONTRACTOR. CONTRACTOR shall furnish and install all materials as shown on the plans, and he shall provide exploratory excavation to expose existing pipe at proposed connection locations in order to determine existing pipe O.D. prior to ordering of connection couplings. He shall make all necessary excavations to assure gradual transition between the new and existing water main, he shall drain and dispose of residual water remaining in the existing main after isolation, he shall cut-out and properly dispose of and/or abandon portions of existing system components as required, and he shall perform all necessary backfilling.

2. In areas where the plans call for cutting into or removing existing asbestos cement water lines, trained personnel must be utilized to accomplish the work in accordance with applicable WDEQ and OSHA Standards and Requirements. A ten day notification must be submitted to WDEQ prior to the disturbance of asbestos cement lines and **all** personnel performing the work must have the required training. The local Solid Waste Site will accept asbestos cement pipe with the conditions that a permit be obtained (no charge) prior to transport and all other OSHA and WDEQ regulations are followed.

3. To the fullest extent permitted by Laws and Regulations, the Contractor shall indemnify and hold harmless the Owner and Engineer and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each, from and against all claims, costs, losses, damages, fines (including but not limited to all fines from governmental organizations), charges of attorneys and other professional and all court or arbitration or other dispute

resolution costs arising out of or relating to the removal of existing asbestos cement water lines, but only to the extent caused by any negligent act or omission of the Contractor, any Subcontractor, any Supplier, any individual or any entity directly or indirectly employed by any of them to perform any of the Work or anyone for whose acts they may be liable.

4. Where the connection of new work to old requires interruption of service and notification of customers affected, the Town of Jackson Water Department and the ENGINEER and the CONTRACTOR shall mutually agree in advance upon a date and time for connections which will allow ample time to assemble labor and materials, and to allow the CONTRACTOR to notify all customers affected a minimum of 48 hours in advance of the outage. Planned outages for the purpose of all connections shall not exceed eight (8) hours in length.

5. Customer notification of outages by the CONTRACTOR shall consist of personal contacts or delivery of CONTRACTOR supplied door hangers specifying the date, time, and anticipated length of the service outage.

3.6 WATER SERVICE INSTALLATION

A. All water service connection shall be 1" in size unless noted on the drawings. Or if determined that existing service is a different size in the field. It will be necessary to connect all existing individual water service lines to the new mains upon completion of water main testing. The location of the visible curb boxes and curb stops discovered during the project design phase are shown on the drawings with a curb stop symbol. In cases where existing services exist which could not be found, an assumed location is noted on the plans. Contractor shall provide exploratory excavation to determine the location of the service. The Contractor shall provide all work and materials for complete service line connection for each existing service to include the following:

1. Contractor coordination with both the landowner and the Town of Jackson to determine the location of the existing water service line for which curb boxes are not indicated on the drawings. For parcels in which curb boxes cannot be found, exploratory excavation must be utilized. This coordination shall occur prior to water main installation.

2. Subsequent to water main testing and acceptance, the Contractor shall complete service line connection by providing trench excavation and backfill, stripping/restoration of surface features, making the waterline tap, furnishing and installing the service saddle or mainline fittings, corporation stop, curb stop and box and service line as

required to make all connections. Work shall be scheduled 24 hours in advance, coordinated with the landowner and/or resident with all required materials on hand prior to execution in order to minimize service outage length. Individual service outages shall not exceed four (4) hours in length for service connection activities.

3. Installation of water service lines shall be in accordance with the standard details shown on the plans. The specific location of each new service curb stop and box will be designated in the field. Insert stiffners shall be installed at all connection with poly tubing.

4. New service piping shall be installed such that a minimum horizontal clearance of 10 feet from any sewer, sewer lateral, or storm sewer is maintained.

5. All new service piping shall have a minimum depth of cover of seven feet.

6. Water service lines may be placed in narrow trenches of width adequate to achieve compaction of backfill and allowing for physical connection to the existing service line. Pertaining to compaction, trench backfill over service lines shall be Type A Trench Backfill, as defined in Section 02225 and as shown on the drawings.

7. Service line installation shall be completed without impact to fences, structures, landscaping, etc. on private property.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. WATER MAINS

1. Measurement of gasketed Ductile Iron water mains shall be made in lineal feet along the centerline of pipe of each size through all valves, fittings, casings, and appurtenances.

B. FITTINGS

1. Measurement of water main fittings will be by numerical count of the various types and sizes listed in the Bid Schedule.

C. WATER VALVES

1. Measurement of water valves shall be made by numerical count of the sizes and types of valves listed in the Bid Schedule.

D. PIPE ENCASEMENT MATERIAL FOR CROSSINGS (Cement-Treated Fill)

1. Measurement of pipe encasement material will be made under Section 02225, Trench Backfill.

E. WATER SERVICE LINES

1. No separate measurement will be made for contractor coordination with landowners for the purpose of locating exiting water services other than exploratory excavation.

2. Measurement of service tap, service saddle, corporation stop, curb stop and box, meter pit, and connection to the existing service line as an aggregate single item by service line size will be by numerical count as listed in the proposal.

3. Measurement of service line will be made in lineal feet from the main to the connection with the existing service line by size as listed in the proposal.

F. RAISING/LOWERING OF EXISTING VALVE BOXES

1. Measurement for raising or lowering of existing water valve boxes will be made as an aggregate single items by the numerical each completed in the field.

4.2 BASIS OF PAYMENT

A. WATER MAIN

Payment for water main will be made at the contract unit price bid per lineal foot of the various sizes called for, which price shall include payment for all subsidiary items as described in Sections 01570, 02110 and 02225, site access and egress, trench dewatering, Type 1 or Type 2 Trench Excavation including subsidiary items; furnishing and installing pipe, the cost of Type 1 pipe bedding material, the installation of all Type 1 Pipe Bedding material, installation of either native or imported materials for use as Type A or B Final Trench Backfill, completing connections to existing facilities, abandonment of old water lines and valves as required, disposal of all removed pipe, cleaning, hydrostatic testing and disinfection, providing any and all temporary water services, traffic control, surface restoration that is not gravel or asphalt, and all other work necessary or incidental for completion of the work.

B. FITTINGS

1. Payment for fittings will be made at the contract unit price bid for each, which price shall include furnishing and installing the items as required, including at connections to existing facilities, thrust restraint

including concrete installation and/or mechanical thrust restraint devices, and any other work necessary or incidental for completion of the item.

C. WATER VALVES

1. Payment for water valves will be made at the Contract Unit Price bid each, classified by size; which price shall include furnishing and installing the valves and valve boxes, including at connections to existing facilities, all additional excavation, backfill, and special compaction required for the installation, thrust restraint including concrete installation, installation of valve box collars, where required, and all other work necessary or incidental for completion of the item.

D. PIPE ENCASEMENT MATERIAL FOR CROSSINGS (Cement-treated Fill)

1. Payment of this item will be made under Section 02225, Trench Backfill.

E. WATER SERVICE CONNECTIONS

1. Payment for supply and installation of a service tap, service saddle, corporation stop, curb stop and box, and connection to the existing service line as an aggregate single item by service line size will be made at the Contract Unit Price bid per aggregate service assembly which price shall include supply and installation of all components within the aggregate.

2. Payment for service line will be made at the Contract Unit Price bid per foot by size, which price shall include trench excavation, installation of Type 1 bedding and Type A trench backfill, furnishing and installing service pipe, installation of insulation as called for on the plans, all surface restoration that is not gravel or asphalt, and all other work necessary or incidental for completion of the work. Note that all topsoil and seeding of service line installation is included in this price.

F. RAISE/LOWER WATER VALVE BOXES

1. Payment for raising/lowering of existing water valve boxes will be made at the Contract Unit Price bid each, which price shall include excavation to lower/raise the valve box, replacing with asphalt and all other work necessary or incidental for completion of the item.

END OF SECTION

SECTION 02670

HYDROSTATIC TESTING OF WATER MAINS

PART 1 GENERAL

1.1 SUMMARY

A. This section consists of leakage and pressure testing of water main and related appurtenances.

B. Note that if the Hydrostatic Testing work includes flushing and potential discharge to a surface water body, a temporary discharge permit from the Wyoming Department of Environmental Quality will be required. Refer to Section 02675 (Disinfection of Water Mains) regarding contractor responsibility for obtaining the temporary discharge permit. All flushing discharges to surface water shall meet the effluent limitations and monitoring requirements established by the DEQ.

C. The Contractor shall supply all required temporary apparatus, fittings, equipment, thrust restraint and miscellaneous materials not included within the permanent installation, but necessary for completion of this section.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION

3.1 HYDROSTATIC TESTING OF WATER MAINS

A. PVC PIPE

1. PRESSURE TEST

a. General Requirements - The leakage and pressure tests may be performed simultaneously. All air shall be expelled from the line prior to the test. For simultaneous testing, the test pressure shall be 150 psi at the point of test, but not less than 125 psi at the highest elevation within the main to be tested. The specified test pressure shall be applied by means of a pump connected to the pipe. While the line is under pressure, the system and all exposed pipe, fittings, valves and hydrants shall be carefully examined for leakage. All defective elements shall be repaired or replaced and the test repeated until all visible leakage has been stopped and the allowable leakage requirements have been met.

2. LEAKAGE TEST

a. The duration of the leakage/pressure test shall be at least 2 hours at the pressure defined above. Leakage is defined as the quantity of water that must be supplied into the newly laid pipe, or any valved section thereof, to maintain pressure within 5 psi of the specified leakage test pressure after the pipe has been filled with water and the air in the pipeline has been expelled. No installation shall be accepted if the leakage is greater than determined by the following formula:

$$L = \frac{NDP^{1/2}}{7400}$$

Where:
L = allowable leakage, gph
N = number of joints in the length of pipeline tested
D = nominal diameter of the pipe, in
P = average test pressure during the leakage test, psig

or, if the differential line pressure during the 2-hour test varies by 5 psi or more.

3. All water main piping up to no more than 15 feet from the point of connection to an existing line shall be pressure and leakage tested. If the end of the piping to be tested does not include a valve or blowoff for air release or test section isolation, the Contractor shall supply temporary plugs, caps, blowoffs, valves, thrust blocking, etc., as necessary to effectuate the test.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT (This work will not be measured for payment)

4.2 BASIS OF PAYMENT

A. No separate payment will be made for items under this section. Full compensation shall be considered as included in the prices paid for waterline installation and no additional compensation will be allowed therefore.

END OF SECTION

SECTION 02675

DISINFECTION OF WATER MAINS

PART 1 GENERAL

1.1 SUMMARY

A. This section consists of essential procedures for disinfecting new and repaired water mains.

B. The CONTRACTOR shall supply all required temporary apparatus, fittings, equipment, thrust restraint, and miscellaneous materials not included within the permanent installation, but necessary for completion of this section.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION

3.1 DISINFECTING WATER MAINS

A. BASIC PROCEDURE

The basic procedure comprises:

1. Preventing contaminating materials from entering the water mains during construction.

2. Disinfecting any residual contamination that may remain.

3. Flushing and disposal of heavily-chlorinated water.

4. Determining the bacteriologic quality by laboratory test after disinfection.

B. CONTRACTOR to Acquire State Permit for Temporary Discharge

1. The Fact Sheet, General Permit and Regulations pertaining to existing state requirements regarding temporary discharge of disinfection water from potable water lines are included in the Appendix of this Project Manual.

2. The CONTRACTOR, as the prospective permit holder and operator, shall file with the State of Wyoming, Department of Environmental Quality, Water Quality Division, a Notice of Intent (NOI) on Department forms along with supplemental material, requesting coverage under the general permit for temporary discharge due to hydrostatic testing and disinfection of potable water lines. The

CONTRACTOR shall be solely responsible for the temporary discharge. All discharges shall meet the effluent limitations and monitoring requirements established by the DEQ.

3. Upon completion of Hydrostatic Testing and Disinfection as required under this project the CONTRACTOR shall file with WY DEQ a termination notice certifying completion of this activity.

C. PREVENTIVE MEASURES DURING CONSTRUCTION

1. KEEPING PIPE CLEAN AND DRY

a. Precautions shall be taken to protect pipe interiors, fittings, and valves against contamination. Pipe delivered for construction shall be strung so as to minimize entrance of foreign material. When pipe laying is not in progress, as, for example, at the close of the day's work, all openings in the pipeline shall be closed by watertight plugs. Joints of all pipe in the trench shall be completed before work is stopped. If water accumulates in the trench, the plugs shall remain in place until the trench is dry.

Note: Delay in placement of delivered pipe invites contamination. The more closely the rate of delivery is correlated to the rate of pipe laying, the less the delay.

2. PACKING MATERIAL AND JOINTS

a. No contaminated material or any material capable of supporting prolific growth of micro-organisms shall be used for sealing joints. Packing material shall be handled in such a manner as to avoid contamination.

b. Yarning or packing material for cast iron pipe shall consist of molded or tubular rubber rings, ropes of asbestos or treated paper. Materials such as jute or hemp shall not be used.

c. The lubricant used in the installation of sealing gaskets shall be suitable for use in potable water. It shall be delivered to the job in enclosed containers and shall be kept clean.

D. TABLET METHOD OF CHLORINE APPLICATION

1. General Requirements. Unless otherwise specified, the tablet method shall be utilized for new main disinfection. Disinfection procedures shall be in conformance with AWWA C651. Note that the tablet method precludes preliminary flushing, consequently, extreme care

must be taken during pipe laying operations to insure that the pipe is kept clean and dry. If dirt should enter the pipe during laying operations, it shall be immediately removed and the interior of the pipe swabbed with a 1 percent hypochlorite disinfecting solution.

If during wet trench construction it is not possible to keep the pipe and fittings dry during installation, every effort shall be made to assure that any water that may enter the pipe-joint spaces contains an available-chlorine concentration of approximately 25 mg/l. This may be accomplished by adding calcium hypochlorite granules or tablets to each length of pipe before it is lowered into a wet trench, or by treating the trench water with hypochlorite tablets.

2. All water main piping up to no more than 15 feet from the point of connection to an existing line shall be disinfected by the Tablet Method. If the end of the piping to be disinfected does not include a valve for test section isolation, the CONTRACTOR shall supply temporary tapped plugs, caps, blowoffs, valves, thrust blocking, etc., as necessary to effectuate the disinfection process.

3. Tablet Installation. During pipe laying operations, 5 gram calcium hypochlorite tablets containing approximately 65 percent available chlorine by weight shall be placed in each section of pipe and also one such tablet shall be placed in each hydrant, hydrant branch, valve, and any other appurtenance. The number of 5 gram tablets required for each pipe section shall be $0.0012d^2L$, rounded to the next higher integer, where d is the inside pipe diameter in inches and L is the length of the pipe section in feet. The tablets shall be placed inside and at the top of the main and attached to the inside wall by a food grade adhesive. There shall be no adhesive on the tablet except on the broad side attached to the surface of the pipe. If the tablets are attached before the pipe section is placed in the trench, their position shall be marked on the section so it can be readily determined that the pipe is installed with the tablets at the top.

4. Filling and Contact. When installation has been completed, the main shall be filled with water at a rate such that the water within the main will flow at a velocity no greater than 1 ft/sec. Precautions shall be taken to insure that all air pockets are eliminated. This water shall remain in the pipe for at least 24 hours. If the water temperature is less than 41 degrees F, the water shall remain in the pipe for at least 48 hours. Operate all interior valves within the section to be disinfected several times throughout the contact period. Boundary valves shall be positioned so that the strong chlorine solution within the treated main will not flow into water mains in active service.

5. Flushing and Disposal of Heavily-Chlorinated Water. After the required retention period, flush the heavily-chlorinated water from the main at a minimum 2.5 feet per second until chlorine measurements show that the concentration of chlorine within the water leaving the main is no higher than that generally prevailing within the system or is acceptable for domestic use. All flushing discharges to surface water shall meet the effluent limitations and monitoring requirements established by the DEQ.

E. Bacteriologic Testing

1. General Requirements. Subsequent to 24 hours after flushing but prior to placement of the water main into service, water samples shall be taken from the new main, from each branch, and at the point where the water enters the new main, and tested for coliform organisms. Samples shall be collected in sterile bottles or approved envelopes treated with sodium thiosulfate as required by AWWA Publication Standard Methods of the Examination of Water and Wastewater. All test samples shall show the absence of coliform organisms. Sample bottles can be obtained from and the bacteriologic tests can be run by the Fremont County Health Department in Riverton. The CONTRACTOR shall be responsible for obtaining and transporting the sample and for the payment of all testing fees. No hose or fire hydrant shall be used in collection of samples. A suggested sampling tap consists of a service saddle and a standard corporation stop installed in the main with a copper tube gooseneck assembly. After samples have been collected, the gooseneck assembly may be removed and retained for future use.

2. Re-disinfection. If the initial disinfection fails to produce satisfactory bacteriological samples, the main shall be reflushed and resampled. If check samples show the presence of coliform organisms, then the main shall be rechlorinated by the continuous feed or slug method of chlorination until satisfactory results are obtained.

F. Disinfection Procedure While Cutting into Existing Mains

The procedures outlined in this section apply primarily when mains are wholly or partially dewatered.

1. Trench "Treatment"

a. When an old line is opened, either by accident or by design, the excavation will likely be wet and badly contaminated from nearby sewers. Liberal quantities of hypochlorite applied to open trench areas will lessen the danger from such pollution. Tablets have the advantage in such a situation because they

dissolve slowly and continue to release hypochlorite as water is pumped from the excavation.

2. Main Disinfection

a. Swabbing and Flushing - The following procedure is considered as a minimum that may be used.

b. Swabbing with Hypochlorite Solution - The interior of all new pipe and fittings used in making the connection or line replacement (particularly couplings and tapping sleeves) shall be swabbed with a five percent (5%) hypochlorite solution. Swabbing procedures shall be repeated until the pipe is thoroughly cleaned. The ends of the existing pipe shall also be cleaned and swabbed.

c. All cleaned pipe shall have the ends sealed until final pipe placement is initiated.

d. Flushing - Thorough flushing is the most practical means of removing contamination introduced during repairs. If valving and hydrant locations permit, flushing from both directions is recommended. Flushing shall be started after 24 hours of chlorine contact time in the water-filled line and continued until discolored water is eliminated.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT (This work will not be measured for payment).

4.2 BASIS OF PAYMENT

A. No separate payment will be made for items under this section. Full compensation shall be considered as included in the prices paid for waterline installation and no additional compensation will be allowed therefore.

END OF SECTION

SECTION 02700

SANITARY SEWER SYSTEMS

PART 1 GENERAL

1.1 SUMMARY

A. This section consists of construction of sanitary sewer mains, services, and other appurtenant structures, complete.

B. Installation of manhole components, including barrel sections, grade rings, frames and covers, and concrete collars is included herein.

1.2 REFERENCES

A. Where the reference is made to an ASTM, ANSI or AASHTO designation, it shall be the latest revision at the time of call for bids, except as noted on the Drawings.

1.3 QUALITY ASSURANCE

A. Sewer pipe and fittings furnished under this contract shall be as called out in these specifications. Wye or tee branches shall be of the same material and design as the sewer pipe used.

B. All pipe shall be clearly marked with type, class and/or, thickness as applicable. Lettering shall be legible and permanent under normal conditions of handling and storage.

C. Type of joint, class, thickness designation, castings, lining, marking, testing, etc., shall be as specified.

1.4 SUBMITTALS

A. Submit product data on all sizes of PVC gravity sewer piping, fittings, couplings and repair clamps.

B. Submit product data on all precast concrete manholes.

PART 2 PRODUCTS

2.1 MATERIALS

A. POLYVINYL CHLORIDE (PVC) PIPE

1. PVC Sewer Pipe shall be produced by a continuous extrusion process, employing a prime grade of non-plasticized polyvinyl chloride. The grade used shall be highly resistant to hydrogen sulfide, sulfuric acid, gasoline, oil, detergents and other chemicals commonly found in sewage and industrial wastes. The material shall conform to the requirements of ASTM D-1784, "Rigid Polyvinyl Chloride Compounds". The pipe shall have self-extinguishing flammability characteristics.

2. 15” and smaller PVC pipe and fittings shall conform to ASTM D-3034, "Standard Specification for Polyvinyl Chloride Sewer Pipe and Fittings". Pipe shall have a minimum Standard Dimension Ratio (SDR) of 35. Each length of pipe shall be marked with size, SDR, "Sewer Pipe" and Code Number.

3. Pipe Jointing

   a. Each length of pipe shall be provided with a bell designed so that a watertight joint will be obtained when jointing the bell and spigot with a rubber ring.

   b. The rubber gasket joint for PVC pipe and fittings shall consist of a rubber gasket, which is compressed between the outer surface of the spigot and the inner surface of a retaining groove in the bell. The joint shall be completely sealed by the gasket so that the assembly will remain watertight under all conditions of service, including movements resulting from expansion, contraction, settlement and deformation of the pipe. The rubber ring joint assembly shall be made in strict accordance with the manufacturer's recommendations.

4. Wye fittings shall be utilized for connecting service lines to sewer mains. Fittings shall be of the same material specification as the main sewer pipe.

B. SEWER FITTINGS

1. PVC sewer service pipe and fittings shall be ASTM 3034, SDR35 PVC.

2. Sewer service couplings shall be stainless steel shielded transition couplings with stainless steel bands.

3. Sewer main couplings for connection of new sewer manholes to existing sewer mains shall be stainless steel universal clamp coupling Model #131 JCM industries or equal.

C. PIPE ENCASEMENT MATERIAL - CEMENT-TREATED FILL

1. Cement-treated fill (flowable fill) used to encase sewer line when in close proximity to water mains shall be as described in Section 02225, Trench Backfill.

D. STANDARD MANHOLES

1. All manholes shall be constructed of a precast concrete base including channels and shelves, precast concrete barrel and eccentric cone sections, cast iron ring and cover and non-corrosive steps in accordance with the plan details. 48” manholes shall be installed with a top cone section. Larger manholes shall incorporate an extended barrel section and flat precast concrete lid. All precast concrete

components shall be manufactured to ASTM C-478 and shall be impervious to moisture migration through the concrete walls.

2. Note channels in the base of the manholes shall be constructed as indicated on the plans.

3. All manholes shall be designed to withstand AASHTO HS-20 loading.

4. Ring and Cover Castings

   a. Ring and cover shall be D&L A-1055, non-ventilated, with one 1-inch pick hole around the circumference and the word "SEWER" cast into the top.

5. Adjustment Rings

   a. Concrete adjusting rings or cast iron adapter risers may be used for adjusting the manhole top elevation to coincide with final rim elevations. The total height of adjusting rings used per manhole shall not exceed 12 inches. All rings shall be supplied with an inside diameter of no less than 24 inches.

6. Concrete Bases

   a. Concrete bases shall incorporate precast floors with integral channels and shelves. Base sections shall incorporate Kor-N-Seal rubber boots, or equal to achieve a watertight connection between the manhole and the pipe.

   b. Flow lines shall be formed into the inverts of all manholes and in the inverts of inlets when two or more pipes enter or leave the structure. Dimensions of flow lines shall be 1 pipe diameter in width and 1 pipe diameter in depth. Pipe diameter shall be considered by diameter of the largest pipe leaving the structure unless otherwise directed by ENGINEER. All flow lines shall uniformly slope from the invert of all inflow pipes to the invert of the outflow pipe. Flow lines shall be formed so that the flow will be carried from the inflow pipe directly to the outflow pipe. When inflow and outflow pipes are not parallel to each other, radial flow lines shall be formed. Radial flow lines shall be formed in a manner to allow clearance for the placement and removal of sewer cleaning and televising equipment.

7. Manhole Joint Sealer

   a. “Kent Seal” or approved equal. External joint wrap, shall be Conwrap CS-217, where called for on the plans.

PART 3 EXECUTION

3.1 PVC PIPE INSTALLATION

A. RESPONSIBILITY FOR MATERIAL

1. CONTRACTOR shall be responsible for all material furnished and shall replace at own expense all such material found defective in manufacture or damaged in handling after delivery by the manufacturer. This shall include furnishing all material and labor required for the replacement of installed material discovered defective prior to final acceptance of the work or during the guarantee period.

2. CONTRACTOR shall be responsible for the safe storage of material intended for the work until it has been incorporated in the completed project.

B. HANDLING OF PIPE

1. All pipe furnished by CONTRACTOR shall be delivered and distributed at the site by CONTRACTOR. Pipe, fittings and accessories shall be loaded and unloaded by lifting with hoists or skidding so as to avoid shock or damage. Under no circumstances shall materials be dropped. Pipe handled on skidways shall not be skidded or rolled against pipe already on the ground.

2. In distributing the material at the site of the work, each piece shall be unloaded opposite or near the place where it is to be laid in the trench. The interior of all pipe and other accessories shall be kept free from dirt and foreign matter at all times.

3. Pipe shall be handled so that no coating or lining will be damaged. If, however, any part of the coating or lining is damaged, CONTRACTOR shall make the repair at his expense in a manner satisfactory to ENGINEER.

C. LAYING PIPE

1. Under no circumstances shall sewer pipe be laid under water. Complete trench alignment dewatering operations to a free water elevation below the pipe prior to pipe installation.

2. All pipe shall be laid and maintained to the required lines and grades with fittings, tees and manholes at the required locations, including at temporary offset connections between old and new lines.

3. CONTRACTOR shall use good workmanship. All pipe shall be properly jointed home, using wood cushion and protective devices in accordance with manufacturer's recommendations.

4. Proper tools and equipment satisfactory to ENGINEER shall be used by CONTRACTOR for the safe and convenient prosecution of the work.

All pipe and fittings shall be carefully lowered into the trench in such a manner as to prevent damage to pipe materials and protective coatings and linings. Under no circumstances shall materials be dropped or dumped into the trench.

5. Every precaution shall be taken to prevent foreign material from entering the pipe while it is being installed. At times when pipe laying is not in progress, the open ends of pipe shall be closed by a plug or other means approved by ENGINEER. CONTRACTOR shall clean and remove all sand, gravel, concrete and cement grout that has entered the lines in the process of construction.

6. The bottom of the trench shall be shaped to fit the bottom quadrant of the pipe, with holes for couplings just large enough to permit their assembly.

7. Cement-treated fill utilized as encasement around sewer lines in areas of limited horizontal and/or vertical clearance from water mains shall be installed as shown on the plan set detail sheets.

8. When encounter in the proposed sewer trench, all existing sewer pipe shall be removed and disposed of at CONTRACTOR's expense. No pipe shall be placed in trench backfill.

9. Sewer services shall be installed at a minimum slope of 2%. CONTRACTOR shall consult with the ENGINEER if the slope criteria cannot be achieved.

D. JOINTS

1. The spigot and bell ends of the pipe and couplings shall be thoroughly cleaned before joint assembly. Jointing of the pipe shall be in strict accordance with the recommendations of the manufacturer of the pipe and fittings. Do not exceed manufacturer's recommendations pertaining to pipe deflection at joints. The correct position of the rubber gaskets and proper assembly of the pipe shall be checked by means of a feeler gauge prior to backfilling of the trench. On larger diameter pipe, which will provide room for workmen inside, all joints shall be visually inspected and gauged inside for proper position of the gasket and joint gap tolerances.

E. TOLERANCES

1. The sewers shall be installed within 1/4" for grade and shall not be off more than 2" for alignment. ENGINEER shall specify joint deflection tolerance where acceptable.

F. SEPARATION OF WATER MAINS AND SEWERS

1. PARALLEL INSTALLATION

a. NORMAL CONDITIONS - Sanitary sewer mains and manholes shall be laid at least ten (10) feet horizontally from any water main whenever possible. The distance shall be measured edge-to-edge.

b. UNUSUAL CONDITIONS - When local conditions prevent a horizontal separation of ten (10) feet as noted above, a sewer main may be laid closer to a water main, provided that:

1) The top of the sewer main is at least eighteen (18) inches below the bottom of the water main;

2) Where eighteen (18) inches vertical separation as noted above cannot be obtained, the sewer main shall be:

a) constructed of materials and with joints that are equivalent to water main standards of construction, and tested to assure water tightness prior to backfilling; or

b) placed in a separate casing pipe, or

c) the trench backfill around the sewer shall consist of cement-treated backfill in accordance with Section 02225. Cement-treated backfill must bear on undisturbed soil. See plan details.

2. CROSSING

a. NORMAL CONDITIONS - Sewers crossing water mains shall be laid below the water mains to provide a vertical separation of at least eighteen (18) inches, whenever possible. The distance shall be measured between the bottom of the water main and the top of the sewer.

b. UNUSUAL CONDITIONS - When local conditions prevent a vertical separation of at least eighteen (18) inches as noted above, the following construction shall be used:

1) The sewer or water main shall be placed in a separate casing pipe; or

2) the trench backfill around the pipes shall consist of cement-treated backfill in accordance with Section 02225. Cement-treated backfill must bear on undisturbed soil. See plan details.

3) Water mains passing under sewer lines shall in addition be protected by providing adequate structural support for the sewer line. Soil structural support shall consist of cement-treated backfill in accordance with Section

02225. Cement-treated backfill must bear on undisturbed soil.

G. CONNECTIONS TO EXISTING SEWER MAIN & MANHOLES

1. All permanent connections to sewer mains in use shall be made by the Contractor, and shall consist of new pipe stubs entering existing manholes.

2. Make all necessary excavations to assure gradual transition between the new and existing sewer main. Drain and dispose of residual sewage remaining in the existing main after isolation and cut-out and properly dispose of abandon portions of existing system components as required.

3. Contractor shall core drill existing manholes and shall furnish and install all materials to seal around the new pipe entry. Inlet leads shall extend 1 to 4 inches past the inside walls of the manhole.

4. Reconstruct manhole or inlet bottom to match the new connection. Inverts shall be formed as shown on Drawings and as herein specified unless otherwise directed by ENGINEER. Protect inverts from erosion until concrete has properly set and form them to provide for proper drainage. Inverts whose flow lines retain or restrict flow shall be removed and properly replaced by CONTRACTOR at no cost to OWNER.

5. No service disruptions will be allowed unless specifically stated otherwise on the plans.

3.2 STANDARD MANHOLE

A. Standard manholes shall be constructed to the general dimensions shown. Invert channels shall be smooth and semicircular in shape conforming to the inside of the adjacent sewer section. Changes in direction of flow shall be made with a smooth curve of as large radius as the size of the manhole will permit. Changes in size and grade of the channels shall be made gradually and evenly. The invert channels shall be formed directly in the concrete of the manhole base. The floor of the manhole outside the channel shall be smooth and shall slope toward the channel not less than one inch per foot, nor more than two inches per foot.

B. Field grout pipe annulus between boot connection and pipe wall as well as lifting holes.

C. All connections between wall sections shall be joined with "Kent Seal" manufactured by K.T. Snyder Company, or approved equal. Install in such a manner as to make the manhole watertight. Install according to manufacturer’s recommendations including cleaning and priming of the concrete surface.

D. Provide cementitious grout between all grade rings.

E. Asphalt collar around each manhole ring and cover as shown in the plan details.

F. New manholes connected to existing sewer mains shall incorporate a stub of new pipe connected to existing pipe with a rigid coupling. Concrete collar shall be installed around the connection as indicated on the drawings.

3.3 SERVICE LINE INSTALLATION

A. GENERAL

1. Service lines shall be construction in accordance with the plan set details.

2. Wye fittings shall be installed in the mainline sewer for connection of service lines.

3.4 PLUG AND ABANDON OF MANHOLES

A. Location of abandoned and removed manholes are noted on the plans. Removed manholes shall be disposed of at Contractors expense. Note that all ring and covers shall be delivered to the TOJ Public Works.

B. Sewer pipes entering structures to be abandoned shall be plugged and abandoned as specified.

C. The structure shall be removed to 4-feet below ground surface, filled with 1-inch max compacted crushed gravel and brought to finish grade. The material shall be compacted as specified in Section 02225 Trench Backfill.

3.5 PLUG AND ABANDONMENT OF PIPES

A. Cap abandoned pipes encountered with solvent weld or gasketed PVC fitting, or flow fill concrete.

B. For plugging of serviced, the CONTRACTOR should take the necessary precautions to ensure flowable fill does not enter the sewer main.

3.6 TESTING PVC SEWER MAINS

A. T.V. INSPECTION and JETTING- Required on all pipe installed on the project.

1. All sanitary sewer mains shall be jetted cleaned and inspected by the used of television camera before final acceptance. The costs incurred in making the initial inspection shall be paid by the CONTRACTOR.

2. CONTRACTOR shall bear all costs incurred in correcting any deficiencies found during television inspection including the cost of any additional television inspection that may be required by the OWNER to verify the correction of said deficiency.

3. CONTRACTOR shall be responsible for all costs incurred in any television inspection performed solely for the benefit of CONTRACTOR.

B. LEAKAGE TEST –(All of Sewer Main A and Manhole 4 to Manhole 5 on Sewer Main B)

1. All new sewer line will not be finally accepted until leakage tests have been made to assure ENGINEER that pipe laying and jointing are satisfactory. All service wyes coming off the main shall be plugged pressure tight prior to the leakage test.

a. Water Test

1) Where groundwater is a minimum of two (2) feet above the sewer line, tests shall be made by sealing off the section of lines between manholes and measuring the infiltration by collecting or pumping the discharge into barrels or other approved methods. Tests shall be continued over a period of at least four (4) hours for each section tested. Sufficient time shall be allowed to soak lines and manholes in advance of performing tests.

2) When groundwater is not above the pipe, testing shall be as follows:

a) On flat slopes where the depth over the centerline of the pipe in the lower manhole of the section being tested will be not more than ten feet (10'), the upper manhole shall be filled to a depth of two feet (2') over the top of the pipe and the lower manhole blocked. When the above conditions cannot be met, ENGINEER may order CONTRACTOR to test the line in sections between manholes. The leakage shall be measured by checking the drop in water level in the manhole over a period of four (4) hours.

b) The maximum allowable infiltration or exfiltration, including manholes, shall not exceed 50 gallons per day per mile of sewer, per inch of pipe diameter. This does not preclude the fact that obvious and concentrated leaks, such as open joints, pinched gaskets, cracked barrels or bells, etc., will not be allowed. CONTRACTOR shall make repairs on concentrated leaks, and as necessary to reduce infiltration or exfiltration leakage below the specified rate, and at his own expense.

b. Air Test (Alternate)

1) As an alternate method to water testing, CONTRACTOR may utilize low pressure air as a means of testing the

sewer mains. The test procedure utilized shall be ASTM Designation F1417 utilizing an allowable leakage rate of .0015 $ft^3/min/ft^2$ of internal pipe surface and the time-pressure drop method.

C. DEFLECTION TESTING –(All of Sewer Main A and Manhole 4 to Manhole 5 on Sewer Main B)

After the pipe has been laid and backfilled to subgrade, all flexible pipe systems shall be tested for deflection in the presence of ENGINEER. This test shall consist of pulling a mandrel (Go-No Go Device) through the pipe. The maximum deflection allowable shall not exceed 5% of the pipe's internal diameter for final inspection. CONTRACTOR shall conduct the test and shall furnish all necessary test equipment and labor. All pipe sections failing the test shall be removed and replaced at CONTRACTOR's expense.

D. MATERIALS AND EQUIPMENT FOR TESTING

Except as noted in Paragraph B, all labor, equipment and materials (including water) necessary for making the tests of sewer lines shall be furnished by CONTRACTOR.

E. All tests shall be made after trench backfill is completed to subgrade. CONTRACTOR shall be responsible for finding and repairing all breaks and leaks revealed by the tests.

3.7 BYPASS PUMPING

A. The CONTRACTOR shall provide all temporary main line bypass sewage pumping around new and existing sewer lengths and at new manhole insertions points, as necessary to install all components of the project. Note that temporary bypass pumping will be required doing the installation of the sewer main within the alley and in the easement between the residential structures as indicated on the plans.

B. The CONTRACTOR shall provide temporary service line(s) bypass sewage pumping as required if service disruption to any individual resident exceeds ten (10) hours in length. Planned service line outages shall be scheduled by the CONTRACTOR with affected resident 24 hours in advance.

C. Bypass pumping, when necessary, will be required on a continuous 24-hour basis unless both of the following conditions are met:

1. a reliable, temporary and watertight gravity connection(s) is made between new sewer and old sewer, which will adequately function throughout non-working hours, and if,

2. required sanitary sewer and manhole testing has been completed with acceptable results on all downstream segments from the temporary connection, or if introduction of sewage into a new downstream sewer prior to required testing, will not adversely affect the ability to complete “dry line” testing at a subsequent time.

D. Pumps when in use shall be manned day and night. Pumps, drivers, and/or power sources shall be in good working order and hydraulically capable of pumping required flows so that no sewer backup occurs. The CONTRACTOR shall be solely responsible for cleanup, repair, property damage costs, and all claims resulting from failure of the pump bypass system or any temporary gravity connection.

PART 4 METHOD OF MEASUREMENT AND BASIS PAYMENT

4.1 METHOD OF MEASUREMENT

A. PVC SEWER MAIN

1. Measurement of sewer mains shall be made in lineal feet along the centerline of pipe from center to center of manholes. Measurement is separately categorized between sewer main type and size at the location as indicated in the Bid Schedule.

B. PVC SEWER SERVICES

1. Measurement of sewer service connections shall be the price per each connection to the main including the gasketed wye. Measurement is separately categorized between sewer main locations as indicated in the Bid Schedule.

2. Measurement of sewer service pipe will be in horizontal lineal feet along the pipe from the inlet to the wye on the main sewer through all fittings to the connection with the existing service pipe at the ROW line. Measurement will be to the nearest foot. Measurement is separately categorized between size and location as indicated in the Bid Schedule.

C. STANDARD MANHOLES

1. Manholes will be individually measured in vertical feet, measured from the outlet invert elevation to the finish grade at the top of the ring and cover. Measurement is separately categorized between sewer main locations as indicated in the Bid Schedule.

D. RAISE/LOWER EXISTING MANHOLE RING AND COVERS

1. Measurement of raising of existing manhole ring and covers will be the numerical count of each ring and cover raised in the field.

4.2 BASIS OF PAYMENT

A. PVC SEWER MAIN

1. Payment for new PVC sewer main will be made at the contract unit price bid per lineal foot based on stationing, and pipe location which price shall include CONTRACTOR supplied potholing, trench excavation and backfill, furnishing and installing pipe; furnishing and placing Type 1 pipe bedding, bypass pumping, trench dewatering,

removing and disposing of existing sewer main where encountered in the trench, testing and all other work necessary or incidental for completion of the item.

B. PVC SEWER SERVICES

1. Payment for sewer service connections will be made at the contract unit price per each at the pipe size and location noted in the Bid Schedule; said payment being full compensation for trench excavation and backfill, supply and installation of the mainline wye, connection to existing, Type 1 pipe bedding, trench dewatering, and all other incidentals required.

2. Payment for sewer service pipe will be made at the contract unit price per lineal foot at the pipe size and location noted in the Bid Schedule; said payment being full compensation for trench excavation and backfill, installation of service line piping and required fittings, the coupling connection to the existing service line, trench dewatering, Type 1 pipe bedding, removing and disposing of existing sewer service pipe where encountered in the trench, testing and all other incidentals required to complete the installation.

C. STANDARD MANHOLES

1. Payment for manholes will be made at the contract unit price per vertical foot at the location indicated on the Bid Schedule; said payment being full compensation for trench excavation and backfill, supply and installation of manhole base, barrel and cone sections, connection to sewer mains including couplers, joint sealer, grade rings, cast iron ring and cover, concrete or asphalt collar, grout, testing, dewatering, abandonment or removal of existing manholes, and all other incidentals required to complete the item.

D. RAISE/LOWER EXISTING MANHOLE RING AND COVERS

1. Payment for raising existing manhole ring and covers will be made at the contract unit price bid for each: which price shall include labor and equipment associated with excavating the existing manhole ring and cover, removing or installing new cones or barrel sections, concrete or asphalt collar, sealing the castings against leakage, backfill, disposal of materials, and all incidentals to complete installation of said manhole components.END OF SECTION

SECTION 02776

CONCRETE FLATWORK AND CONCRETE PAVING

PART 1 GENERAL

1.1 SUMMARY

A. Concrete sidewalk, miscellaneous flatwork, bike paths, concrete driveway approaches, and valley gutters (all classified as Concrete Flatwork), shall consist of air-entrained Portland Cement Concrete constructed in accordance with these specifications. This work shall be in reasonably close conformity with the lines and grades, thicknesses, and typical cross sections shown on the plans or established by the ENGINEER.

PART 2 PRODUCTS

2.1 MATERIALS

A. PORTLAND CEMENT CONCRETE - Air-entrained Portland Cement Concrete shall conform to the requirements of Section 03304, PORTLAND CEMENT CONCRETE, Class 4000, with Type III cement (High early strength) for Concrete Paving and Type V cement for Concrete Flatwork. All concrete shall contain Fibermesh at the rate of 1.5 lbs/CYD.

B. PREFORMED EXPANSION JOINT MATERIAL - Joint material shall comply with the requirements of AASHTO M-213, ASTM D-994, ASTM D-1751, or ASTM D-1752.

C. TRUCATED DOMES – Truncated domes to be provided by the Town of Jackson. The Town will invoice the contractor $145 per dome as reimbursement.

PART 3 EXECUTION

3.1 GENERAL

A. All new and replacement concrete items shall be constructed at the locations shown on the plans and where directed by the ENGINEER, and shall be in accordance with these specifications and plans. Concrete flatwork may be placed by either formed or slip form methods.

3.2 SUBGRADE AND BASE COURSE PREPARATION

A. The subgrade shall be excavated or filled with suitable material to the required grades and lines. Dirt material or topsoil excavated behind the proposed concrete structure for forming or other purposes shall be retained for backfill after the concrete has sufficiently set.

B. All soft, yielding, and otherwise unsuitable material shall be removed and replaced with suitable material. Filled sections shall be compacted and extended a minimum of one foot (1') outside the form lines.

C. The subgrade shall be compacted to 95% of maximum dry density as determined by ASTM D698 Standard Proctor Density.

D. A compacted thickness of aggregate base shall be installed beneath all flatwork in accordance with Section 02231 and drawing details. Base preparation beneath concrete paving shall be as indicated on the drawings.

3.3 ERECTING FORMS AND REINFORCING STEEL

A. Forms, wood or steel, shall be staked securely in place, true to line and grade.

B. Sufficient support shall be given to the form to prevent movement in any direction, resulting from the weight of the concrete or the concrete placement.

C. Forms shall be clean and well oiled prior to setting in place.

D. When set, the top of the form shall not depart from grade more than one-quarter inch (1/4") when checked with a ten-foot (10') straightedge. The alignment shall not vary more than one-half inch (1/2") in ten feet (10').

E. Immediately prior to placing the concrete, forms shall be carefully inspected for proper grading, alignment and rigid construction. Adjustments and repairs as needed shall be completed before placing concrete.

F. Surface forms for concrete paving shall consist of straight-line sawcuts in the adjacent slabs.

3.4 PLACING AND FINISHING CONCRETE

A. The subgrade or base course shall be properly compacted and brought to specified grade before placing concrete.

B. The subgrade or base course shall be thoroughly dampened immediately prior to the placement of the concrete.

C. Concrete shall be spaded and tamped thoroughly into the forms to provide a dense, compacted concrete free of rock pockets. Slipform machines, if used, shall provide for consolidation by vibration.

D. The exposed surfaces shall be floated and finished to a surface appearance **matching adjacent remaining flatwork**. If a broomed finish is required, the following procedure shall be used:

1. The surface of concrete shall be finished true to the lines and grades shown on the plans.

2. Concrete shall be worked until the coarse aggregate is forced down into the body of the concrete and no coarse aggregate is exposed. The surface shall then be floated with a wooden float to a smooth and uniform surface.

3. When the concrete has hardened sufficiently, the surface shall be given a broom finish. The broom shall be of an approved type. The strokes shall be square across the concrete from edge to edge with

adjacent strokes overlapped. Strokes shall be made without tearing the concrete. The broomed finish shall produce regular corrugations not over one-eighth inch (1/8") in depth.

4. Concrete that is adjacent to forms and formed joints shall be edged with a suitable edging tool to the dimensions shown on the plans.

E. The rate of concrete placement shall not exceed the rate at which the various placing and finishing operations can be performed in accordance with these specifications.

3.5 STRIPPING FORMS

A. Forms may be removed at such time as the concrete is sufficiently set that removal will be without danger of chipping or spalling.

1. When forms are removed before the expiration of the curing period, the edges of the concrete shall be protected with curing compound.

2. All forms shall be cleaned, oiled and be examined for defects before they are used again.

3.6 PROTECTION

A. The CONTRACTOR shall always have materials available to protect the surface of the plastic concrete against rain. These materials shall consist of waterproof paper or plastic sheeting.

B. When concrete is being placed in cold weather and temperature may be expected to drop below 35ºF., insulated blanket protection shall be provided to keep the concrete from freezing until it is at least 72 hours old. Fresh concrete subjected to temperatures below 35ºF shall be removed and replaced by the Contractor at his expense.

C. The CONTRACTOR shall provide barricades sufficient to protect the new concrete from damage prior to authorized removal.

3.7 CURING

A. Curing shall be in accomplished by use of a liquid membrane curing compound in accordance with ASTM C309. Curing compound shall be white pigmented.

3.8 JOINTS

A. Scored contraction joints shall be installed at five-foot intervals along the concrete structure length for all flatwork.

B. Scored crack joints for concrete paving shall match those of the existing adjacent slabs.

C. Transverse expansion joints shall be placed at immovable objects and at maximum 30’ intervals.

3.9 BACKFILL

A. After the concrete has set sufficiently, the spaces front and back of concrete structures shall be backfilled with original material or as shown on the drawings to the required elevations.

B. The backfill material shall be thoroughly compacted to a density equal to that of adjacent materials.

3.10 TOLERANCES

A. The work shall be performed in a manner which results in the item being constructed true to line and grade, uniform in appearance and structurally sound.

B. Items found with unsightly bulges, ridges, low spots or other defects shall be removed and replaced at the CONTRACTOR's expense if the ENGINEER considers them to be irreparable.

C. When checked with a ten foot (10') straightedge, grade shall not deviate by more than one-quarter inch (1/4") and alignment shall not vary by more than one-half (1/2").

D. Final elevation shall not depart from plan elevation by more than 1/2 inch.

3.11 DETECTION PANELS

A. Contractor may remove the existing panels and reutilize if determined by the RPR to be in satisfactory condition.

B. Contractor shall install panels per manufacturer recommendations.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. Concrete sidewalk shall be measured by the square foot of sidewalk installed.

B. Thickened Edge Concrete sidewalk shall be measured by the square foot of sidewalk installed.

C. Concrete valley gutter shall be measured by the square foot of valley gutter installed.

D. Concrete driveway approach shall be measured by the square foot of driveway approach installed.

4.2 BASIS OF PAYMENT

A. Payment for Sidewalk and Thickened Edge Sidewalk will be made at the contract unit price bid per square foot; said price being full compensation for subgrade preparation, and supply and installation of concrete including all operations as shown on the plan details and described herein. Also included is the installation of the truncated domes as provided by the Town of Jackson,

which the Town will invoice the contractor $145/dome for reimbursement. Note that supply and installation of Imported Aggregate Base is paid under Section 02231.

B. Payment for Concrete Valley Gutter will be made at the contract unit price bid per square foot; said price being full compensation for subgrade preparation, and supply and installation of concrete including all operations as shown on the plan details and described herein. Note that supply and installation of Imported Aggregate Base is paid under Section 02231.

C. Payment for Concrete Driveway Approach will be made at the contract unit price bid per square foot; said price being full compensation for subgrade preparation, and supply and installation of concrete including all operations as shown on the plan details and described herein. Note that supply and installation of Imported Aggregate Base is paid under Section 02231

END OF SECTION

SECTION 02895

GEOSYNTHETICS

PART 1 GENERAL

1.1 SUMMARY

A. High modulus woven geotextile to stabilize and reinforce an aggregate cover material (subbase, base, select embankment, etc.) of an unpaved or paved roadway.

1.2 REFERENCES

A. AASHTO Standards:

1. GTX-22-01 Technical Committee Work Plan for Evaluation of Geotextile and Facility Audits
2. R 50-09 Standard Practice for Geosynthetic Reinforcement of the Aggregate Base Course of Flexible Pavement Structures
3. M288 - Geotextile Specification for Highway Applications.

B. American Society for Testing and Materials (ASTM):

1. D123 – Standard Terminology Relating to Textiles
2. D276 – Test Method for Identification of Fibers in Textiles
3. D422 - Standard Test Method for Particle-Size Analysis of Soils
4. D4354 - Practice for Sampling of Geosynthetics for Testing
5. D4355 – Standard Test Method for Deterioration of Geotextiles by Exposure to Light, Moisture and Heat in a Xenon-Arc Type Apparatus
6. D4439 - Terminology for Geosynthetics
7. D4491 - Test Methods for Water Permeability of Geotextiles by Permittivity
8. D4595 - Test Method for Tensile Properties of Geotextiles by the Wide-Width Strip Method
9. D4751 - Test Method for Determining Apparent Opening Size of a Geotextile
10. D4759 - Practice for Determining the Specification Conformance of Geosynthetics
11. D4884 - Standard Test Method for Strength of Sewn or Thermally Bonded Seams of Geotextiles
12. D4873 - Guide for Identification, Storage, and Handling of Geotextiles
13. D5321 - Test Method for Determining the Coefficient of Soil and Geosynthetic or Geosynthetic and Geosynthetic Friction by the Direct Shear Method
14. D6241 - Standard Test Method for the Static Puncture Strength of Geotextiles and Geotextile-Related Products Using a 50-mm Probe

15. D6706 - Standard Test Method for Measuring Geosynthetic Pullout Resistance in Soil

16. D6767 - Standard Test Method for Pore Size Characteristics of Geotextiles by Capillary Flow Test

17. D7556 - Standard Test Methods for Determining Small-Strain Tensile Properties of Geogrids and Geotextiles by In-Air Cyclic Tension Tests

18. D8102 – Standard Practice for Manufacturing Quality Control of Geotextiles.

C. Federal Highway Administration (FHWA) - Geosynthetic Design and Construction Guidelines, Publication No. FHWA HI-95-038, April 1998.

D. Geosynthetic Materials Association (GMA) White Paper I, May 1991 & White Paper II, June 2000.

E. Geosynthetic Accreditation Institute (GAI) - Laboratory Accreditation Program (LAP)

F. International Standards Organization (ISO) - 9001:2015

G. National Transportation Product Evaluation Program (NTPEP).

1.3 SUBMITTALS

A. The contractor shall provide to the Engineer a certificate stating the name of the manufacturer, product name, style number, chemical composition, and nominal of the product and other pertinent information to fully describe each geosynthetic proposed for use. The contractor shall supply the ENGINEER with manufacturers shipping, storage, handling, and installation procedures.

PART 2 PRODUCTS

2.1 MANUFACTURER

A. Solmax (TenCate Geosynthetics)

365 South Holland Dr.

Pendergrass, GA 30567

1-706-693-2226

2.2 MATERIALS

A. Geotextile:

1. The geotextile with orange identification yarns and super high-tenacity polypropylene yarns with a weave pattern to maximize strength, water flow, soil interaction and soil retention. The yarns shall be from high-tenacity long-chain synthetic polymers composed of at least 95 percent by weight of polyolefins. They shall form a stable network such that the filaments or yarns retain their dimensional stability relative to each other, including selvages. The geotextile is produced with a unique patented double layer weave pattern utilizing two different weft yarns in weft sets and a stuffer pick, as recited in U.S. Patent 8,598,054.

2. **MIRAFI®** *RS380i*. The **MIRAFI®** *RS380i* has the following Quality Control properties for material verification. The properties in Table 1 shall not be used as equivalent performance and performance verification for alternate materials must be provided per Section 2.2.1. All numeric values in Table 1 except AOS represent MARV in the specified direction. Values for AOS represent maximum measured opening size.

TABLE 1 – HIGH MODULUS WOVEN GEOTEXTILE FOR SUBGRADE STABILIZATION

Roadway Design and Performance Properties	Guidance Document / Test Method	Unit	Design / Calibration Value	
Base Course M_R Improvement Factor[1]	AASHTO R50-09	---	1.30	
Traffic Benefit Ratio: TBR[2,3,4]	AASHTO R50-09	---	3.9 / 5.2 / 21.75	
Cyclic Tensile Modulus: J_{cyclic} (MARV)	ASTM D7556	lbs/ft (kN/m)	MD	CD
			54,406 (764)	72,907 (1064)
Interaction Coefficient: C_i[5]	ASTM D6706	---	0.89	
Pore Pressure Dissipation Ratio[6]	Measured	---	1.6	
Typical Dynamic Filtration Pore Size 0_{95} / 0_{50} [7]	ASTM D6767	microns	392 / 195	
Tensile Strength @ 2% Strain (MD/CD) (MARV)	ASTM D4595	lb/ft (kN/m)	MD	CD
			600 (8.8)	1,020 (14.9)
Tensile Strength @ 5% Strain (MD/CD) (MARV)	ASTM D4595	lb/ft (kN/m)	1,800 (26.3)	2,256 (32.9)

Index Properties	Test Method	Unit	Roll Value
Apparent Opening Size, AOS (Maximum Roll Value)	ASTM D4751	U.S Sieve (mm)	40 (0.425)
Hydraulic Flow Rate (MARV)	ASTM D4491	gal/min/ft^2 (l/min/m^2)	75 (3,056)
Permittivity (MARV)	ASTM D4491	sec^{-1}	0.9
UV Resistance (at 500 hours exposure)	ASTM D4355	% strength retained	90

Notes:

[1] Value Determined from Results of Independent Testing Performed at Kansas State University in accordance with NCHRP Report 512 "Accelerated Pavement Testing: Data Guidelines" and AASHTO R50-09 Geosynthetic Reinforcement of the Aggregate Base Course of Flexible Pavement Structures." Multiplier for Unbound Granular Material; for SG M_R between 4.5 and 6.9 ksi (30.9 and 47.4 MPa).

[2] Value Determined from Results of Independent Testing Performed at GeoTesting Express (GeoComp) "A Laboratory Evaluation of the Performance of TenCate Mirafi® Geosynthetics in Roadway Stabilization Applications – Georgia Silt Subgrade," September 1, 2011. 9-kip {40 kN} Wheel Load, SG CBR = 1%, 12-inch (300-mm) Crushed Aggregate BC (CBR > 25%), 3-inch (75-mm) Rut Depth.

[3] Value Determined from Results of Independent Testing Performed at LTRC "Performance of Reinforced–Stabilized Unpaved Test Sections Built Over Native Soft Soil Under Full-Scale Moving Wheel Loads," TRR Volume 2511, 2015. Measured at 0.34-inch (8.64 mm) Rut Depth; Peak Pore Pressure 6-inches (150 mm) Below Geosynthetic.

[4] Value Determined from Results of Independent Testing Performed at GeoTesting Express (GeoComp) "A Laboratory Evaluation of the Performance of TenCate Mirafi® Geosynthetics in Roadway Stabilization Applications – Montana Clay Subgrade," September 1, 2011. 9-kip (40 kN) Wheel Load, SG CBR = 1.8%, 8-inch (200-mm) Rounded Aggregate BC (CBR > 25%), 3-inch (75-mm) Rut Depth.

[5] Interaction Coefficient value is for sand (SP) or gravel (GW) based on testing conducted by SGI Testing Services.

[7] Typical Value Determined from Specimen Results of Independent Testing Performed at TRI Environmental, Various Dates

PART 3 EXECUTION

3.1 INSTALLATION

A. Reinforcement Geogrid: Geogrid shall be utilized as foundation or roadway subgrade support in areas as called for on the Plans. Overlap 1 foot between placed grid minimum. Additional layers of geogrid may be placed within the structural fill prism as directed by the RPR.

B. Install per manufacturer's recommendations.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. Subgrade geosynthetic shall be separately measured by the square yard of material actually installed not including overlaps and seam allowances.

4.2 METHOD OF PAYMENT

A. Payment for Subgrade geosynthetic shall be made at the contract unit price bid per square yard area, area is computed as the total area of not including required overlap, said price being full compensation for all materials, labor, equipment and incidentals necessary to complete the work as described herein.

END OF SECTION

SECTION 02900

LANDSCAPING

PART 1 GENERAL

1.1 SUMMARY

A. This section includes the revegetation of all areas disturbed which are not paved or gravel surfaced that have been graded or disturbed during construction of the project.

B. Included in this section is the seeding and placement of sod, both bluegrass and native grass sod, where indicated on the drawings. Note that ALL locations disturbed during construction that do not have asphalt paving, concrete flatwork, or gravel surfacing as a final surface cover shall be seeded or sodded as indicated on the plans.

1.2 SUBMITTALS

A. Submit for approval material product data including any soil amendments proposed, fertilizer, mulch and seed mixture.

B. Submit maintenance information on the plant or seed materials to be provided.

1.3 DELIVERY, STORAGE AND HANDLING

A. Deliver fertilizer in unopened containers bearing the manufacturer's statement of analysis.

B. Deliver, store and handle other materials in accordance with manufacturer's instructions.

PART 2 PRODUCTS

2.1 MATERIALS

A. Topsoil

1. Topsoil shall consist of existing material free of rocks, stripped, and stockpiled as such under Section 02110.

B. Soil Amendments

1. Organic matter such as pine needles, leaf mold, or peat.

a. Shredded peat moss shall be commercial grade of either sphagnum moss, reed, or sedge peat, taken from fresh water site, free of lumps, roots and stones, with texture and pH range suitable for intended use.

b. Well-rotted and shredded manure.

c. Treble superphosphate.

C. Fertilizer

1. Fertilizer for trees shall be FS O-F-241, Type 1, Grade A with 50% of elements derived from organic sources, to the following proportions: Nitrogen 10%, phosphoric acid 20%, and soluble potash 20%.

2. Fertilizer for seeded areas shall be diammonium phosphate having an analysis of 18:40:0 (nitrogen-phosphorous-potassium), or approved alternate, applied at a rate of 200 pounds per acre.

D. Dryland Seed

1. All seed mix shall be in compliance with the Wyoming Seed Law and Federal Seed Law. Seed must be purchased through a dealer licensed with the Wyoming Department of Agriculture.

a. Seed mix for dryland restoration shall be as follows:

Common Name	Scientific Name	PLS Lbs/Acre
Secar Bluebunch Wheatgrass	Pseudoregneria spicata	4.0
Pryor Slender Wheatgrass	Elymus trachycaulus	3.0
VNS Blue Wildrye	Elmus glaucus	3.0
Sherman Big Bluegrass	Poa secunda	1.0
VNS Tufted Hairgrass	Deschampsia cespitosa	0.5
Lewis Blue Flax	Linium lewisii	1.0
CA Bluebells	Phacelia campanularia	1.0
Showy Goldeneye	Viguiera multiflora	.05
	TOTAL PURE LIVE SEED (PLS) PER ACRE	14.0

E. Mulch

1. Trees and shrubs: Well-aged fibrous or shredded bark, old sawdust, pine needles, or leaf mold.

2. Dryland seeding: Certified weed free small grain straw or native hay.

3. Pigmented wood cellulose fibers or paper pulp for hydraulic seeding. Mulch shall form a blotter-like ground cover with moisture absorption and percolation properties, and the ability to cover and hold the seed in contact with the topsoil, yet not inhibit the penetration of seedlings through it.

F. Sod

1. Vigorous, viable, strongly rooted sod, not dormant or less than two (2) years old, free of weeds and undesirable native grasses, insect infestations and fungus, and machine cut to a pad thickness of one inch (1") (25mm) ±¼". Sod shall be composed principally of Kentucky

Bluegrass (Poa pratensis), testing 99.9% pure or native grass as indicated on the plans, or as approved.

PART 3 EXECUTION

3.1 INSTALLATION

A. Topsoil: Spread topsoil as Final Surface Cover to a uniform minimum depth of 4" over all areas scheduled to receive seed or sod. Fertilize proposed seeded locations at rate specified herein. Fine grade areas to a firm even surface, free from lumps or stones. Installation of sod may be done immediately after fine grading, provided the bed is in good condition and not muddy or hard. If it is hard, scarify to a friable condition again.

B. Seeding: Broadcasting will not be allowed, only hydraulic seeding will be allowed.

1. Prior to seeding, areas that have become muddy or hard shall be scarified to a depth of four inches (4") (100 mm), and left in a friable condition. Fertilize at a rate of forty pounds (40 lbs.) (18.2 kilograms) of available nitrogen per acre.

2. Hydraulic methods: Use equipment designed for such work. Seed and water shall be uniformly applied to the areas scheduled to be seeded. Fertilizer, water and approximately 1 ton per acre (2.24 megagrams per hectare) of hydraulic mulch shall be homogeneously mixed and uniformly applied to seeded areas.

C. Sodding:

1. Lay sod parallel to the direction of the slope and in a manner permitting butt joints to alternate. Fit sod pieces tightly together so that no joint is visible and tamp sod firmly and evenly by hand.

2. Roll sod with a 150-pound (68.1 kilograms) roller to level and seal seams. After rolling, water sod until water soaks through into topsoil to a depth of not more than 3 inches (75mm).

3. Water, weed and replace sod, if required, until Substantial Completion. Erect and maintain temporary protection devices where deemed necessary.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. Measurement of Hydroseeding will be made on a square foot basis installed.

B. Measurement of Bluegrass Sod will be made on a square foot basis installed.

C. Measurement of Native Sod will be made on a square foot basis installed.

4.2 BASIS OF PAYMENT

A. Payment for Hydroseeding, Bluegrass Sod, and Native Sod will be made at the contract unit price per square foot of each installed; said price being full compensation for supply and install of each as described herein.

END OF SECTION

SECTION 03100

CONCRETE FORMWORK

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Formwork for cast-in place concrete, with shoring, bracing and anchorage.

B. Openings for other work.

C. Form accessories.

D. Form stripping.

1.2 RELATED SECTIONS

A. Section 02528 – Combined Curb and Gutter

B. Section 02776 – Concrete Flatwork.

C. Section 03200 - Concrete Reinforcement.

D. Section 03300 - Cast-In-Place Concrete.

E. Section 03304 - Portland Cement Concrete

F. Section 03370 – Concrete Curing

1.3 REFERENCES

A. ACI 301 – Specifications for Structural Concrete.

B. ACI 318 - Building Code Requirements for Reinforced Concrete.

C. ACI 347 – Guide to Formwork for Concrete.

D. ACI 350 - Environmental Engineering Concrete Structures.

1.4 DESIGN REQUIREMENTS

A. Design, engineering, and construction of the formwork is the responsibility of the contractor. Formwork engineering, construction, shoring, bracing, and removal shall conform to ACI 301 and ACI 347 code requirements. All components and members of the structure shall be cast to the correct dimensions, shape, alignment, elevation, and position as indicated on the drawings and without excessive deflection.

PART 2 PRODUCTS

2.1 FORM MATERIALS

A. Preformed Steel, Glass Fiber Fabric Reinforced Plastic, or Wood, at the discretion of the Contractor. Forms shall be matched, tight fitting, and stiffened to support weight of concrete without deflection detrimental to tolerances and appearance of finished surfaces.

2.2 FORMWORK ACCESSORIES

A. Form Ties: Form ties shall permit tightening of the forms and leave no metal or other material within 1 ½ inches of the surface. After forms removal, the void left from the form ties shall be cone shaped, at least 1 inch in diameter and 1 ½ inches deep, to allow filling and patching. When a portion of single rod ties are to remain, there should be a tightly fitted washer at the midpoint.

B. Form Release Agent: Form surfaces should be coated with an effective bond-breaking form coating. When applying in the field, the form release agent should be applied in a manner that prohibits contact with the steel reinforcement and adjacent concrete surfaces.

C. Corners: Chamfered wood strip, 3/4 x 3/4 inch size; maximum possible lengths.

D. Embedments: Anchor bolts, pipe sleeves, formed openings, reinforcement, water stops, and other anchorages shall be securely placed in the locations shown on the drawings, and of sufficient strength and character to maintain accurate placement while placing concrete.

E. Waterstops: 6” RCB TPV waterstops, manufactured by JP Specialties, Inc. are required at all construction joints. Joints shall be fully welded and “T” sections shall be used at wall intersections and “L” sections shall be used at all corners.

PART 3 EXECUTION

3.1 EXAMINATION

A. Prior to placing concrete, forms shall be inspected for cleanliness, alignment accuracy, and reinforcing steel clearances. Inspection ports should be provided if, in the opinion of the inspector, they are necessary to properly clean and inspect the interior of the formed element.

3.2 ERECTION - FORMWORK

A. Erect, shore and brace formwork to achieve design requirements, in accordance with ACI 301, 347, and 318.

B. Align joints and make watertight. Keep form joints to a minimum.

C. Obtain approval before framing openings which are not indicated on Drawings.

D. Provide chamfer strips on external corners of walls.

E. Coordinate this section with other sections of work which require attachment of components to formwork.

F. Formwork shall be placed with specified cover over reinforcement as indicated on the drawings.

3.3 APPLICATION - FORM RELEASE AGENT

A. Apply form release agent on formwork in accordance with manufacturer's recommendations.

B. Contact of form release agent on reinforcing steel, anchoring devices, embedded items, and adjacent concrete surfaces is not permitted.

3.4 INSERTS, EMBEDDED PARTS, AND OPENINGS

A. Provide formed openings where required for items to be embedded in passing through concrete work.

B. Locate and set in place items which will be cast directly into concrete.

C. Coordinate with work of other sections in forming and placing openings, sleeves, bolts, anchors, other inserts, and components of other Work.

D. Install accessories in accordance with manufacturer's instructions, straight, level, and plumb. Ensure items are not disturbed during concrete placement.

E. Install waterstops continuously without displacing reinforcement in accordance with drawings. Provide a minimum 1” clear between waterstops and reinforcing steel.

G. Close temporary openings with tight fitting panels, flush with inside face of forms, and neatly fitted so joints will not be apparent in exposed concrete surfaces.

3.5 FORM CLEANING

A. Clean forms as erection proceeds, to remove foreign matter within forms.

B. Clean formed cavities of debris prior to placing concrete.

C. Flush with water or use compressed air to remove remaining foreign matter. Ensure that water and debris drain to exterior through clean-out ports.

D. During cold weather, remove ice and snow from within forms. Do not use de-icing salts. Do not use water to clean out forms, unless formwork and concrete

construction proceed within heated enclosure. Use compressed air or other means to remove foreign matter.

3.6 FORMWORK TOLERANCES

A. Construct formwork to maintain tolerances required by ACI 301.

3.7 FORM REMOVAL

A. Removal of formwork shall be in accordance with ACI 347.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 There will be no separate measurement or payment for work specified herein, and all costs connected therewith shall be included other project work components.

END OF SECTION

SECTION 03200

CONCRETE REINFORCEMENT

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Reinforcing steel bars, and accessories for cast-in-place concrete.

1.2 RELATED SECTIONS

A. Section 03100 - Concrete Formwork.

1.3 REFERENCES

A. ACI 301 - Specification for Structural Concrete for Buildings.

B. ACI 318 - Building Code Requirements for Reinforced Concrete.

C. ACI SP-66 - American Concrete Institute - Detailing Manual.

D. ACI 117 – Standard Tolerances for Concrete Construction and Materials.

E. ASTM A 615/A 615M - Deformed and Plain Billet Steel Bars for Concrete Reinforcement.

F. CRSI - Concrete Reinforcing Steel Institute - Manual of Standard Practice.

G. CRSI - Placing Reinforcing Bars, 8th edition.

1.4 SUBMITTALS

A. Section 01340 - Submittals: Submit certified copy of mill test report for reinforcing bars.

B. Section 01340 - Shop Drawings: Submit Shop Drawings indicating bar sizes, spacings, locations, and quantities of reinforcing steel, bending and cutting schedules, and supporting and spacing devices.

1.5 QUALITY ASSURANCE

A. Perform Work in accordance with CRSI Manual of Standard Practice.

B. Reinforcing steel shall be stored off the ground and protected from oil, dirt, and other deleterious materials.

C. Reinforcement placement shall be inspected and approved by the Engineer prior to each concrete pour.

1.6 COORDINATION

A. Coordinate with placement of formwork, formed openings and other work.

PART 2 PRODUCTS

2.1 REINFORCEMENT

A. Reinforcing Steel: ASTM A 615, 60 ksi yield strength, deformed bars, uncoated.

2.2 ACCESSORIES

A. Tie Wire: 16.5 gauge or heavier black annealed.

B. Chairs, Bolsters, Bar Supports, Spacers: Sized and shaped for strength and support of reinforcement during concrete placement conditions. Bar supports shall be made from steel wire, plastic, or precast concrete.

2.3 FABRICATION

A. Fabricate concrete reinforcing accurately to the dimensions shown in the drawings and in accordance with CRSI Manual of Standard Practice or the ACI Detailing Manual.

B. Reinforcing bars shall be bent cold using appropriate bending tools, and should not be bent in a manner that will injure the material.

C. Welding reinforcing bars as an aid to fabrication or placement is not permitted.

D. Locate reinforcing splices not indicated on drawings, at point of minimum stress. Review location of splices with Engineer.

PART 3 EXECUTION

3.1 PLACEMENT

A. Reinforcing steel placement shall conform to CRSI - Placing Reinforcing Bars.

B. Concrete cover, splices, and spacing of reinforcing shall conform to ACI 318 unless noted otherwise on the drawings. Placement tolerances shall be within those provided in ACI 117.

C. Reinforcing bars shall be securely tied to prevent displacement. All dowels, anchorages, waterstops, formwork for openings, and other embedments shall be secured in place before depositing concrete unless approved by the engineer. Do not deviate from required position.

D. Accommodate placement of formed openings. When necessary to move or alter reinforcement at openings, conduits, or other embedded items, acceptance by the Engineer is required.

E. Splices shall be places as indicated on the drawings unless otherwise permitted.

F. Reinforcement with kinks or improper bends shall not be used. Reinforcement shall not be bent or straightened in a manner that will injure the material. Reinforcing bars partially embedded in hardened concrete shall not be field bent except for realignment up to a 30 degree bend.

3.2 FIELD QUALITY CONTROL

A. Field inspection shall be performed and approval is required by the engineer prior to placing concrete for each pour.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 No separate measurement or payment will be made for items under this section. Full compensation shall be considered as included in the prices paid for the various contract items and no additional compensation will be allowed therefore.

END OF SECTION

SECTION 03300

CAST-IN-PLACE CONCRETE

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Cast-in-place concrete footings, floors, shear walls, foundation walls, wet wells, and loading docks.

B. Floors and slabs on grade.

C. Control, expansion and contraction joint devices associated with concrete work including joint sealants, curbs, retaining walls and valley gutters.

D. Equipment pads, thrust blocks and manhole bases.

1.2 PRODUCTS FURNISHED BUT NOT INSTALLED UNDER THIS SECTION

A. Section 03304 - Concrete Formwork: Placement of joint device, joint device anchors, dowel bars.

1.3 RELATED SECTIONS

A. Section 03100 - Concrete Formwork: Formwork and accessories.

B. Section 03200 - Concrete Reinforcement.

C. Section 03370 - Concrete Curing.

1.4 REFERENCES

A. ACI 211.1 - Selecting Proportions for Normal, Heavyweight, and Mass Concrete.

B. ACI 301 - Structural Concrete for Buildings.

C. ACI 302 - Guide for Concrete Floor and Slab Construction.

D. ACI 304 - Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete.

E. ACI 305R - Hot Weather Concreting.

F. ACI 306R - Cold Weather Concreting.

G. ACI 308 - Standard Practice for Curing Concrete.

H. ACI 318 - Building Code Requirements for Reinforced Concrete.

I. ASTM C33 - Concrete Aggregates.

J. ASTM C94 - Ready-Mixed Concrete.

K. ASTM C150 - Portland Cement.

L. ASTM C260 - Air Entraining Admixtures for Concrete.

M. ASTM C494 - Chemical Admixtures for Concrete.

N. ASTM C948 - Test Method for Dry and Wet Bulk Density, Water Absorption and Apparent Porosity of Thin Sections of Glass-Fiber-Reinforced Concrete.

O. ASTM D994 - Preformed Expansion Joint Filler for Concrete (Bituminous Type).

P. ASTM D1190 - Concrete Joint Sealer, Hot-Poured Elastic Type.

Q. ASTM D1751 - Preformed Expansion Joint Fillers for Concrete Paving and Structural Construction (Non-extruding and Resilient Bituminous Types).

R. ASTM D1752 - Preformed Sponge Rubber and Cork Expansion Joint Fillers for Concrete Paving and Structural Construction.

S. ACI 544 - State of the Art Report of Fiber Reinforced Concrete.

T. ACI 544.2R - Measurement of Properties of Fiber Reinforced Concrete.

1.5 SUBMITTALS FOR REVIEW

A. Section 01340 - Submittals: Procedures for submittals.

B. Product Data: Provide data on joint devices, attachment accessories, admixtures and mix design.

C. Manufacturer's Installation Instructions: Indicate installation procedures and interface required with adjacent Work.

1.6 PROJECT RECORD DOCUMENTS

A. Submit under provisions of Section 01700.

B. Accurately record actual locations of embedded utilities and components which are concealed from view.

1.7 QUALITY ASSURANCE

A. Perform Work in accordance with ACI 301.

B. Maintain one copy of document on site.

C. Acquire cement and aggregate from same source for all work.

D. Conform to ACI 305R when concreting during hot weather.

E. Conform to ACI 306R when concreting during cold weather.

PART 2 PRODUCTS

2.1 CONCRETE MATERIALS

A. Cement: ASTM C150, Type IIA - Air Entraining.

B. Fine and Coarse Aggregates: ASTM C33.

C. Water: Clean and not detrimental to concrete.

D. Glass Fiber Reinforcement: ASTM C948, where called for in floor slabs.

2.2 ADMIXTURES

A. Air Entrainment: ASTM C260.

B. Chemical: ASTM C494 Type A - Water Reducing, may be utilized only after consultation with the Engineer.

C. Fibrillated polypropylene Fibers: 1.5 lbs/cy.

2.3 ACCESSORIES

A. Bonding Agent: When specifically allowed by the Engineer, shall be Polymer resin emulsion.

B. Vapor Retarder: 6 mil thick fabric reinforced plastic film, type recommended for below grade application.

C. Non-Shrink Grout: Premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents; capable of developing minimum compressive strength of 2,400 psi in 48 hours and 7,000 psi in 28 days.

2.4 JOINT DEVICES AND FILLER MATERIALS

A. Joint Filler Type A: ASTM D1751; Asphalt impregnated fiberboard or felt, 1/2 thick.

B. Joint Filler Type B: ASTM D1752; Closed cell molded vinyl foam, resiliency recovery of 95 percent if not compressed more than 50 percent of original thickness.

C. Construction Joint Devices: Integral galvanized steel or extruded plastic; formed to tongue and groove profile, with removable top strip exposing sealant trough, knockout holes spaced at 6 inches, ribbed steel spikes with tongue to fit top screed edge.

D. Expansion and Contraction Joint Devices: ASTM B221; resilient elastomeric vinyl filler strip with a Shore A hardness of 35 to permit plus or minus 25 percent joint movement with full recovery; vinyl cover plate, of longest manufactured length at each location, recessed mounted; color as selected.

2.5 CONCRETE MIX

A. Mix and deliver concrete in accordance with ASTM C94, Alternative No. 2. Alternative No. 2 requires the concrete supplier to provide concrete to specified performance criteria.

B. Select proportions for normal weight concrete in accordance with ACI 301 Method 1. Method 1 requires the concrete supplier to provide mix design and strength by trial batch.

C. Provide concrete to the following criteria:

CONCRETE MIX PROPERTIES			
CONCRETE PROPERTIES	Class 4000	Class 3000	Class 2000
Specified Compressive Strength f_c' at 28 days, min., psi	4000	3000	2000
Compressive Strength at 7 days, psi, min.	2680	2010	1430
Cement content (94 lb. sacks of cement per cubic yard of concrete), min.	6.0	5.5	4.5
Entrained air content, (% by column)	6±1	6±1 ±1.5	4.5
Slump Range, in.	1-4	1-4	2-5
Max. Water Cement Ratio	0.49	0.53	0.58

D. Use accelerating admixtures in cold weather only when approved by Architect/Engineer. Use of admixtures will not relax cold weather placement requirements.

E. Calcium chloride cannot be used.

F. Use set retarding admixtures during hot weather only when approved by Architect/Engineer.

G. Add air entraining agent to normal weight concrete mix for work exposed to exterior.

H. Add polypropylene fibrillated fibers to concrete at 1.5 lbs/cy where called for.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify site conditions under provisions of Section 01039.

B. Verify requirements for concrete cover over reinforcement.

C. Verify that anchors, seats, plates, reinforcement and other items to be cast into concrete are accurately placed, positioned securely, and will not cause hardship in placing concrete.

3.2 PREPARATION

A. Prepare previously placed concrete by cleaning with steel brush and applying bonding agent in accordance with manufacturer's instructions.

B. In locations where new concrete is dowelled to existing work, drill holes in existing concrete, insert steel dowels and pack solid with non-shrink grout.

C. Coordinate the placement of joint devices with erection of concrete formwork and placement of form accessories.

3.3 PLACING CONCRETE

A. Place concrete in accordance with ACI 304.

B. Notify Engineer minimum 24 hours prior to commencement of operations.

C. Ensure reinforcement, inserts, embedded parts, formed expansion and contraction joints, and mechanical or electrical embeds are not disturbed during concrete placement.

D. Install vapor retarder under interior slabs on grade. Lap joints minimum 6 inches and seal watertight by taping edges and ends.

E. Repair vapor retarder damaged during placement of concrete reinforcing. Repair with vapor retarder material; lap over damaged areas minimum 6 inches and seal watertight.

F. Separate slabs on grade from vertical surfaces with 1/2 inch thick joint filler.

G. Place joint filler in floor slab pattern placement sequence. Set top to required elevations. Secure to resist movement by wet concrete.

H. Extend joint filler from bottom of slab to within 1/4 inch of finished slab surface. Conform to Section 07900 for finish joint sealer requirements.

I. Install joint devices in accordance with manufacturer's instructions.

J. Install construction joint devices in coordination with floor slab pattern placement sequence. Set top to required elevations. Secure to resist movement by wet concrete.

K. Install joint device anchors. Maintain correct position to allow joint cover to be flush with floor and wall finish.

L. Install joint covers in longest practical length, when adjacent construction activity is complete.

M. Apply sealants in joint devices in accordance with Section 07900.

N. Maintain records of concrete placement. Record date, location, quantity, air temperature, and test samples taken.

O. Place concrete continuously between predetermined expansion, control, and construction joints.

P. Do not interrupt successive placement; do not permit cold joints to occur.

Q. Place floor slabs in checkerboard pattern indicated.

R. Saw cut joints within 24 hours after placing. Use 3/16 inch thick blade, cut to 1/4 depth of slab thickness, unless noted otherwise on the drawings.

S. Screed floors and slabs on grade level, maintaining surface flatness of maximum 1/4 inch in 10 ft.

3.4 SEPARATE FLOOR TOPPINGS

A. Prior to placing floor topping, remove deleterious material. Broom and vacuum clean.

B. Place required dividers, edge strips, reinforcing and other items to be cast in.

C. Apply bonding agent to substrate in accordance with manufacturer's instructions.

D. Place concrete floor toppings to required lines and levels. Place topping in checkerboard panels, dimension not to exceed 20 ft.

E. Screed toppings level, maintaining surface flatness of maximum 1/8 inch in 10 feet.

3.5 CONCRETE FINISHING

A. Provide formed concrete surfaces to be left exposed, including concrete walls, columns and beams with smooth rubbed finish, using sand and cement grout.

B. Finish concrete floor surfaces shall vary no more than 1/4-inch per 10 feet.

C. Steel trowel surfaces which will receive resilient flooring.

D. Steel float surfaces which are scheduled to be exposed or painted; final texture shall be non-slip broom finish.

E. In areas with floor drains, maintain floor elevation at walls; pitch surfaces uniformly to drains as indicated on drawings.

3.6 CURING AND PROTECTION

A. Immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures, and mechanical injury.

B. Maintain concrete with minimal moisture loss at relatively constant temperature for period necessary for hydration of cement and hardening of concrete.

C. Cure concrete floor surfaces to requirements of Section 03370.

3.7 FIELD QUALITY CONTROL

A. The Engineer's Resident Project Representative will provide: Field inspection and testing.

B. Provide free access to Work and cooperate with appointed firm.

C. Submit proposed mix design of each class of concrete to testing firm for review prior to commencement of Work.

D. Tests of cement and aggregates may be performed to ensure conformance with specified requirements.

E. Three concrete test cylinders will be taken for every 100 or less cu yds of concrete placed.

F. One additional test cylinder will be taken during cold weather concreting, cured on job site under same conditions as concrete it represents.

G. One slump test will be taken for each set of test cylinders taken.

3.8 PATCHING

A. Allow Engineer to inspect concrete surfaces immediately upon removal of forms.

B. Honeycomb or embedded debris in concrete is not acceptable. Notify Engineer upon discovery.

C. Patch imperfections as directed and in accordance with ACI 301.

3.9 DEFECTIVE CONCRETE

A. Defective Concrete: Concrete not conforming to required lines, details, dimensions, tolerances or specified requirements.

B. Repair or replacement of defective concrete will be determined by the Engineer.

C. Do not patch, fill, touch-up, repair, or replace exposed concrete except upon express direction of Engineer for each individual area.

3.10 SCHEDULE - CONCRETE TYPES

A. Class 3,000 A Concrete: All finish concrete as indicated including curb and thrust blocks: 3,000 psi 28-day concrete.

B. Class 4,000 B Concrete: All concrete including structural foundation and walls, deck topping, equipment pads, floors and sidewalks: 4,000 psi 28 day concrete.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 This work is subsidiary and part of the various types of concrete work and will be paid for under those items. No separate measurement or payment will be made under this section.

END OF SECTION

SECTION 03304

PORTLAND CEMENT CONCRETE

PART 1 GENERAL

1.1 SUMMARY

A. Portland cement concrete material requirements for all project-wide concrete work.

1.2 SUBMITTALS

A. Mix Design: Submit each proposed mix design 14 days prior to use in the Work. Indicate whether mixes have been designed for pumping. Include in the report the following information.

1. Water-cement ratio.
2. Proportion of materials in the mix.
3. Source and type of cement.
4. Analysis of water to be used unless potable.
5. Type and name of admixtures applied. Indicate when accelerating or retarding admixtures are to be used and the resulting change in placement times.
6. Slump, air content, and temperature of samples.
7. Unit weight of fresh and dry light weight concrete.

B. Concrete Quality Charts. Comply with ACI 214 and ACI 301, and submit the following.

1. Specified strength (f_c').
2. Required average strength (f_{cr}).
3. Compressive strength versus date of sample.

C. Optional design mix:

1. At the CONTRACTOR's option, he may elect to provide a concrete mix that has been previously designed, tested, and used and which provides the quality required by these Specifications.

2. If this CONTRACTOR exercises this option, he shall submit to the ENGINEER for his approval all pertinent data, including test results to substantiate the design mix requested to be furnished.

D. Aggregate Test Report: Submit for each aggregate source.

1. Date of test analysis.

2. Sieve analysis.

3. Organic impurities.

4. Sodium sulfate soundness test.

5. Reactivity of aggregate.

6. Complete identification of aggregate source of supply.

1.3 QUALITY ASSURANCE

A. Do not change material sources, type of cement, air-entraining agent, water reducing agent, other admixtures, or aggregate without ENGINEER's approval.

B. In proportioning materials for mixing, use scales certified by the State of Wyoming. No not use volume measurement except for water and liquid admixtures.

C. Do not change the quantity of cement per cubic yard from approved mix design without written approval of ENGINEER.

D. Use of admixture will not relax hot or cold weather placement requirements.

E. Ready-mixed concrete to be in accordance with Alternate No. 3 of ASTM C 94 and requirements in this Section.

F. Control Testing of Concrete: In Accordance with Section 03305.

1.4 REFERENCES

A. AASHTO 26: Standard Practice for Selecting Proportions for Normal, Heavyweight, and Mass Concrete.

B. ACI 211.1: Standard Practice for Selecting Proportions for Normal, Heavyweight, and Mass Concrete.

C. ACI 211.2: Standard Practice for Selecting Proportions for Structural Lightweight Concrete.

D. ACI 211.3: Standard Practice for Selecting Proportions for Non-Slump Concrete.

E. ACI 214: Recommended Practice for Evaluation of Strength Test Results of Concrete. F.ACI 301: Specifications for Structural Concrete for Buildings.

F. ASTM C 33: Standard Specification for Concrete Aggregates.

G. ASTM C 88: Standard Test Method for Soundness of Aggregates by Use of Sodium Sulfate or Magnesium Sulfate.

H. ASTM C 94: Standard Specification for Ready-Mix Concrete.

I. ASTM C 150: Standard Specification for Portland Cement.

J. ASTM C 260: Standard Specification for Air-Entraining Admixtures for Concrete.

K. ASTM C 289: Standard Test Method for Potential Reactivity of Aggregates (Chemical Method).

L. ASTM C 494: Standard Specification for Chemical Admixtures for Concrete.

M. ASTM C 618: Standard Specification for Fly Ash and Raw or Calcined Natural Pozzolan for use as a Mineral Admixture in Portland Cement Concrete.

1.5 DEFINITIONS

A. Average Strength (f_{cr}): The required average strength for 30 consecutive strength tests which statistically assures no more than the permissible proportions of tests will fall below Specified Strength.

B. Specified Strength (f_c'): The indicated strength.

1.6 PRODUCT STORAGE AND HANDLING

A. Store bagged and bulk cement in weatherproof enclosures to exclude moisture and contaminants.

B. Stockpile aggregate to avoid segregation and prevent contamination.

C. Avoid contamination, evaporation, or damage to admixtures. Protect liquid admixtures from freezing.

PART 2 PRODUCTS

2.1 CEMENT

A. ASTM C 150, Type V, except that cement utilized within water line thrust blocks requiring a quick set or within concrete paving as described in Section 02776 shall be Type III, High Early Strength.

B. Do not use air entraining cement.

2.2 WATER

A. Clean, potable and free from injurious amounts of foreign matter.

B. Comply with AASHTO 26.

2.3 AGGREGATES - GENERAL

A. Gravel, crushed slag, crushed stone, or other inert materials, composed of hard, strong, durable particles free of injurious coatings.

B. The materials passing the No. 200 sieve shall not exceed 1.75 percent by weight in the combined coarse and fine aggregate.

2.4 COARSE AGGREGATE

A. Sieve Analysis: Graded in accordance with ASTM C 33, as indicated in Table No. 03304-2.04, Grade 57.

B. Gradation limits of Table No. 03304, Subsection 2.04 may be changed if, in the judgment of the ENGINEER, workability and methods of consolidation are such that concrete can be placed without honeycomb or voids, and the maximum aggregate size does not exceed the following requirements:

1. 1/5 of narrowest dimension between forms.
2. 1/3 of depth of slabs.
3. 3/4 of minimum clear spacing between reinforcing bars.

C. Deleterious Substances: Maximum percentage by weight.

4. Soft Fragments:	2.0 percent
5. Coal and Lignite:	0.3 percent
6. Clay Lumps:	0.3 percent
7. Other Deleterious Substances:	2.0 percent

TABLE No. 03304-2.04

MASTER GRADING BAND LIMITS FOR COARSE AGGREGATE						
	COARSE AGGREGATE Percent Passing by Weight					
Sieve Sizes	Grade 467		Grade 57		Grade 67	
	Min	Max	Min	Max	Min	Max
2 Inch	100	-	-	-	-	-
1-1/2 Inch	95	100	100	-	-	-
1 Inch	-	-	95	100	100	-
3/4 Inch	35	70	-	-	90	100
1/2 Inch	-	-	25	60	-	-
3/8 Inch	10	30	-	-	20	55
No. 4	0	5	0	10	0	10
No. 8	-	-	0	5	0	5
No. 200	-	-	0	2	-	-

2.5 FINE AGGREGATE

A. Sieve Analysis: Graded in accordance with ASTM C 33, as follows:

TABLE No. 03304-2.05

MASTER GRADING BAND LIMITS FOR FINE AGGREGATE		
	FINE AGGREGATE Percent Passing by Weight	
Sieve Size	Min	Max
3/8 Inch	100	-
No. 4	95	100
No. 16	45	80
No. 50	10	30
No. 100	2	10
No. 200	0	4

B. Deleterious Substances: Maximum percentage by weight.

1. Coal and Lignite: 0.3 percent
2. Clay Lumps: 0.5 percent
3. Other Deleterious Substances: 2.0 percent

2.6 SOUNDNESS AND REACTIVITY OF AGGREGATE

A. Determine coarse and fine aggregate soundness in accordance with ASTM C 88.

1. For Coarse Aggregate: Weight loss; not exceeding 12 percent by weight when subjected to 5 cycles of sodium sulfate or 18 percent by weight when subjected to 5 cycles of magnesium sulfate.

2. For Fine Aggregate: Weight loss; not exceeding 10 percent by weight when subjected to 5 cycles of sodium sulfate or 15 percent by weight when subjected to 5 cycles of magnesium sulfate.

B. Determine alkali-silica reactivity in accordance with ASTM C 289. Do not use aggregates determined either potentially or actually deleterious unless service records have shown the aggregates to be innocuous and ENGINEER approves.

2.7 ADMIXTURES

A. Air Entrainment: ASTM C 260.

B. Calcium Chloride: None allowed.

C. Fiber mesh is required in all concrete except for below-ground structures. Admixture shall conform to ASTM C-1116 Type III 4.1.3 with 100% homopolymer polypropylene fibrillated fibers at 1.5 pounds per cubic yard.

2.8 ACI MIX DESIGN

A. The amount by which the average strength (f_{cr}) of a concrete mix exceeds the specified compressive strength (f_c') shall be based upon no more than 1 in 100 random individual strength tests falling more than 500 psi below the specific strength.

B. Proportion the materials in accordance with ACI 211.1, 211.2, or 211.3 as applicable to produce concrete having the properties or limitations of Table No. 03304-2.08, Class 4000 unless otherwise designated.

2.9 HAND MIXING

A. Do not hand mix batches exceeding 0.5 cubic yards.

B. Hand mix only on watertight platform. Mix cement and aggregate prior to adding water.

C. Ensure all stones are thoroughly covered with mortar and mixture is of uniform color and consistency.

2.10 HEATING, WATER, AND AGGREGATE

A. Do not allow products of fuel combustion to contact the aggregate.

B. Heat mixing water to 150ºF. maximum. Heat aggregates uniformly.

C. Do not mix cement with water and aggregate at a mix temperature greater than 100ºF.

TABLE No. 03304-2.08

CONCRETE MIX PROPERTIES						
CONCRETE PROPERTIES	CLASS 7000	CLASS 6000	CLASS 4500	CLASS 4000	CLASS 3000	CLASS 2000
Specified Compressive Strength f_c' at 28 days, min., psi	7000	6000	4500	4000	3000	2000
Compressive Strength at 7 days, psi, min. (a)	4690	4020	3015	2680	2010	1430
Cement content (94 lb. sacks of cement per cubic yard of concrete), min.(b)	(c)	(c)	7	6.0	5.5	4.5
Entrained air content, (% by column)	(d)	(d)	5.5 ±1.5	4-7	6 ±1.5	4.5
Slump Range, in. (e)	2-4	2-4	2-4	2-3 1/2	2-4	2-5

1. Used for monitoring purposes only. Not applicable to High Early Strength cement.

2. Includes pozzolan replacements.

3. Cement content shall be appropriate to produce a mixture meeting the requirements for water/cement ratio and workability for the specific job conditions.

4. Air content shall be appropriate to the exposure conditions.

5. Not more than 8 inches after adding high range water reducing admixture (super-plasticizer) at site.

PART 3 EXECUTION - NOT USED

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. This work will not be measured for payment.

4.2 BASIS OF PAYMENT

A. No separate payment will be made for items under this section. Compensation for concrete supply shall be considered as included in the prices to be paid for each respective item of work included in the bid schedule where concrete work is required.

END OF SECTION

SECTION 03370

CONCRETE CURING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Initial and final curing of horizontal and vertical concrete surfaces.

1.2 RELATED SECTIONS

A. Section 03304 – Portland Cement Concrete.

1.3 REFERENCES

A. ACI 301 - Structural Concrete for Buildings.

B. ACI 302 - Recommended Practice for Concrete Floor and Slab Construction.

C. ACI 308 - Standard Practice for Curing Concrete.

D. ASTM C 171 - Sheet Materials for Curing Concrete.

E. ASTM C309 - Liquid Membrane-Forming Compounds for Curing Concrete.

F. ASTM D2103 - Polyethylene Film and Sheeting.

1.4 SUBMITTALS

A. Submit under provisions of Section 01340.

B. Product Data: Provide data on curing compounds, film, compatibilities, and limitations.

C. Procedure: Provide summary of curing procedures to be utilized.

1.5 QUALITY ASSURANCE

A. Perform Work in accordance with ACI 301 and ACI 302.

B. Maintain one copy of each document on site.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver, store, protect, and handle curing materials according to manufacturer’s recommendations and in manufacturer's packaging including application instructions.

PART 2 PRODUCTS

2.1 MATERIALS

A. Membrane Curing Compound Type A: ASTM C309 Type 1 Class A chlorinated rubber type, clear or colored as indicated in subsection 3.2 and 3.3.

B. Water: Potable, not detrimental to concrete.

PART 3 EXECUTION

3.1 EXECUTION

A. Concrete shall be maintained above 50 degrees F and in a moist condition for at least the first 7 days after placement.

3.2 EXECUTION - HORIZONTAL SURFACES

A. Concrete curing shall be performed in accordance with ACI 308 unless modified by the construction documents.

B. Maintain 100 percent coverage of water over floor slab areas, continuously for 7 days or the time necessary to achieve 70 percent of the design compressive strength, whichever is less.

C. Membrane Curing Compound: Apply curing compound in accordance with manufacturer's instructions in two coats with second coat applied at right angles to first. Curing compound shall not be used on surfaces where additional concrete will be poured unless it is demonstrated that it will not jeopardize bonding.

3.3 EXECUTION - VERTICAL SURFACES

A. Concrete curing shall be performed in accordance with ACI 308 unless modified by the construction documents.

B. Keep absorbent wooden forms wet until removal.

C. After form removal cure concrete by one of the following methods :

1. Ponding, continuous fogging, or continuous sprinkling

2. Application of fabric or mats kept continuously wet

3. Continuous application of steam

4. Application of sheet materials conforming to ASTM C171

5. Application of curing compound conforming to ASTM C309 or C1315

6. Spraying water over surfaces and draping with 4 mil thick polyethylene film, maintain wet for 7 days.

7. Application of other accepted moisture-retaining method

3.4 PROTECTION OF FINISHED WORK

A. Protect finished work from cosmetic and structural damage.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 No separate payment will be made for items under this section. Compensation for concrete supply shall be considered as included in the prices to be paid for each respective item of work included in the bid schedule where concrete work is required.

END OF SECTION

SECTION 16000

SOLAR POWER STREET LIGHTS

PART 1 GENERAL

1.1 SUMMARY

A. This section includes the supply and install of solar power street lights, including fixtures and concrete bases.

1.2 SUBMITTALS

A. Submit for approval material products for approval.

1.3 DELIVERY, STORAGE AND HANDLING

A. Deliver, store and handle other materials in accordance with manufacturer's instructions.

PART 2 PRODUCTS

2.1 MATERIALS

A. Solar Powered Street Lights

1. Lights and poles shall be ClearWorld RS260 Retroflex System
2. Solar array shall be 260W with adjustable aluminum array.
3. Lighting to be 40W with type 3 3000K LED light fixture
4. Battery to be 24V-60 AH lithium ion 1.44 KWH
5. Provided with smart MPPT solar charge controller/regulator
6. Capable of Bluetooth monitoring. +

B. Concrete to meet the requirements of Division 3 specifications.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install concrete bases per the project drawings.

B. Install lights and poles per manufacturers recommendations.

PART 4 METHOD OF MEASUREMENT AND BASIS OF PAYMENT

4.1 METHOD OF MEASUREMENT

A. Solar Lights will be measured by the each light installed.

4.2 BASIS OF PAYMENT

A. Payment for Solar Lights will be made at the contract unit price per each; said price being full compensation for excavation and backfill, supply and installation of all light and poles, concrete bases, and all other incidentals complete.

SECTION 6
DRAWINGS

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VINE STREET IMPROVEMENTS

TOWN OF JACKSON, WY

NOVEMBER 2025

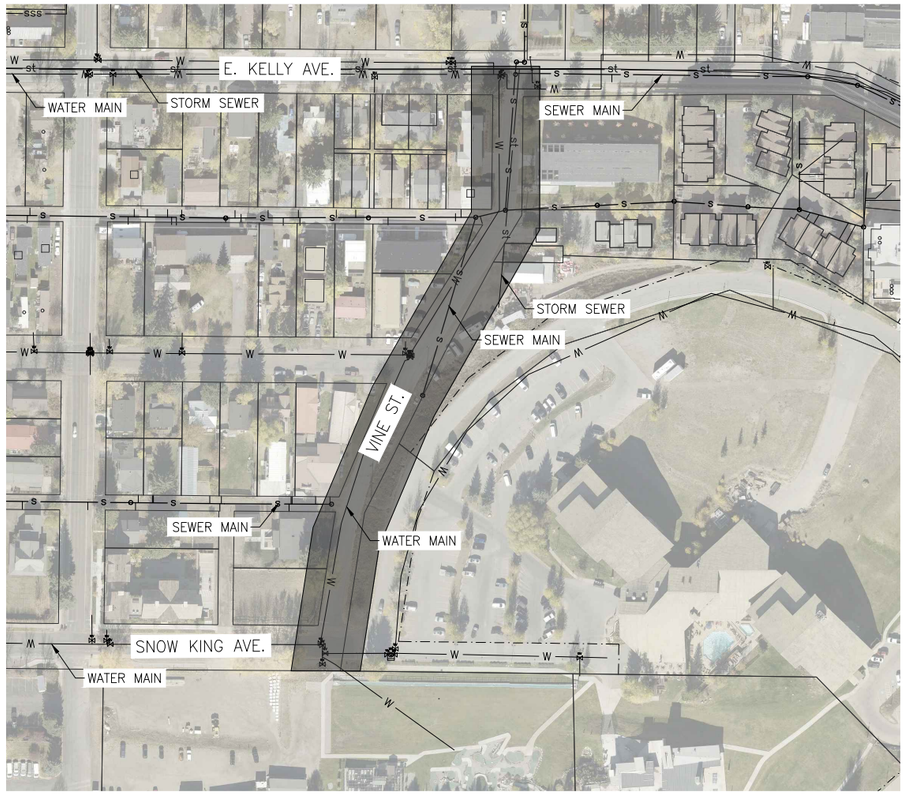
JOB NO. 21-411-04

PREPARED BY

NELSON ENGINEERING
JACKSON, WYOMING

OWNER

TOWN OF JACKSON



Sheet List Table	
Sheet Number	Sheet Title
	COVER SHEET
1	EXISTING SITE PLAN
2	IMPROVEMENTS OVERVIEW
3	STAGING & TRUCK ROUTE PLAN
	WATER
4	WATER LINE PLAN & PROFILE STA 0+00 – 4+70
5	WATER LINE PLAN & PROFILE STA 4+70 – 8+15
6	WATER DETAILS
7	WATER CONNECTION DETAILS
	SEWER
8	SEWER LINE A PLAN & PROFILE
9	SEWER LINE B PLAN & PROFILE
10	SEWER DETAILS
11	SEWER DETAILS
	GRADING
12	VINE ST PLAN & PROFILE 0+00.00 – 2+80.00
13	VINE ST PLAN & PROFILE 2+80.00 – 5+60.00
14	VINE ST PLAN & PROFILE 5+60.00 – 8+00.00
15	BACK OF SIDEWALK PLAN & PROFILES
16	ROAD SECTION DETAILS
17	ROAD SECTION DETAILS
18	ROAD SECTION DETAILS
19	INTERSECTION DETAILS
20	INTERSECTION DETAILS
21	GRADING DETAILS
22	GRADING DETAILS

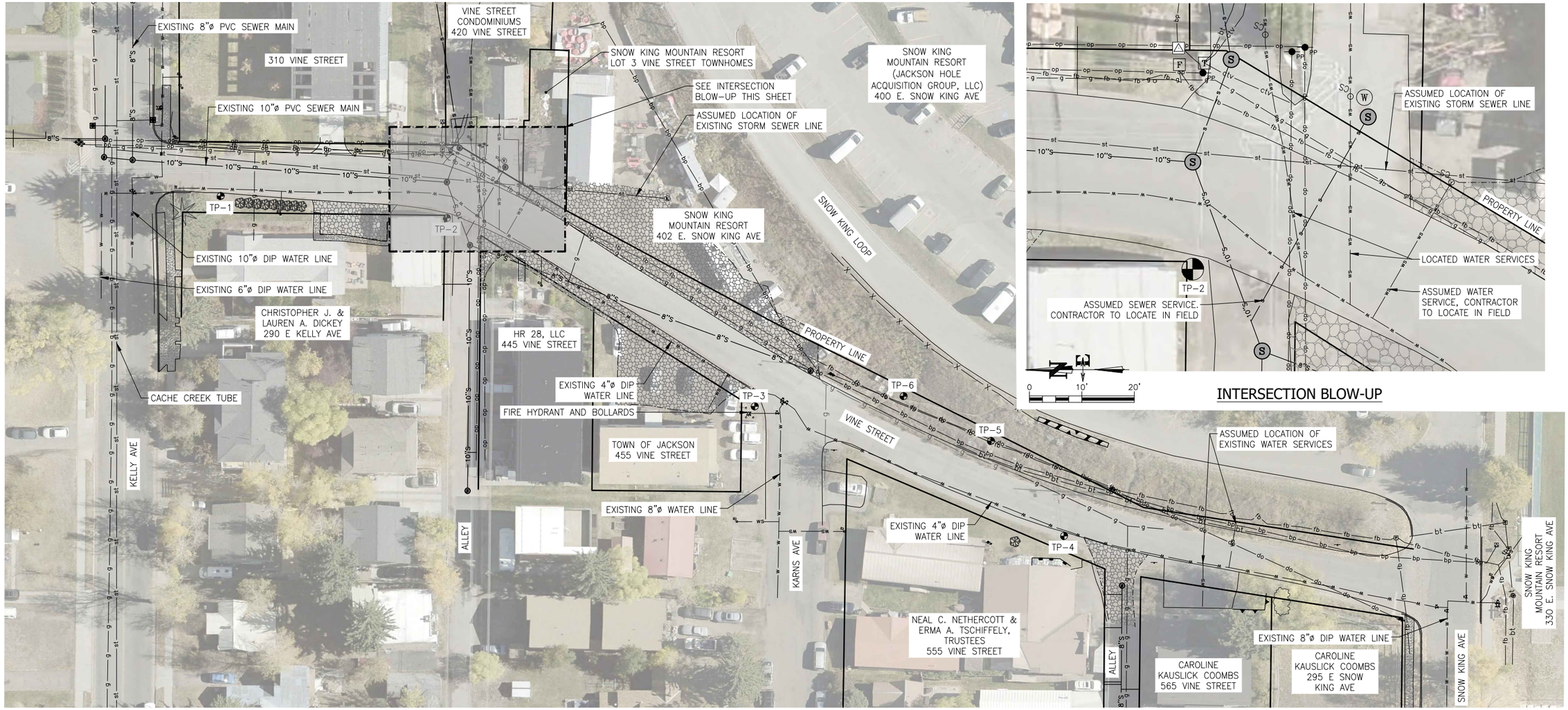
VICINITY MAP
SW 1/4NE 1/4, SECTION 34
T41N, R116W
TOWN OF JACKSON
TETON COUNTY, WY

0 100' 200'

N
E

CONTRACTOR NOTE:

CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.



INTERSECTION BLOW-UP

EXISTING SITE LEGEND

	= PROPERTY LINE
	= BACK OF CURB LINE
	= EDGE OF GRAVEL
	= EDGE OF ROAD
x x x x	= FENCE
	= RETAINING WALL
10"S 10"S	= 10"ø SANITARY SEWER MAIN
8"S 8"S	= 8"ø SANITARY SEWER MAIN
s s s	= SANITARY SEWER LINE (LOCATION APPROX.)
w w w w	= WATER LINE
ws ws ws ws	= WATER SERVICE
	= WATER SERVICE (LOCATION APPROX.)
st st	= STORM SEWER MAIN
g g g g	= BURIED GAS
g g g g	= BURIED GAS (LOCATION APPROX.)
bt bt bt bt	= BURIED COMMUNICATIONS
fb fb fb fb	= BURIED FIBER OPTIC
op op op op	= OVERHEAD POWER
bp bp bp bp	= BURIED POWER
ctv ctv ctv ctv	= BURIED CTV

	= ELECTRIC TRANSFORMER
	= FIRE HYDRANT
GV	= GAS VALVE
PP	= POWER POLE
S	= SANITARY SEWER MANHOLE
	= SIGN
ST	= STORM SEWER MANHOLE
T	= TELEPHONE PEDESTAL
WV	= WATER VALVE
	= CATCH BASIN
CS	= CURB STOP

EXISTING SITE PLAN

0 30' 60'

NOTES:

1. THIS MAP WAS PREPARED WITHOUT BENEFIT OF TITLE REPORT AND IS SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, AND CONDITIONS OF SIGHT AND/OR OF RECORD INCLUDING, BUT NOT LIMITED, TO THOSE SHOWN HEREON.
2. SOME POWER, GAS, CABLE, TELEPHONE, FIBER, SEWER SERVICES, AND WATER SERVICE LINES WERE NOT SURVEYED. POWER AND GAS WAS NOT LOCATED IN THE FIELD AND WAS APPROXIMATED BY A SCREEN SHOT IMAGE FROM LOWER VALLEY ENERGY DATABASE. SEWER SERVICES WERE LOCATED IN THE FIELD BUT APPROXIMATED BY NELSON ENGINEERING WITH AS-BUILT DRAWINGS. WATER SERVICE LINES WERE LOCATED IN FIELD BUT APPROXIMATED USING THE SURVEY POINTS FROM CURBSTOPS TO THE WATER MAIN.

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	11/19/2025	REV.
SURVEYED	NE	
ENGINEERED	AK	
DRAWN	AK	
CHECKED	MB	
APPROVED	MB	

DRAWING TITLE: EXISTING SITE PLAN

JOB TITLE: VINE ST IMPROVEMENTS TOWN OF JACKSON, WYOMING

DRAWING NO: 1

JOB NO: 21-411-04

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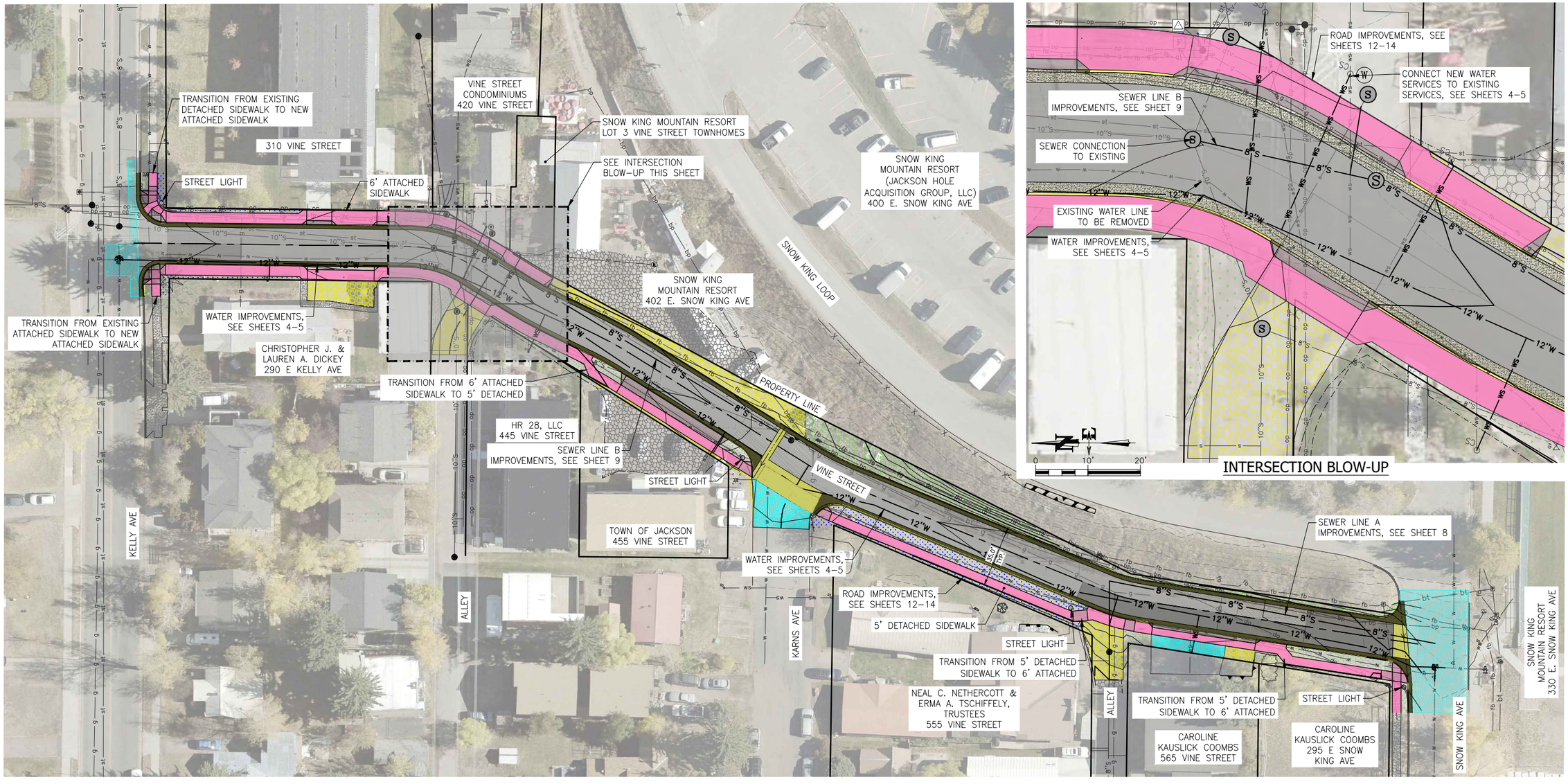

INTERSECTION BLOW-UP

IMPROVEMENTS OVERVIEW

0 30' 60'

PROPOSED SITE LEGEND

- = PROPERTY LINE
- = BACK OF CURB LINE
- = EDGE OF GRAVEL
- 8"S 8"S = 8"ø SANITARY SEWER MAIN
- 12"W 12"W = WATER LINE
- WS WS WS WS = WATER SERVICE
- = PROPOSED INDEX CONTOUR
- = PROPOSED MINOR CONTOUR
- = EDGE OF GUTTER
- = SANITARY SEWER MANHOLE
- = SIGN
- = STORM SEWER MANHOLE
- = WATER VALVE
- = CATCH BASIN
- = STREET LIGHT

ROAD SLOPE LEGEND

- 1.5% SLOPE
- 2% SLOPE
- 3% SLOPE
- 4% SLOPE

SIDEWALK LEGEND

- FLAT SECTION
- <5% SLOPE, <2% CROSS
- 5-8.33% SLOPE, 0% CROSS
- RAMP OR >8.33% SLOPE

CURB LEGEND

- CURB CUT
- CURB HEIGHT TRANSITION
- 6" CURB (FULL)

RECLAIM LEGEND

- NATIVE SOD
- BLUEGRASS SOD
- HYDROSEED
- GRAVEL
- ASPHALT

DATE	11/19/2025
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P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
IMPROVEMENTS OVERVIEW

JOB TITLE
VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

DRAWING NO 2

JOB NO 21-411-04

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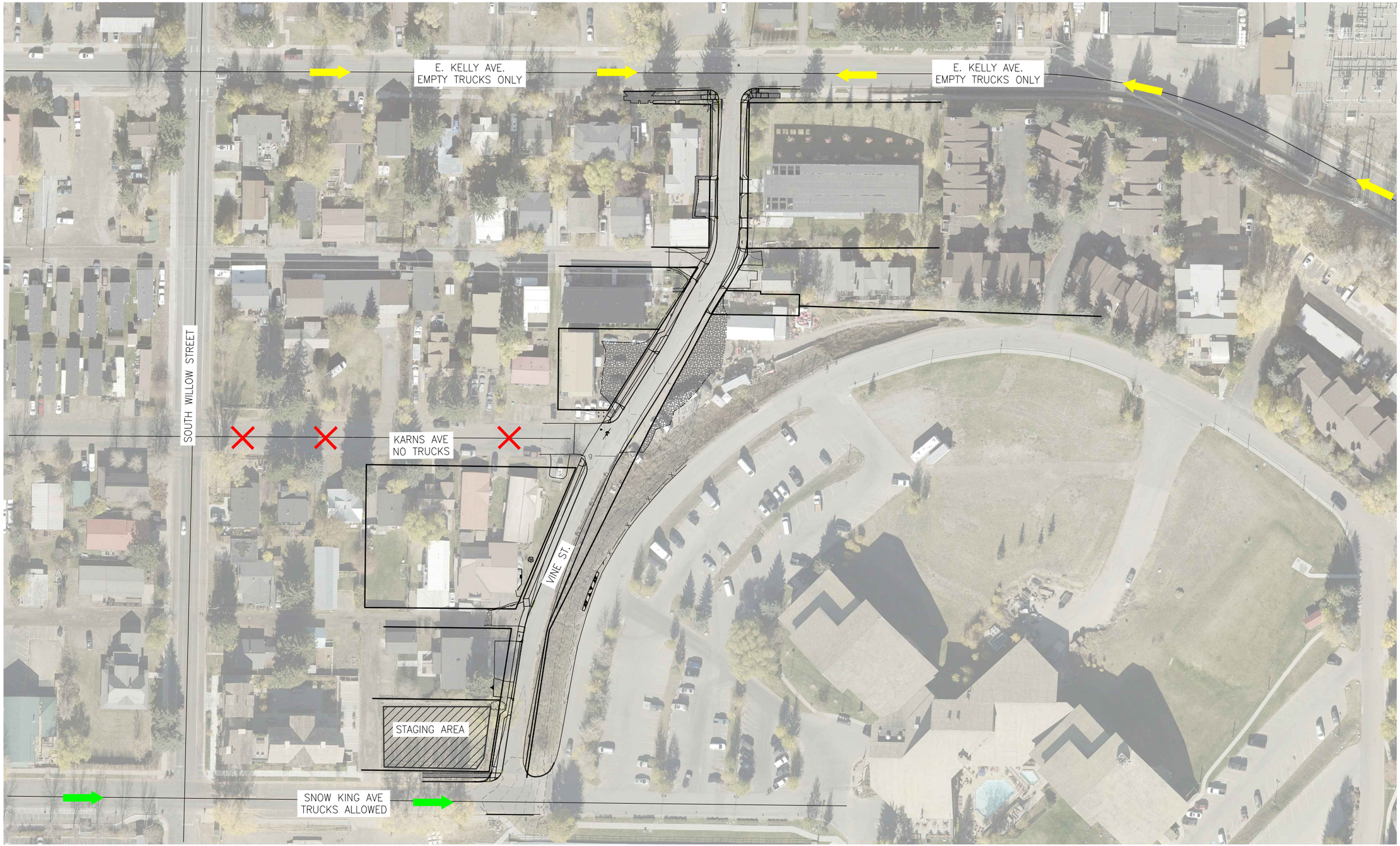

STAGING & TRUCK ROUTE PLAN

0 50' 100'

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APPROVED	MB

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P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
STAGING & TRUCK ROUTE PLAN

JOB TITLE
VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

DRAWING NO
3

JOB NO
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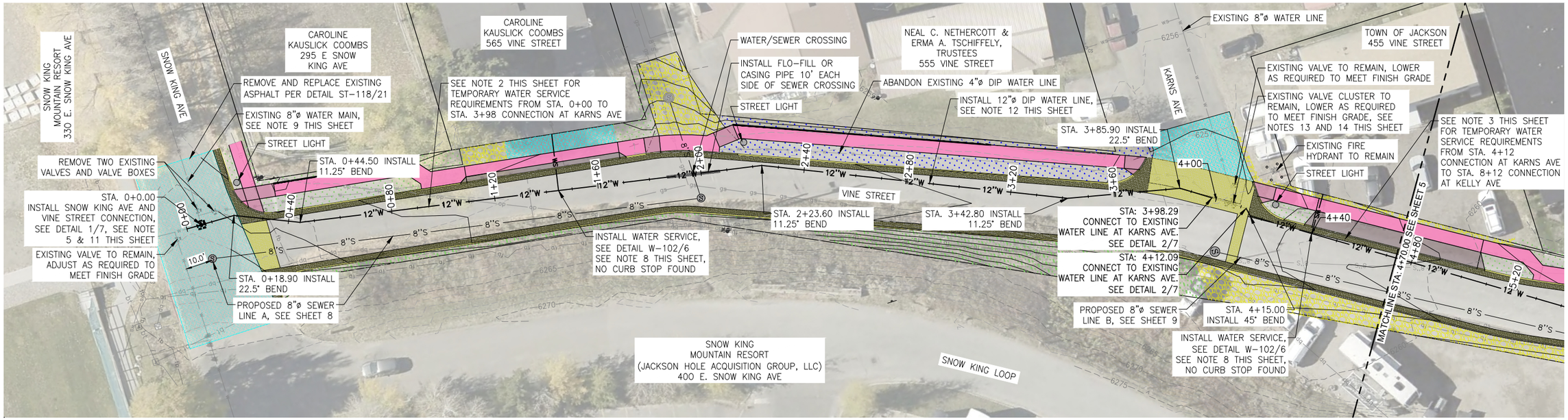

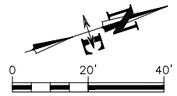

SCALES: (22x34)
1"=20' HOR.
1"=5' VER.

NOTES:

1. ALL WATER LINE AND WATER SERVICES SHALL BE TRENCHED PER DETAIL W-100/6.
2. DUE TO OTHER UTILITY CONFLICTS, THE LOCATION OF THE PROPOSED WATER LINE IS IN THE SAME TRENCH OR CLOSE TO THE EXISTING 4"ø WATER LINE. IN THIS SECTION THERE IS ONE (1) EXISTING WATER SERVICE THAT WILL REQUIRE TEMPORARY WATER SERVICE UNTIL THE WATER LINE AND NEW SERVICE ARE CONSTRUCTED. THE EXISTING SOUTHERN VALVE AT THE KARNS STREET CONNECTION SHALL BE CLOSED ALLOWING FOR ABANDONMENT OF THE EXISTING WATER LINE.
3. DUE TO OTHER UTILITY CONFLICTS, THE LOCATION OF THE PROPOSED WATER LINE IS IN THE SAME TRENCH OR CLOSE TO THE EXISTING 4"ø WATER LINE. THERE ARE FIVE (5) EXISTING WATER SERVICES THAT WILL REQUIRE TEMPORARY WATER SERVICE UNTIL THE WATER LINE AND NEW SERVICE ARE CONSTRUCTED. THE EXISTING NORTHERN VALVE AT THE KARNS STREET CONNECTION SHALL BE CLOSED ALLOWING FOR ABANDONMENT OF THE EXISTING WATER LINE.
4. ALL WATER SERVICES SHALL BE INSTALLED PER DETAIL W-102/6. TRENCH REPAIR WIDTH INCLUDING ASPHALT, CONCRETE, GRAVEL, AND LANDSCAPING SHALL NOT EXCEED 13'. ANY REPAIR GREATER THAN 13' WIDE SHALL BE CONTRACTOR RESPONSIBILITY.
5. ALIGNMENT OF THE EXISTING PIPE IS BASED ON LOCATED WATER VALVES AND TOWN OF JACKSON GIS. THE EXACT ALIGNMENT MUST BE DETERMINED IN THE FIELD PRIOR TO PERFORMING THE CONNECTION. CONTRACTOR SHALL UTILIZE EXPLORATORY EXCAVATION TO DETERMINE THE EXACT PIPE TYPE, SIZE, DEPTH, AND LOCATION PRIOR TO CONSTRUCTION OF THE WATER MAIN.
6. NOTE THAT LOCATIONS WHERE A WATER SERVICE IS INDICATED WITHOUT A CURB STOP SYMBOL ($^{o}_{CS}$) THE LOCATION IS ASSUMED. EXPLORATORY EXCAVATION WILL BE REQUIRED TO DETERMINE THE ACTUAL LOCATION IN THE FIELD.
7. ALL FIBER, GAS, AND POWER LOCATIONS ARE APPROXIMATE AND NEED TO BE VERIFIED IN THE FIELD.
8. EXACT LOCATION OF THE WATER SERVICE IS UNKNOWN. CONTRACTOR SHALL UTILIZE EXPLORATORY EXCAVATION TO DETERMINE THE EXACT LOCATION AND PIPE SIZE PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY EXACT PIPE TYPE, SIZE, DEPTH, AND LOCATION PRIOR TO CONSTRUCTION.
10. SEE SPECIFICATION 01570 FOR TRAFFIC AND ACCESS REQUIREMENTS WHEN INSTALLING THE WATER LINE.
11. IF EXISTING PIPE TO THE SOUTH IS FOUND TO BE FURTHER WEST THAN INDICATED, THIS CONNECTION MAY BE MODIFIED IF ADEQUATE SEPARATION BETWEEN SEWER EXISTS.
12. DEFLECT THE WATER LINE AT A MAXIMUM 2° BETWEEN THE BEND AT 0+44.50 AND THE CONNECTION TO THE EXISTING VALVE CLUSTER TO MAINTAIN ALIGNMENT.
13. CONTRACTOR TO VERIFY THAT THE EXISTING MAIN AND VALVES TO REMAIN HAVE A MINIMUM OF 6' OF COVER. IF NOT, THE EXISTING PIPE TO REMAIN MUST BE INSULATED.
14. CONTRACTOR TO VERIFY EXISTING VALVE CLUSTER LOCATION IS NOT WITHIN THE VALLEY GUTTER FLOW LINE. IF IT IS, VALLEY GUTTER FLOW LINE SHALL BE ADJUSTED TO AVOID VALVE CLUSTER.

CONTRACTOR NOTE:

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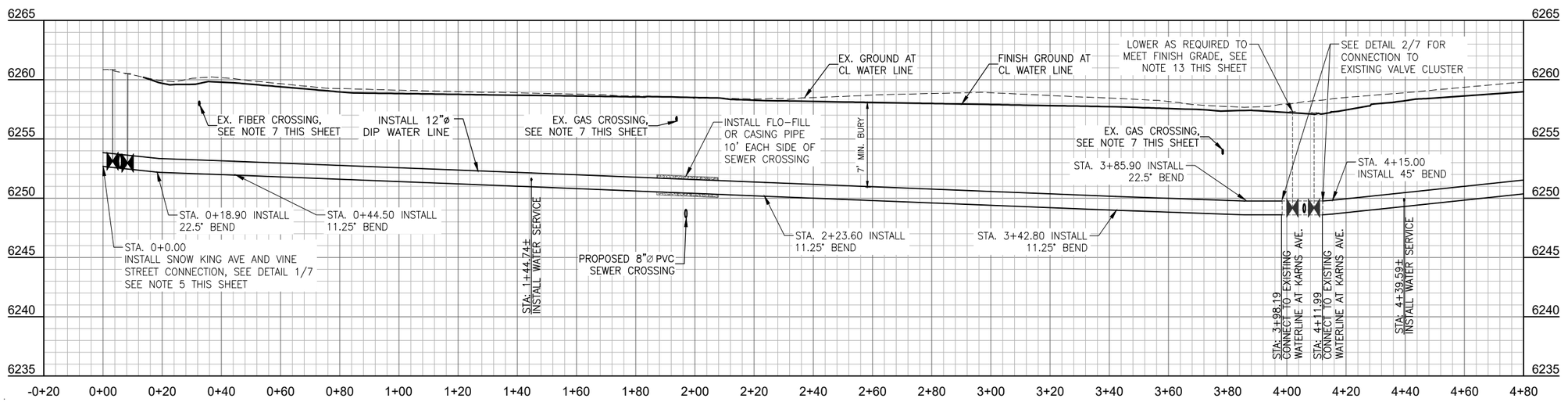

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APPROVED	MB	

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P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
WATER LINE
PLAN & PROFILE STA 0+00 - 4+70

JOB TITLE
VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

DRAWING NO 4

JOB NO 21-411-04

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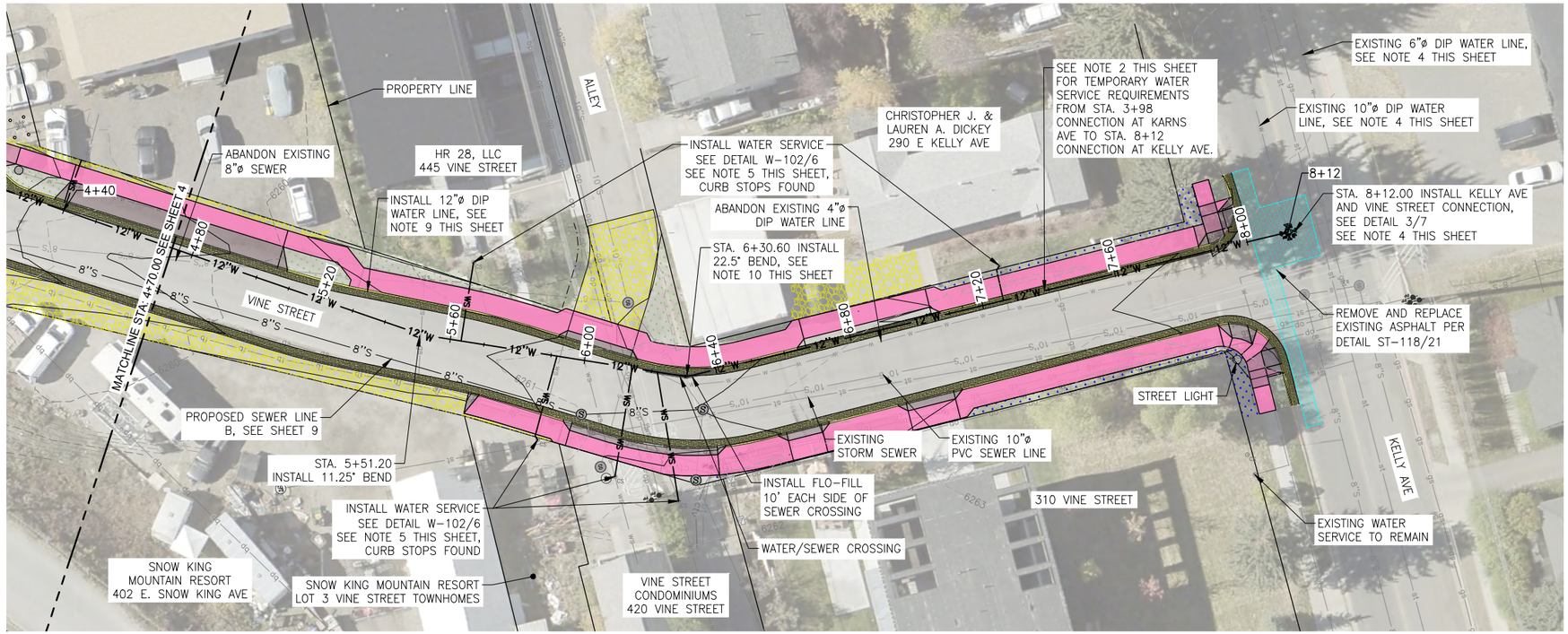
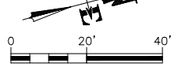


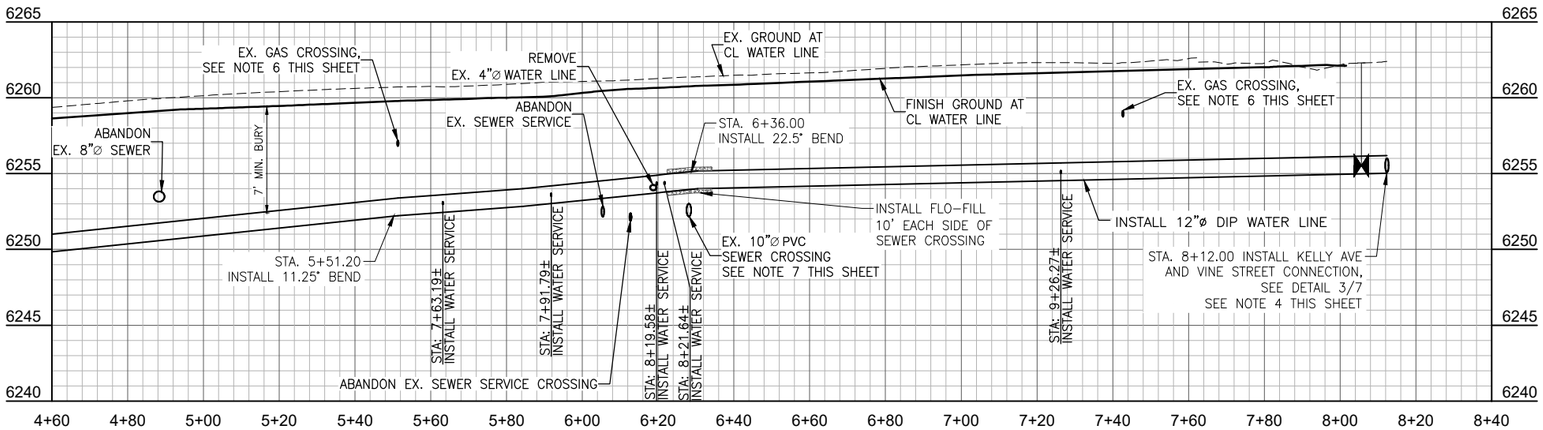


SCALES: (22x34)
1"=20' HOR.
1"=5' VER.

NOTES:
1. ALL WATER LINE AND WATER SERVICES SHALL BE TRENCHED PER DETAIL W-100/6.
2. DUE TO OTHER UTILITY CONFLICTS, THE LOCATION OF THE PROPOSED WATER LINE IS IN THE SAME TRENCH OR CLOSE TO THE EXISTING 4"ø WATER LINE. IN THIS SECTION THERE ARE FIVE (5) EXISTING WATER SERVICES THAT WILL REQUIRE TEMPORARY WATER SERVICE UNTIL THE WATER LINE AND NEW SERVICE ARE CONSTRUCTED. THE EXISTING NORTHERN VALVE AT THE KARNS STREET CONNECTION SHALL BE CLOSED ALLOWING FOR ABANDONMENT OF THE EXISTING WATER LINE.
3. ALL WATER SERVICES SHALL BE INSTALLED PER DETAIL W-102/6. TRENCH REPAIR WIDTH INCLUDING ASPHALT, CONCRETE, GRAVEL, AND LANDSCAPING SHALL NOT EXCEED 13'. ANY REPAIR GREATER THAN 13' WIDE SHALL BE CONTRACTOR RESPONSIBILITY.
4. CONTRACTOR SHALL UTILIZE EXPLORATORY EXCAVATION TO DETERMINE THE EXACT PIPE TYPE, SIZE, DEPTH, AND LOCATION PRIOR TO CONSTRUCTION OF THE WATER MAIN.
5. NOTE THAT LOCATIONS WHERE A WATER SERVICE IS INDICATED WITHOUT A CURB STOP SYMBOL ($^{\circ}_{CS}$) THE LOCATION IS ASSUMED. EXPLORATORY EXCAVATION WILL BE REQUIRED TO DETERMINE THE ACTUAL LOCATION IN THE FIELD.
6. ALL FIBER, GAS, AND POWER LOCATIONS ARE APPROXIMATE AND NEED TO BE VERIFIED IN THE FIELD.
7. WATER LINE BURY DEPTH MAY BE RAISED TO A MINIMUM BURY DEPTH OF 6' IN THE VICINITY OF THE 10" SEWER MAIN AT APPROXIMATELY 6+25.00. SEWER CROSSING ELEVATION TO BE DETERMINED BEFORE CONSTRUCTION TO AVOID CONFLICTS.
8. SEE SPECIFICATION 01570 FOR TRAFFIC AND ACCESS REQUIREMENTS WHEN INSTALLING THE WATER LINE.
9. DEFLECT THE WATER LINE AT A MAXIMUM 2° BETWEEN THE BEND AT 0+5+51.20 AND THE CONNECTION TO THE EXISTING VALVE CLUSTER TO MAINTAIN ALIGNMENT.
10. INSTALL MECHANICAL THRUST RESTRAINT AND THRUST BLOCK AT THIS BEND DUE TO EXISTING UTILITY TRENCHES.

CONTRACTOR NOTE:

CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.



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APPROVED	MB	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
WATER LINE
PLAN & PROFILE STA 4+70 - 8+15

JOB TITLE
VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

DRAWING NO 5

JOB NO 21-411-04

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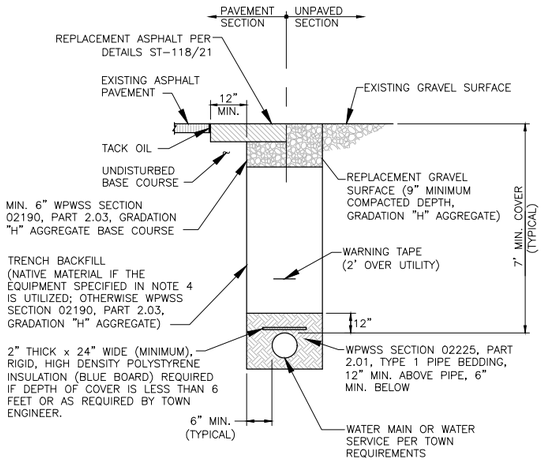
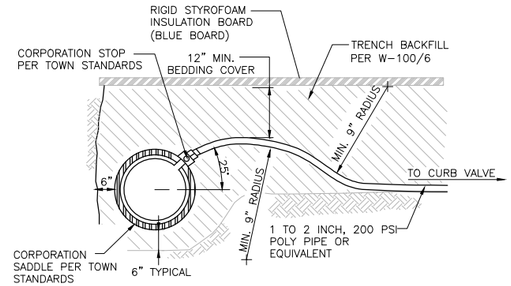


NOTES:
1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
   - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.

W-100 6 — WATER MAIN AND SERVICE LINE TRENCH

W-100 | DATE: 1/14/13 | SCALE: NTS

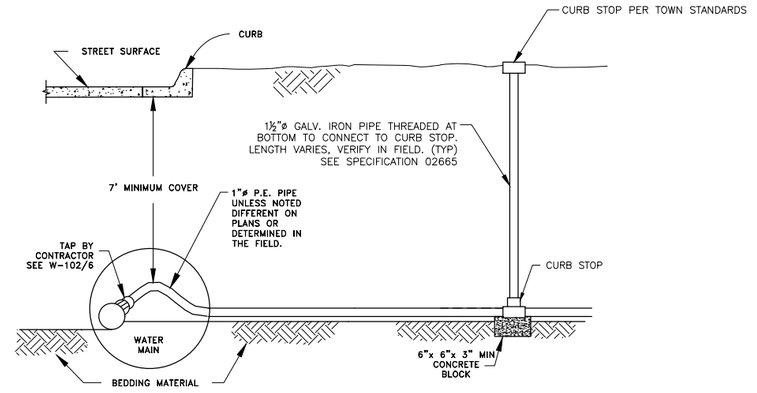


DETAIL OF A PROPERLY INSTALLED CORPORATION STOP, SHOWING GOOSENECK IN SERVICE PIPE.

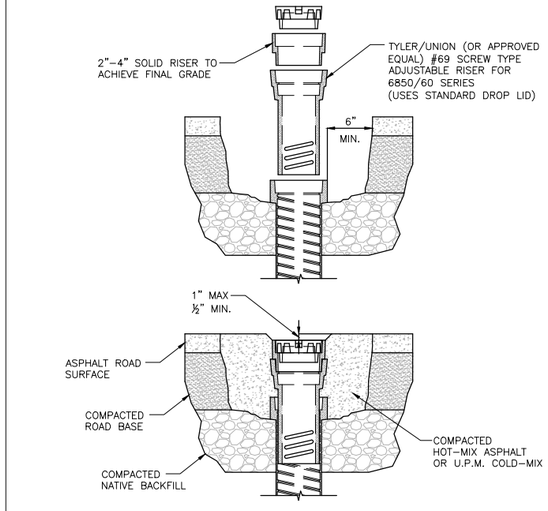
NOTES:
1. RIGID STYROFOAM INSULATION BOARD (BLUE BOARD) THICKNESS TO BE 2" OR GREATER. INSTALL FULL WIDTH OF TRENCH OR 2' OUTSIDE OF PIPE. OVER LAP 6" AT SEAMS.
2. ALL CONNECTIONS TO POLY PIPE WILL BE COMPRESSION TYPE FITTINGS INSTATIGHT OR EQUIVALENT.

W-102 6 — 1" WATER SERVICE CONNECTION

W-102 | DATE: 12/30/15 | SCALE: NTS



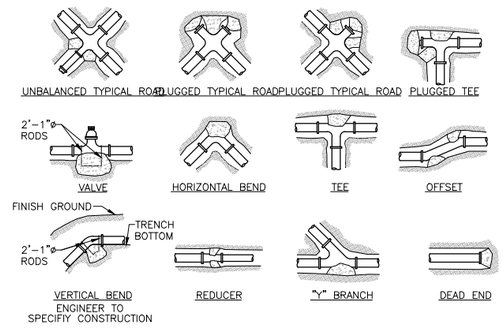
1/6 TYPICAL WATER SERVICE DETAIL



NOTES:
1. ADJUST WATER VALVES UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING.
2. THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT PRIOR TO AND POST BACKFILLING.
3. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES.

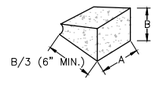
W-106 6 — WATER VALVE COLLAR ASSEMBLY

W-106 | DATE: 1/16/13 | SCALE: NTS



MINIMUM DIMENSIONS FOR THRUST BLOCKING

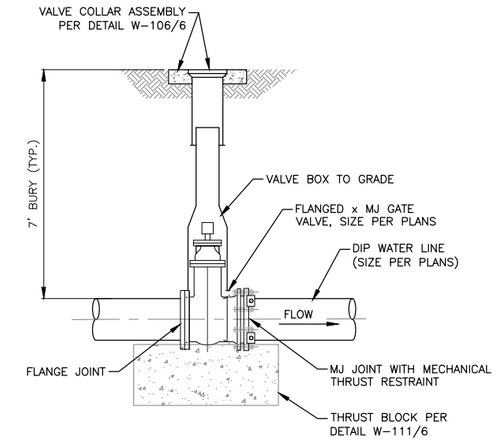
FITTING SIZE	TEES & PLUGS		90° BENDS		45° BENDS & WYES		REDUCERS & 22 1/2° BENDS		11 1/4° BENDS	
	A	B	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"	1'-0"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



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

W-111 6 — THRUST BLOCK DETAILS

W-111 | DATE: 1/16/13 | SCALE: NTS



2/6 TYPICAL BURIED GATE VALVE
Scale: N.T.S.

DATE	11/19/2025	REV.
SURVEYED	NE	
ENGINEERED	AK	
DRAWN	AK	
CHECKED	MB	
APPROVED	MB	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE: WATER DETAILS

JOB TITLE: VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

DRAWING NO: 6

JOB NO: 21-411-04

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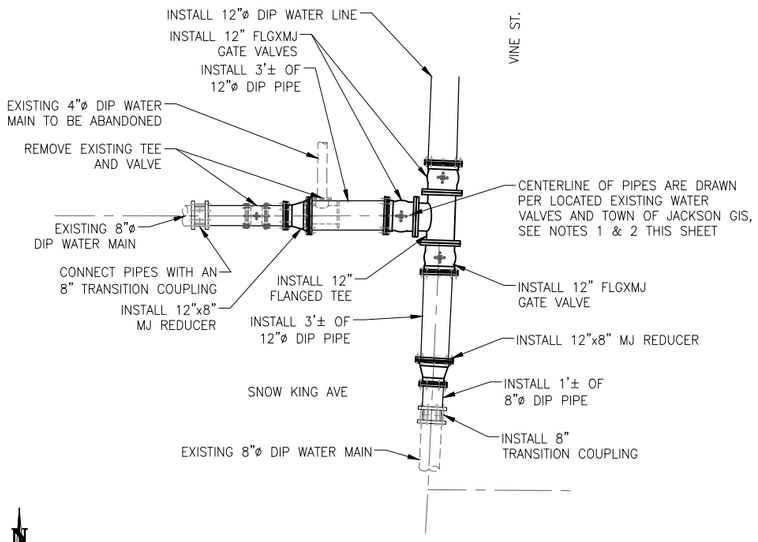
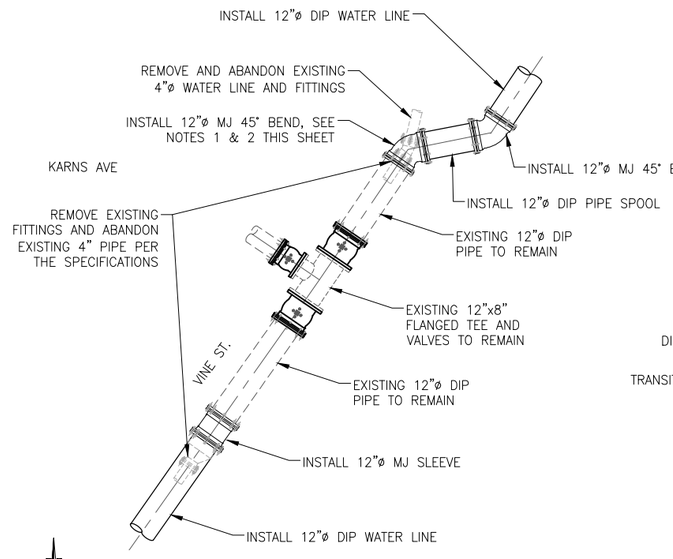
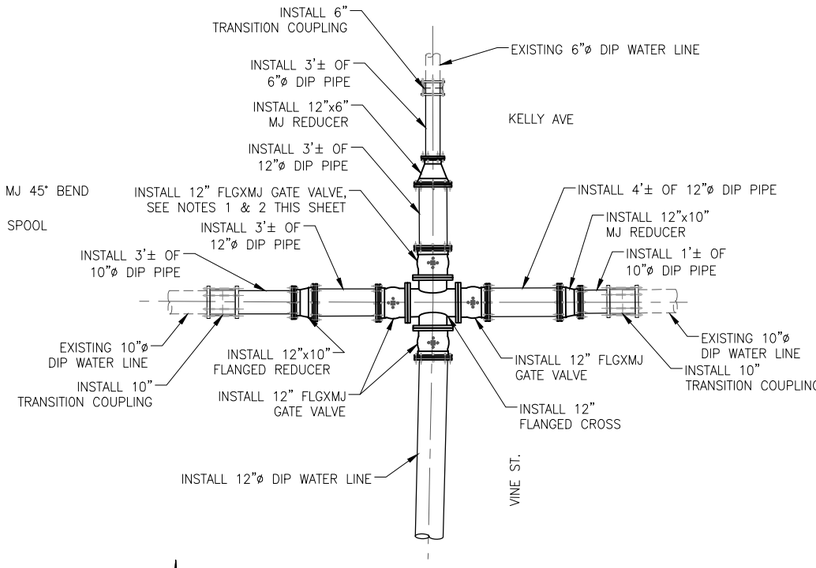


1/7 WATER CONNECTION DETAIL VINE & SNOW KING



2/7 WATER CONNECTION DETAIL VINE & KARNS



3/7 WATER CONNECTION DETAIL VINE & KELLY

NOTES:
1. ALIGNMENT OF THE EXISTING PIPE IS BASED ON LOCATED WATER VALVES AND TOWN OF JACKSON GIS. THE EXACT ALIGNMENT MUST BE DETERMINED IN THE FIELD PRIOR TO PERFORMING THE CONNECTION. CONTRACTOR SHALL UTILIZE EXPLORATORY EXCAVATION TO DETERMINE THE EXACT PIPE TYPE, SIZE, DEPTH, AND LOCATION PRIOR TO CONSTRUCTION OF THE WATER MAIN.
2. ADDITIONAL FITTINGS MAY BE REQUIRED TO ACCOUNT FOR ELEVATION DIFFERENCES ON ALL CONNECTIONS.

		REV.
DATE	11/19/2025	
SURVEYED	NE	
ENGINEERED	AK	
DRAWN	AK	
CHECKED	MB	
APPROVED	MB	

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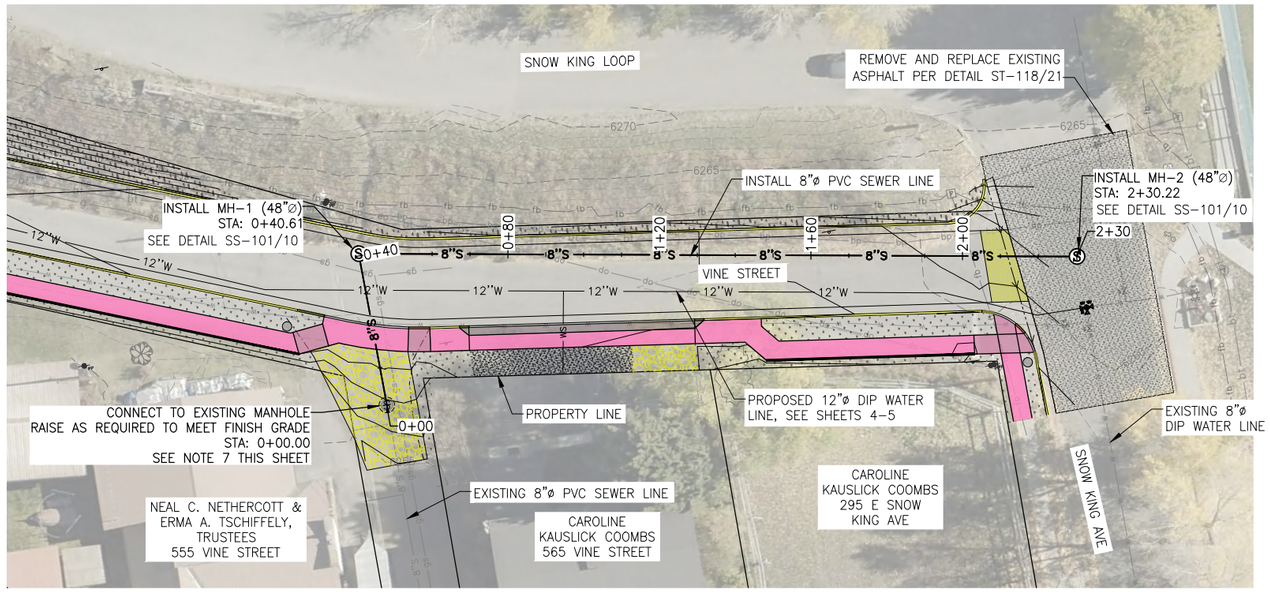
DRAWING TITLE: WATER CONNECTION DETAILS

JOB TITLE: VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

DRAWING NO: 7

JOB NO: 21-411-04

S:\Proj\2021\411-04 (Vine Street Improvements 2026 Construction - Civil\4 Drawings\Civil\VINEST-DETAILS.dwg (WATER CONNECTION DETAILS) - Nov 19 2025 09:56:02 am PLOTTED BY: kong DWG FORMAT: ISO



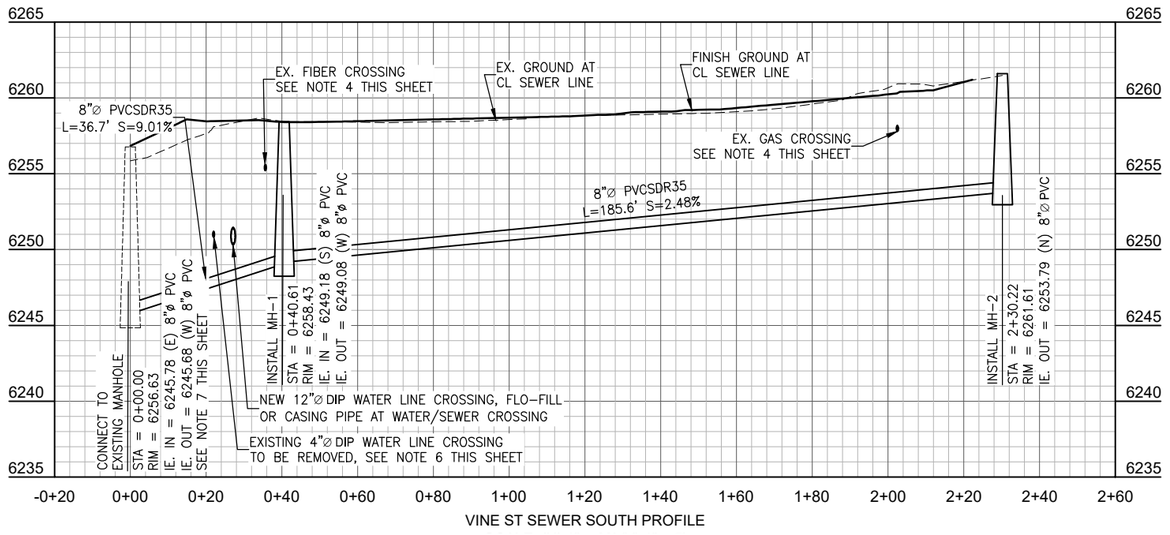
0 20' 40'

SCALES: (22x34)
1"=20' HOR.
1"=5' VER.

NOTES:
1. ALL SEWER MAIN AND SEWER SERVICES SHALL BE TRENCHED PER DETAIL SS-100/10.
2. ALL SEWER SERVICES SHALL TIE ONTO EXISTING SEWER SERVICE AT PROPERTY BOUNDARY PER DETAIL SS-111/11. TRENCH REPAIR WIDTH INCLUDING ASPHALT, CONCRETE, GRAVEL, AND LANDSCAPING SHALL NOT EXCEED 13'. ANY REPAIR GREATER THAN 13' WIDE SHALL BE CONTRACTOR RESPONSIBILITY.
3. SEE SPECIFICATION 01570 FOR TRAFFIC AND ACCESS REQUIREMENTS WHEN INSTALLING SEWER MAIN A.
4. ALL FIBER, GAS, AND POWER LOCATIONS ARE APPROXIMATE AND NEED TO BE VERIFIED IN THE FIELD.
5. EXISTING WATER LINE ELEVATIONS ARE APPROXIMATE AND DEPTH SHOULD BE DETERMINED PRIOR TO INSTALLATION OF THE SEWER LINE.
6. CONTRACTOR SHALL UTILIZE EXPLORATORY EXCAVATION TO DETERMINE THE EXACT LOCATION, SIZE, PIPE TYPE, AND ELEVATION PRIOR TO ORDERING ANY MANHOLES AND BEGINNING CONSTRUCTION.
7. CORE EXISTING MANHOLE AND INSTALL NEW SEWER MAIN. REMOVE EXISTING GRADE RINGS, ADD A 2' BARREL, AND ADJUST MANHOLE RING AND COVER WITH GRADE RINGS AS REQUIRED TO ADJUST TO FINISH GRADE.
8. SEE SPECIFICATION 02700 SANITARY SEWER SYSTEM FOR TESTING REQUIREMENTS.

CONTRACTOR NOTE:

CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.



VINE ST SEWER SOUTH PROFILE

			REV.
DATE	11/19/2025		
SURVEYED	NE		
ENGINEERED	AK		
DRAWN	AK		
CHECKED	MB		
APPROVED	MB		

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P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE: SEWER LINE A PLAN & PROFILE

JOB TITLE: VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

DRAWING NO: 8

JOB NO: 21-411-04

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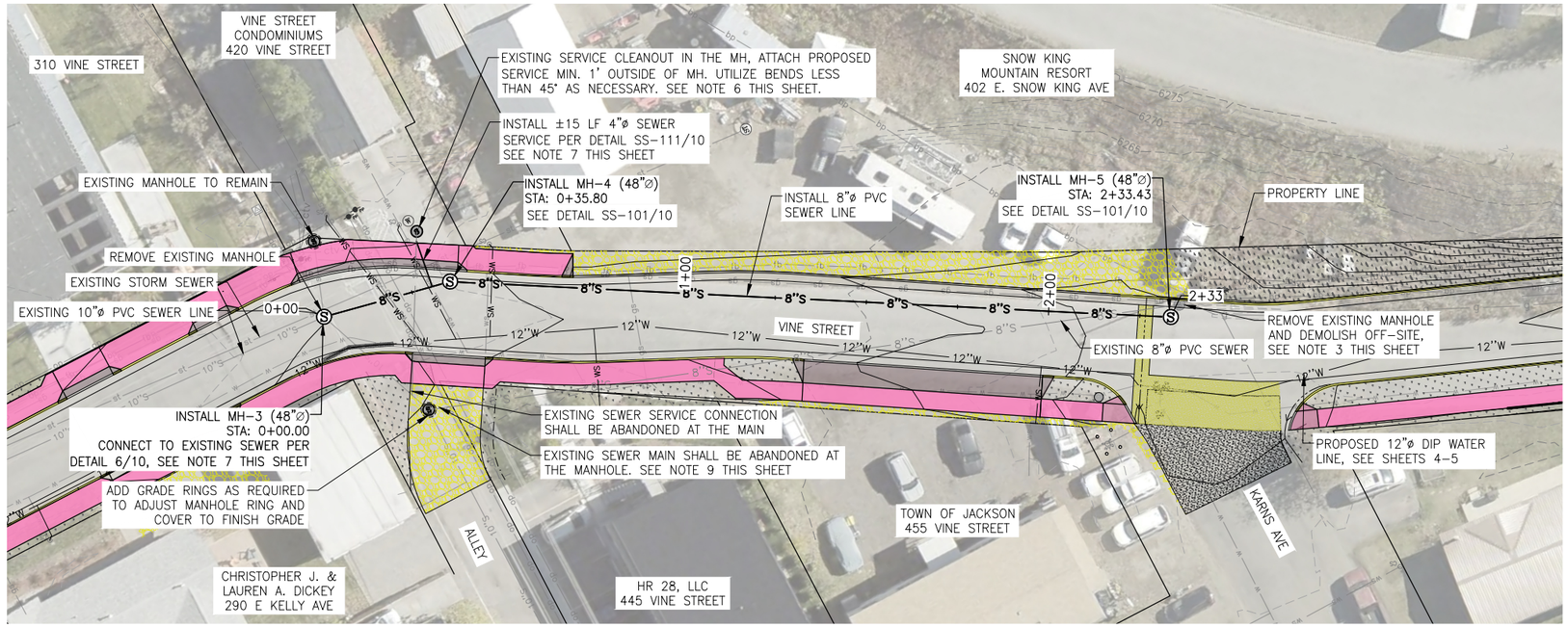


0 20' 40'

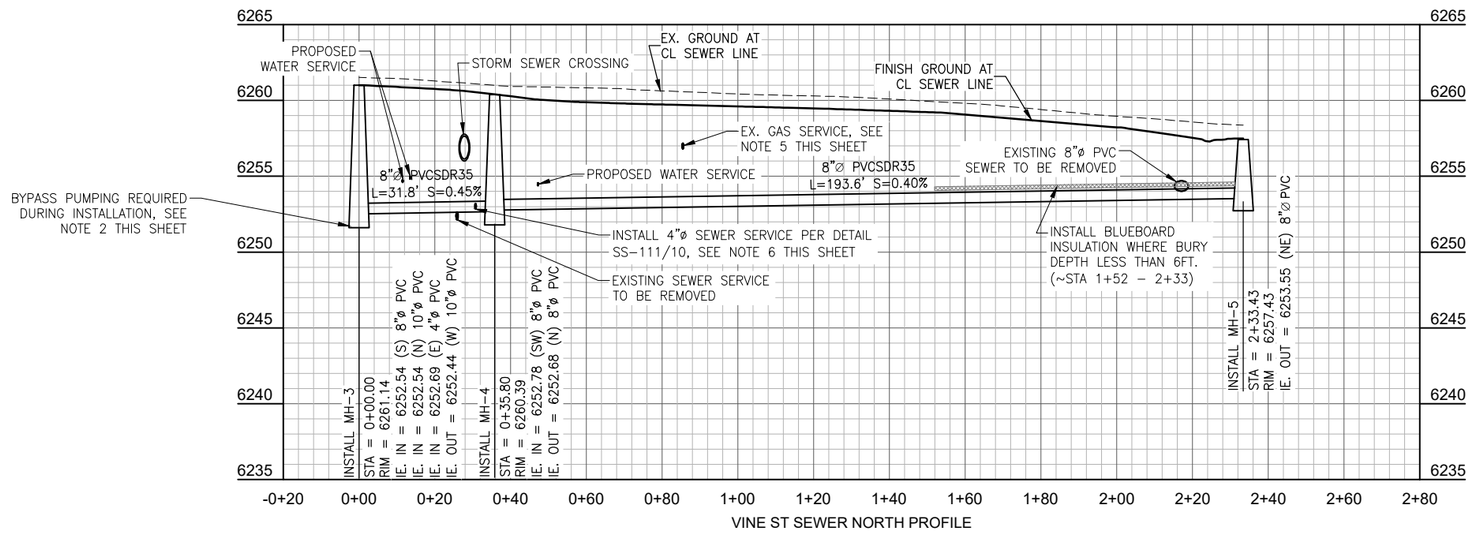
SCALES: (22x34)
1"=20' HOR.
1"=5' VER.

NOTES:

1. ALL SEWER MAIN AND SEWER SERVICES SHALL BE TRENCHED PER DETAIL SS-100/10.
2. CONTRACTOR IS RESPONSIBLE FOR PUMPING SEWAGE AROUND THE SECTION OF SEWER MAIN BEING REPLACED. CONTRACTOR SHALL PROVIDE 24 HOUR NOTICE TO ANY RESIDENT THAT WILL BE OUT OF SERVICE DURING THE INSTALLATION. SEE SPECIFICATION 02700 FOR BYPASS PUMPING REQUIREMENTS.
3. REMOVAL OF ALL EXISTING SEWER MAIN AND MANHOLES SHALL BE DISPOSED OF PROPERLY. CONTRACTOR SHALL RECYCLE MATERIALS APPLICABLE AND DELIVER ANY MANHOLE LIDS AND RINGS AS REQUESTED BY TOJ TO PUBLIC WORKS DEPARTMENT. NO OLD PIPE CAN BE USED IN BACKFILL MATERIAL.
4. SEE SPECIFICATION 01570 FOR TRAFFIC AND ACCESS REQUIREMENTS WHEN INSTALLING SEWER MAIN B.
5. ALL FIBER, GAS, AND POWER LOCATIONS ARE APPROXIMATE AND NEED TO BE VERIFIED IN THE FIELD.
6. CONTRACTOR SHALL UTILIZE EXPLORATORY EXCAVATION ON THE EXISTING ASSUMED SEWER SERVICE TO DETERMINE DEPTH, SIZE, AND PIPE ANGLE OUT OF EXISTING CLEANOUT MANHOLE. UTILIZE FITTINGS AS NECESSARY TO CONNECT PROPOSED 4"ø SERVICE TO PROPOSED SEWER MAIN.
7. CONTRACTOR SHALL UTILIZE EXPLORATORY EXCAVATION TO DETERMINE THE EXACT LOCATION, SIZE, PIPE TYPE, AND ELEVATION PRIOR TO ORDERING ANY MANHOLES AND BEGINNING CONSTRUCTION.
8. SEE SPECIFICATION 02700 SANITARY SEWER SYSTEM FOR TESTING REQUIREMENTS.
9. EXISTING MAIN SHALL BE ABANDONED JUST OUTSIDE THE EXISTING MANHOLE BY CUTTING AND CAPPING. THEN INFILL THE CORE INSIDE THE MANHOLE WITH GROUT OR CONCRETE.

CONTRACTOR NOTE:

CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.



DATE	11/19/2025	REV.
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DRAWN	AK	
CHECKED	MB	
APPROVED	MB	

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DRAWING TITLE
SEWER LINE B PLAN & PROFILE

JOB TITLE
VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

DRAWING NO 9

JOB NO 21-411-04

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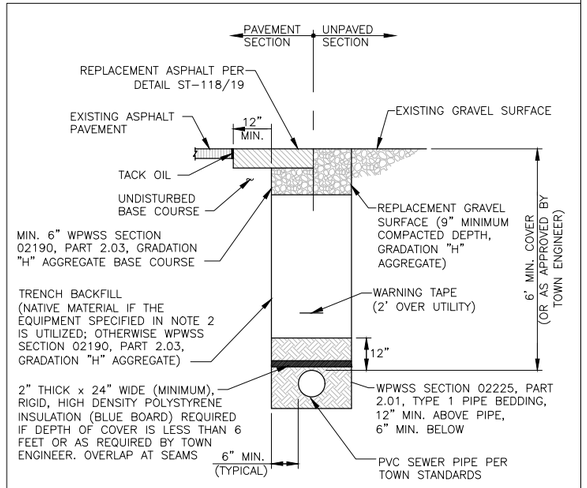
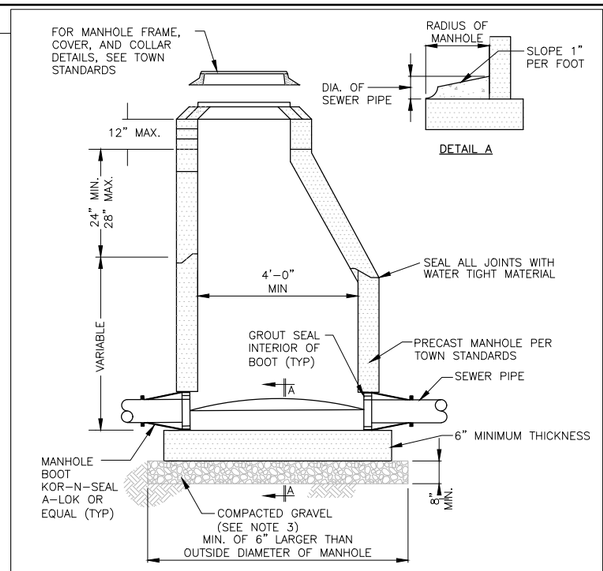


NOTES:
1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
   - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WOSHA) REGULATIONS.

SS-100 10 **SEWER MAIN & SERVICE TRENCH DETAIL**

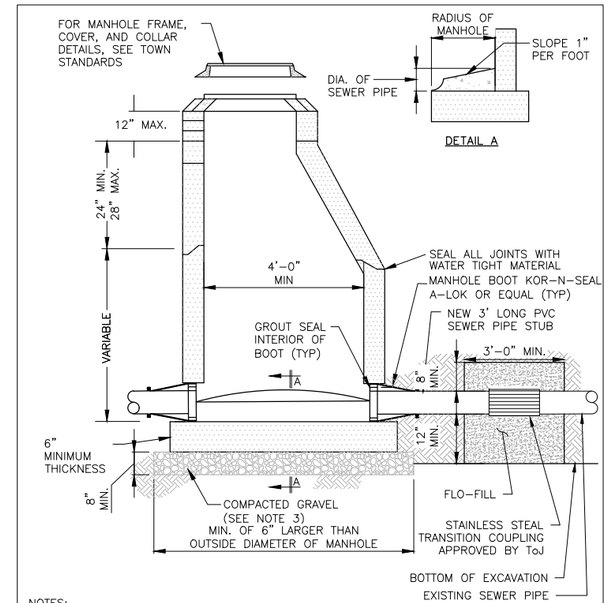
SS-100 DATE: 1/10/13 SCALE: NTS



NOTES:
1. DROP ATYPICAL ROAD INVERT SHALL BE GREATER THAN OR EQUAL TO SLOPE OF ADJACENT SEWER PIPE.
2. BASE SHALL BE REINFORCED WHEN THE DISTANCE FROM INVERT TO TOP OF COVER EXCEEDS 15'. REINFORCEMENT TO BE APPROVED BY ENGINEER.
3. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
4. ALL PIPES GOING INTO MANHOLE SHALL BE INSTALLED TO MATCH TOP OF PIPE CROWNS.
5. TROUGH DEPTH AT CENTER TO BE HALF THE DIAMETER OF THE PIPE.

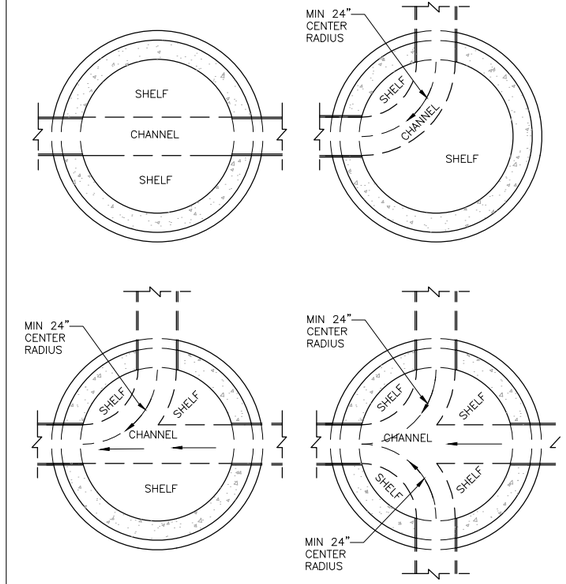
SS-101 10 **SANITARY SEWER MANHOLE STANDARD**

SS-101 DATE: 1/11/13 SCALE: NTS



NOTES:
1. DROP ATYPICAL ROAD INVERT SHALL BE GREATER THAN OR EQUAL TO SLOPE OF ADJACENT SEWER PIPE.
2. BASE SHALL BE REINFORCED WHEN THE DISTANCE FROM INVERT TO TOP OF COVER EXCEEDS 15'. REINFORCEMENT TO BE APPROVED BY ENGINEER.
3. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
4. ALL PIPES GOING INTO MANHOLE SHALL BE INSTALLED TO MATCH TOP OF PIPE CROWNS.
5. TROUGH DEPTH AT CENTER TO BE HALF THE DIAMETER OF THE PIPE.
6. BACKFILL OPERATIONS AT MAIN CONNECTION SHALL UTILIZE CEMENT TREATED FILL ("FLOWABLE FILL") CONFORMING TO WPWSS SECTION 02225, PART 2.01B.

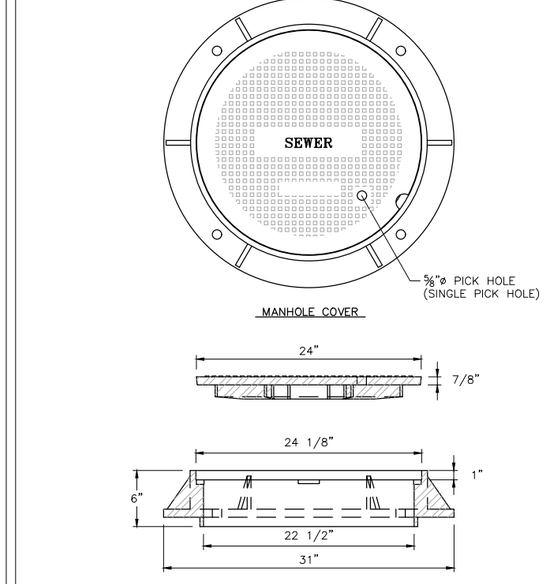
6 10 **NEW MANHOLE EXISTING MAIN CONNECTION DETAIL**



NOTE: SLOPE ALL SHELVES TO CHANNEL AT 1" PER FOOT.

SS-107 10 **MANHOLE CHANNEL DETAILS**

SS-107 DATE: 1/11/13 SCALE: NTS



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

SS-108 10 **SEWER MANHOLE FRAME & COVER**

SS-108 DATE: 1/24/13 SCALE:

DATE	11/19/2025	REV.
SURVEYED	NE	
ENGINEERED	AK	
DRAWN	AK	
CHECKED	MB	
APPROVED	MB	

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DRAWING TITLE: SEWER DETAILS

JOB TITLE: VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

DRAWING NO: 10

JOB NO: 21-411-04

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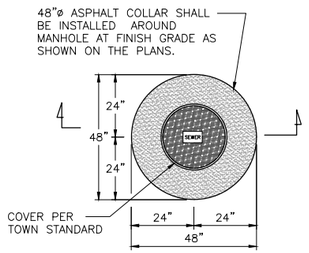
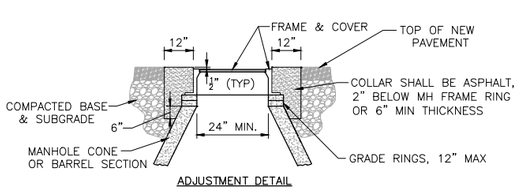


COVER AND COLLAR PLAN



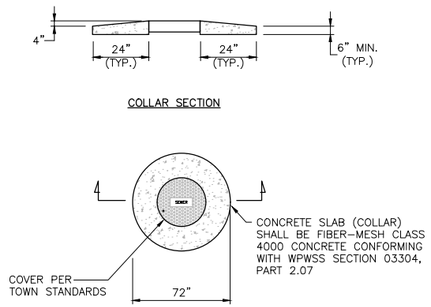
ADJUSTMENT DETAIL

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

SS-109 11 **MANHOLE ADJUSTMENT & COLLAR DETAIL FOR ASPHALT SURFACES**

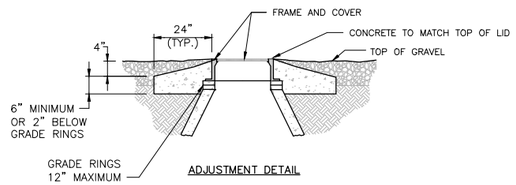
SS-109 DATE: 1/11/13

SCALE: NTS



COLLAR SECTION

COVER AND COLLAR PLAN



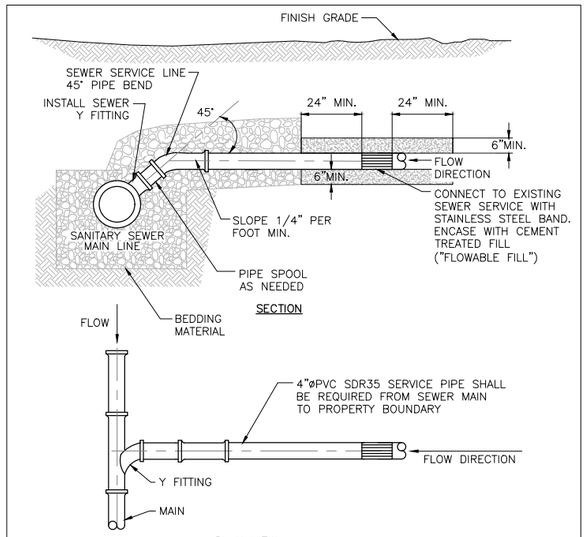
ADJUSTMENT DETAIL

NOTE:
1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT.

SS-110 11 **MANHOLE ADJUSTMENT & COLLAR DETAIL FOR GRAVEL SURFACES**

SS-110 DATE: 1/11/13

SCALE: NTS



SECTION

PLAN VIEW

NOTES:
1. NEW SERVICE CONNECTIONS SHALL BE INSPECTED BY THE TOWN OF JACKSON.
2. BACKFILL OPERATIONS AT NEW SERVICES SHALL BE COMPACTED PER TOWN STANDARDS.
3. BACKFILL OPERATIONS AT SERVICE REPAIR SHALL UTILIZE CEMENT TREATED FILL ("FLOWABLE FILL") CONFORMING TO WPWSS SECTION 02225, PART 2.01B

SS-111 11 **SANITARY SEWER SERVICE LINE**

SS-111 DATE: 1/14/13

SCALE: NTS

DATE	11/19/2025	REV.
SURVEYED	NE	
ENGINEERED	AK	
DRAWN	AK	
CHECKED	MB	
APPROVED	MB	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

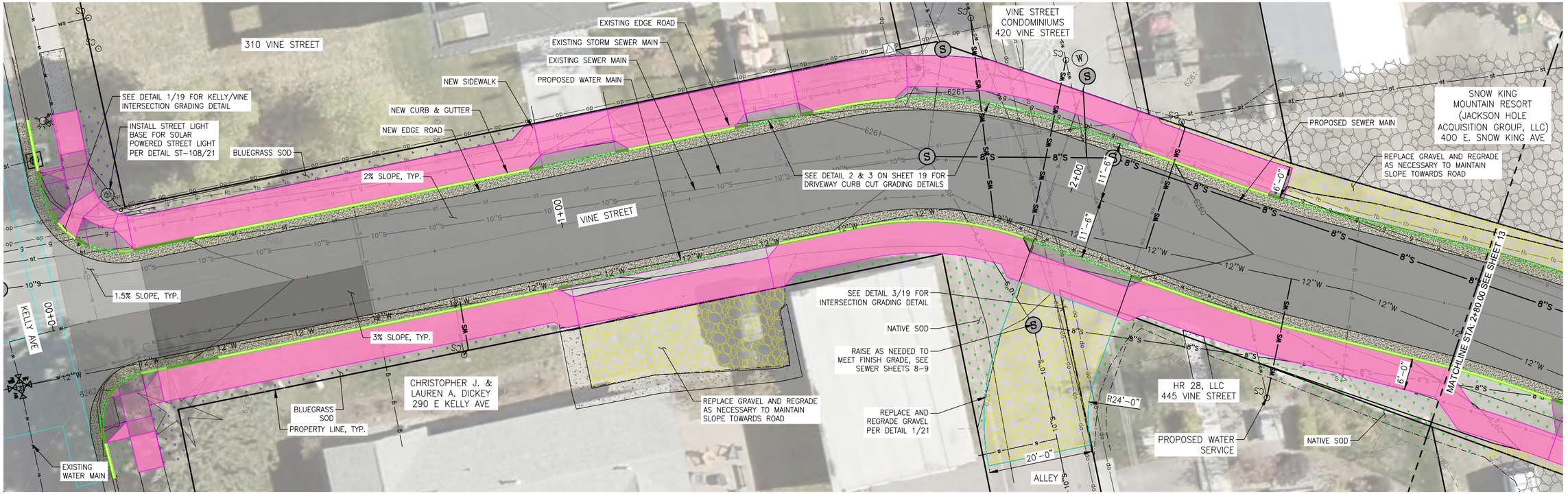
DRAWING TITLE
SEWER DETAILS

JOB TITLE
VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

DRAWING NO
11

JOB NO
21-411-04

S:\Proj2021\411-04 (Vine Street Improvements 2026 Construction - Civil\4 Drawings\Civil\VINE11-DETAILS.dwg (SEWER DETAILS (2)) - Nov 19 2025 09:56:24 am PLOTTED BY Meg DWG FORMAT: 25D



ROAD SLOPE LEGEND

- 1.5% SLOPE
- 2% SLOPE
- 3% SLOPE
- 4% SLOPE

SIDEWALK LEGEND

- FLAT SECTION
- <5% SLOPE, <2% CROSS
- 5-8.33% SLOPE, 0% CROSS
- RAMP OR >8.33% SLOPE

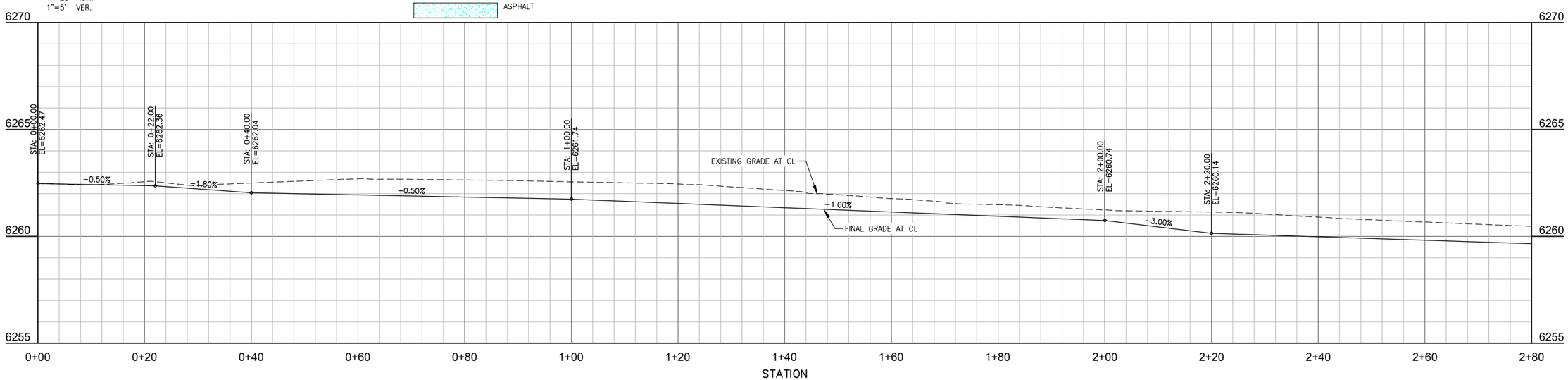
CURB LEGEND

- CURB CUT
- CURB HEIGHT TRANSITION
- 6" CURB (FULL)

RECLAIM LEGEND

- NATIVE SOD
- BLUEGRASS SOD
- HYDROSEED
- GRAVEL
- ASPHALT

SCALES: (11x17)
1"=20' HOR.
1"=5' VER.



CONTRACTOR NOTE:

CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.

			REV.
DATE	11/19/2025		
SURVEYED	NE		
ENGINEERED	AK		
DRAWN	AK		
CHECKED	MB		
APPROVED	MB		

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

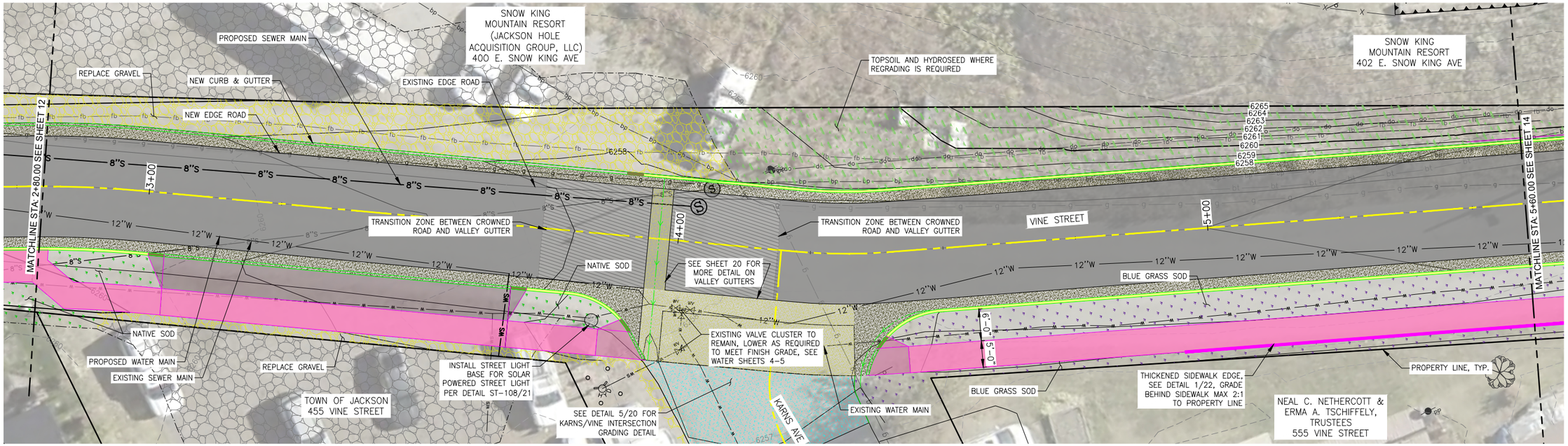
DRAWING TITLE: VINE ST PLAN & PROFILE 0+00.00 - 2+80.00

JOB TITLE: VINE ST IMPROVEMENTS TOWN OF JACKSON, WYOMING

DRAWING NO: 12

JOB NO: 21-411-04

S:\Proj\2021\411-04 Vine Street Improvements 2026 Construction - Civil\4 Drawings\Civil\VINEST-GRADING P-P.dwg VINE ST PLAN & PROFILE 0+00.00 - 2+80.00 - Nov 19 2025 09:36:44 am PLOTTED BY: kmg DWG FORMAT: 25.0



ROAD SLOPE LEGEND

- 1.5% SLOPE
- 2% SLOPE
- 3% SLOPE
- 4% SLOPE

SIDEWALK LEGEND

- FLAT SECTION
- <5% SLOPE, <2% CROSS
- 5-8.33% SLOPE, 0% CROSS
- RAMP OR >8.33% SLOPE

CURB LEGEND

- CURB CUT
- CURB HEIGHT TRANSITION
- 6" CURB (FULL)

RECLAIM LEGEND

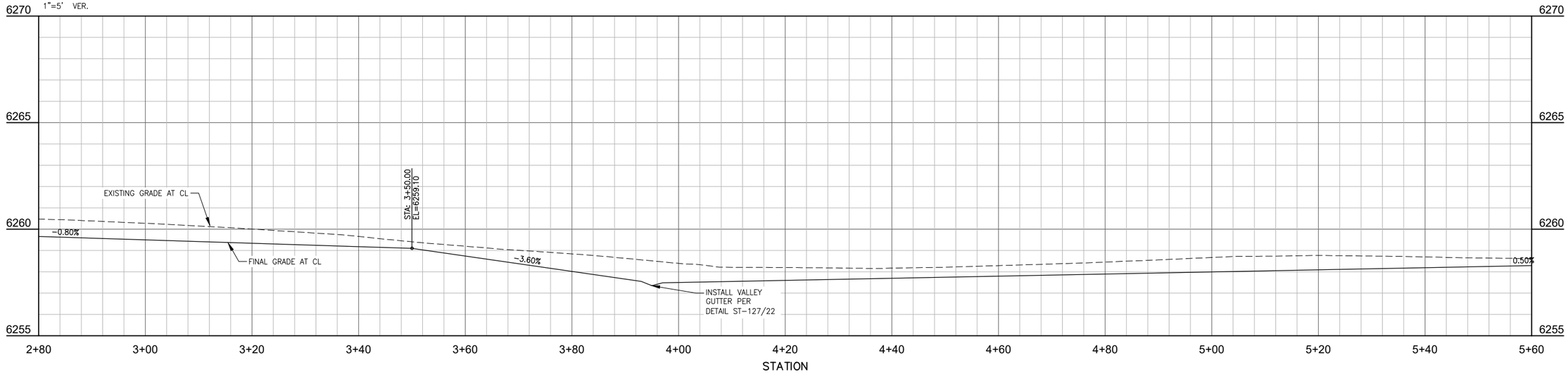
- NATIVE SOD
- BLUEGRASS SOD
- HYDROSEED
- GRAVEL
- ASPHALT

0 10' 20'

CONTRACTOR NOTE:

CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.

SCALES: (11x17)
1"=20' HOR.
1"=5' VER.



DATE	11/19/2025	REV.
SURVEYED	NE	
ENGINEERED	AK	
DRAWN	AK	
CHECKED	MB	
APPROVED	MB	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

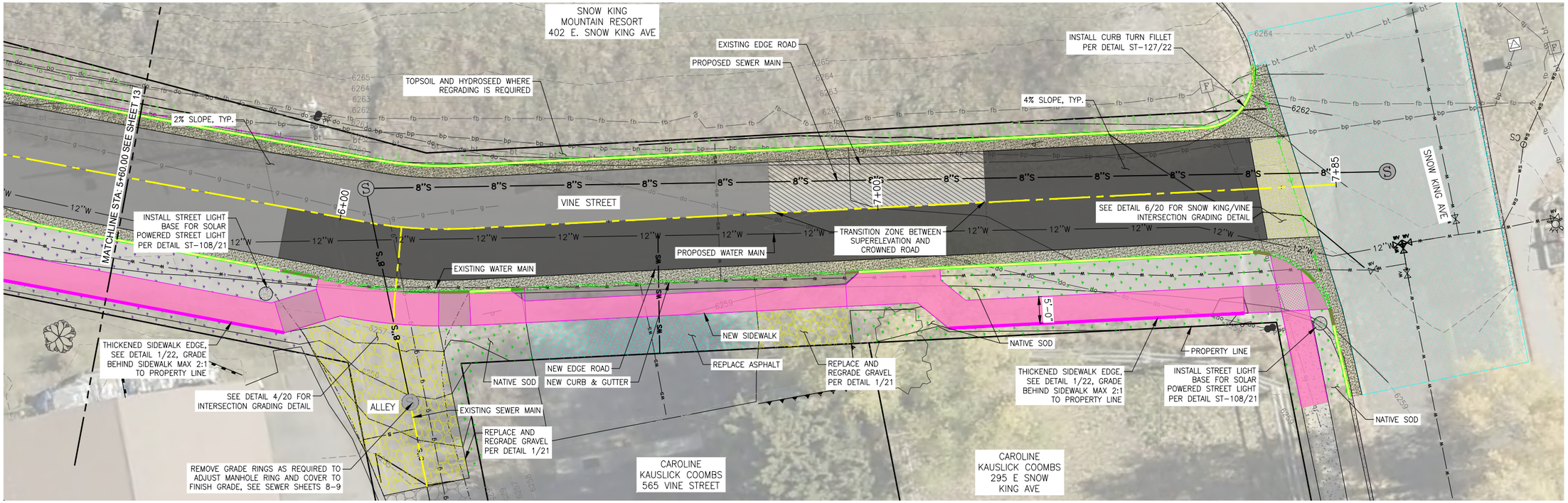
DRAWING TITLE: VINE ST PLAN & PROFILE 2+80.00 - 5+60.00

JOB TITLE: VINE ST IMPROVEMENTS TOWN OF JACKSON, WYOMING

DRAWING NO: 13

JOB NO: 21-411-04

S:\Proj\2021\411-04 Vine Street Improvements 2026 Construction - Civil\4 Drawings\Civil\VINEST-GRADING P-P.dwg (VINE ST PLAN & PROFILE 2+80.00 - 5+60.00 - Nov 19 2025 09:36:49 am PLOTTED BY: Mike DWG FORMAT: 25.0



ROAD SLOPE LEGEND

- 1.5% SLOPE
- 2% SLOPE
- 3% SLOPE
- 4% SLOPE

SIDEWALK LEGEND

- FLAT SECTION
- <5% SLOPE, <2% CROSS
- 5-8.33% SLOPE, 0% CROSS
- RAMP OR >8.33% SLOPE

CURB LEGEND

- CURB CUT
- CURB HEIGHT TRANSITION
- 6" CURB (FULL)

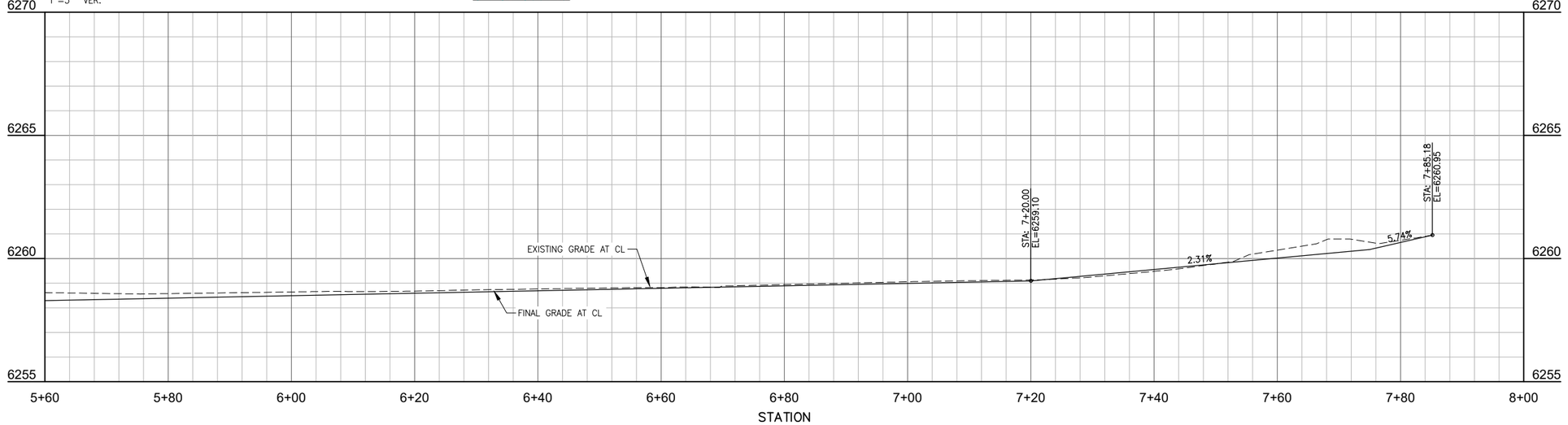
RECLAIM LEGEND

- NATIVE SOD
- BLUEGRASS SOD
- HYDROSEED
- GRAVEL
- ASPHALT

CONTRACTOR NOTE:

CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.

SCALES: (11x17)
1"=20' HOR.
1"=5' VER.



NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

	DATE	REV.
SURVEYED	11/19/2025	
ENGINEERED	NE	
DRAWN	AK	
CHECKED	AK	
APPROVED	MB	
	MB	

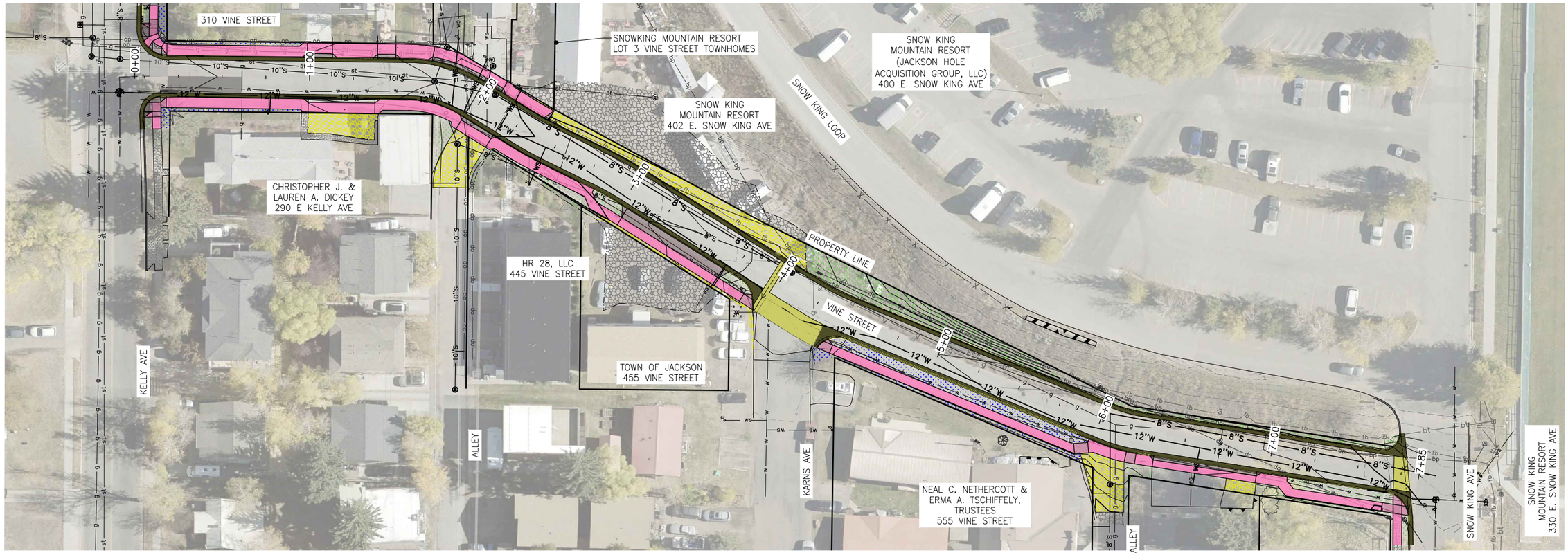
DRAWING TITLE: VINE ST PLAN & PROFILE 5+60.00 - 8+00.00

JOB TITLE: VINE ST IMPROVEMENTS TOWN OF JACKSON, WYOMING

DRAWING NO 14

JOB NO 21-411-04

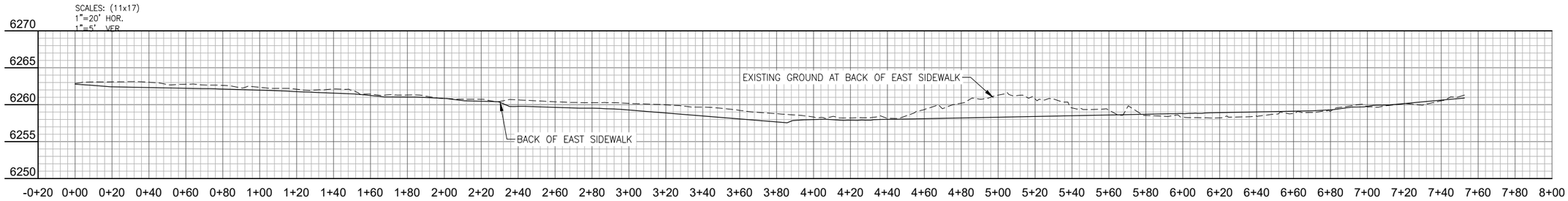
S:\Proj\2021\411-04 Vine Street Improvements 2026 Construction - Civil\4 Drawings\Civil\VINEST-GRADING P-P.dwg (VINE ST PLAN & PROFILE 5+60.00 - 8+00.00) - Nov 19 2025 09:36:53 am PLOTTED BY: Meg DWG FORMAT: 25.0



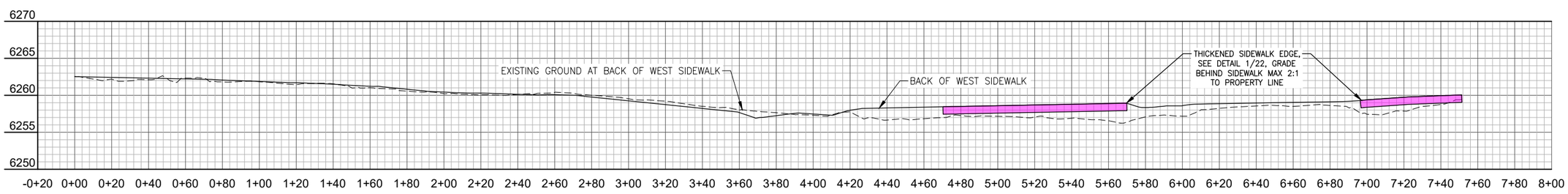
BACK OF SIDEWALK PLAN & PROFILES

0 30' 60'

SCALES: (11x17)
1"=20' HOR.
1"=5' VER



EAST BACK OF SIDEWALK



WEST BACK OF SIDEWALK

DATE	11/19/2025	REV.
SURVEYED	NE	
ENGINEERED	AK	
DRAWN	AK	
CHECKED	MB	
APPROVED	MB	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

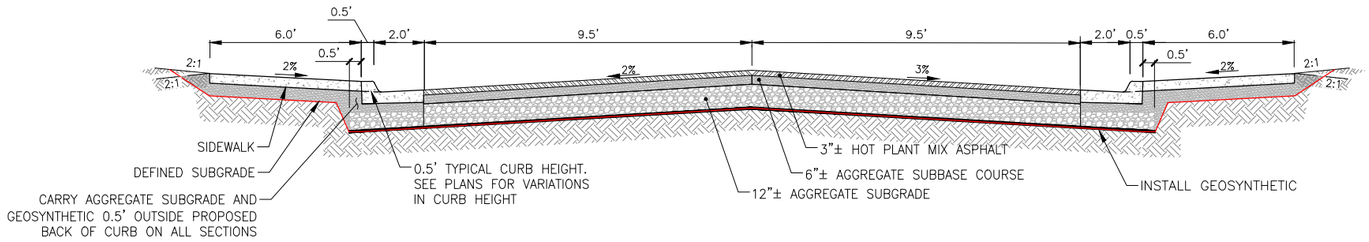
DRAWING TITLE
BACK OF SIDEWALK PLAN & PROFILES

JOB TITLE
VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

DRAWING NO
15

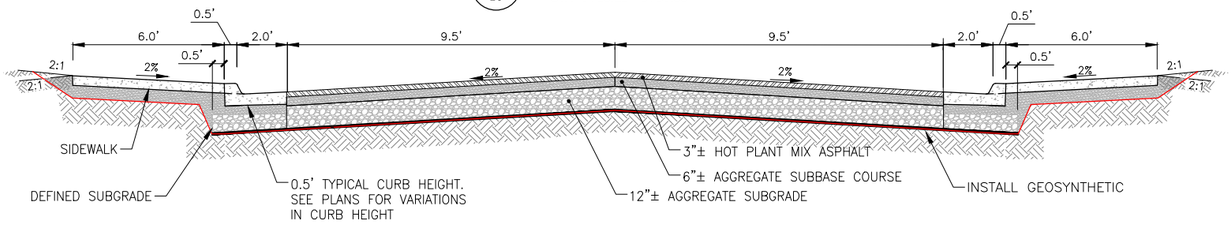
JOB NO
21-411-04

S:\Proj\2021\411-04 (Vine Street Improvements 2026 Construction - Civil\4 Drawings\Civil\VINEST-BSDWG (BACK OF SIDEWALK PLAN & PROFILES) - Nov 19 2025 09:07:00 am PLOTTED BY: Meg DWG FORMAT: 25.0



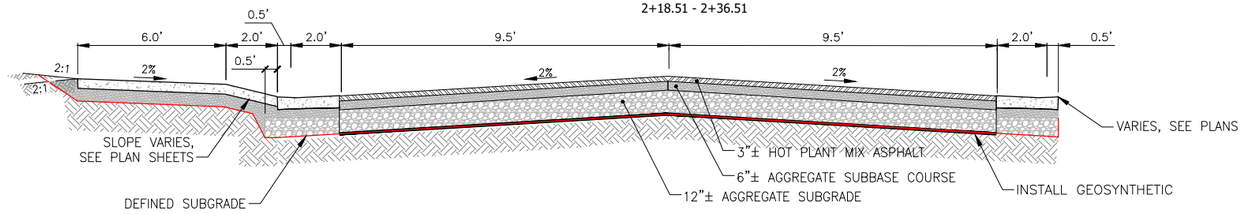
1/16 TYPICAL ROAD SECTION 1

STA 0+18.21 - 0+30.00



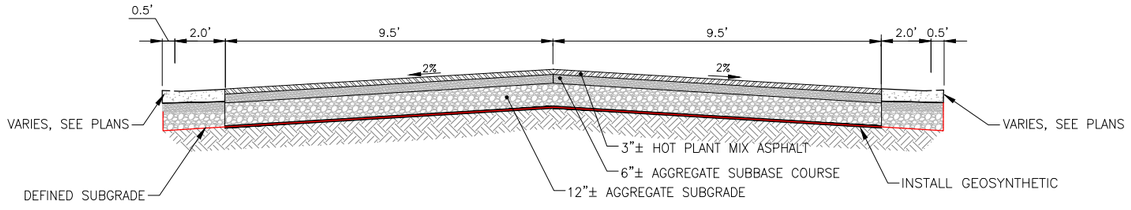
2/16 TYPICAL ROAD SECTION 2

STA 0+30.00 - 0+95.98
1+51.62 - 1+66.08
2+18.51 - 2+36.51



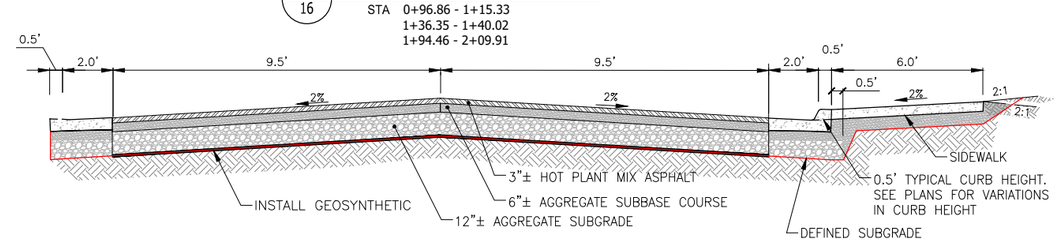
3/16 TYPICAL ROAD SECTION 3

STA 0+95.98 - 0+96.86
1+40.02 - 1+51.62
1+66.08 - 1+94.46



4/16 TYPICAL ROAD SECTION 4

STA 0+96.86 - 1+15.33
1+36.35 - 1+40.02
1+94.46 - 2+09.91



5/16 TYPICAL ROAD SECTION 5

STA 1+15.33 - 1+36.35
2+09.91 - 2+18.51

REV.	
DATE	11/19/2025
SURVEYED	NE
ENGINEERED	AK
DRAWN	AK
CHECKED	MB
APPROVED	MB

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

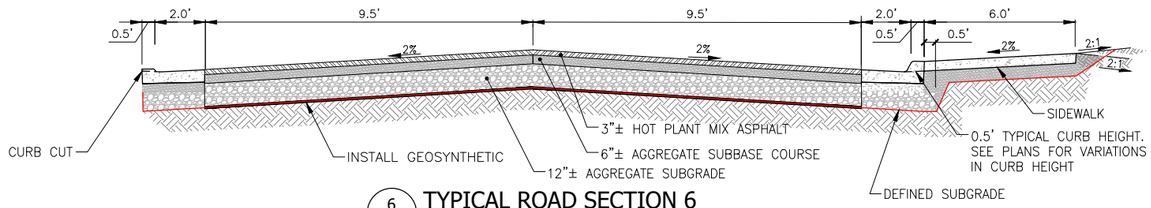
DRAWING TITLE
ROAD SECTION DETAILS

JOB TITLE
VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

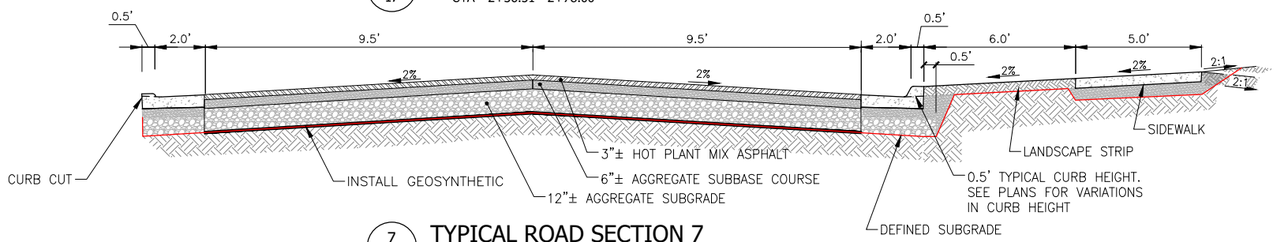
DRAWING NO 16

JOB NO 21-411-04

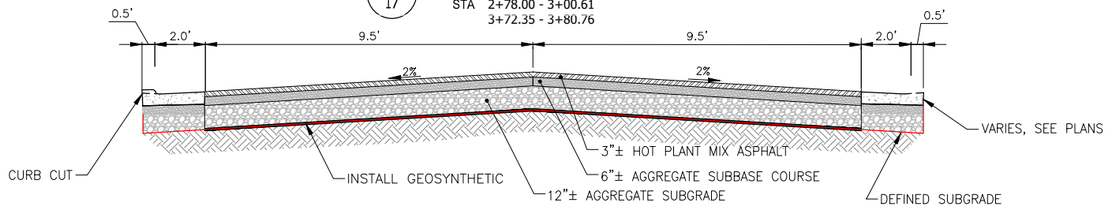
S:\Proj2021\411-04 (Vine Street Improvements 2026 Construction - Civil)\4 Drawings\Civil\VINEST-DETAILS.dwg (ROAD SECTION DETAILS) - Nov 19 2025 09:37:03 am PLOTTED BY: king DWG FORMAT: 25.0



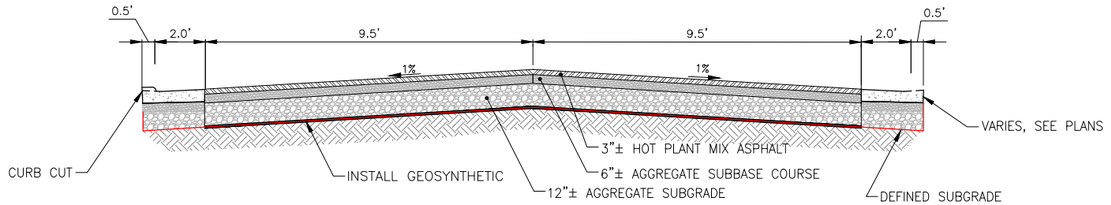
6/17 TYPICAL ROAD SECTION 6
STA 2+36.51 - 2+78.00



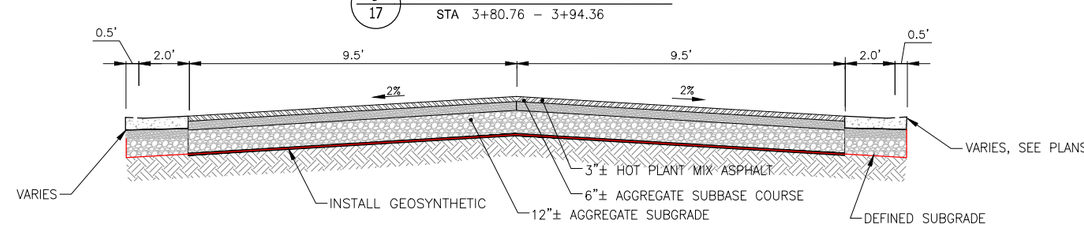
7/17 TYPICAL ROAD SECTION 7
STA 2+78.00 - 3+00.61
3+72.35 - 3+80.76



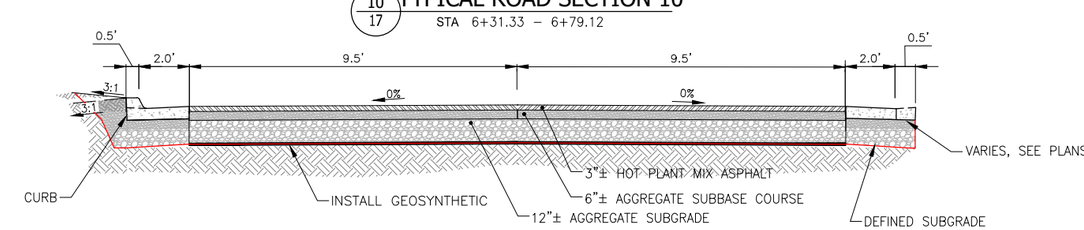
8/17 TYPICAL ROAD SECTION 8
STA 3+00.61 - 3+72.35



9/17 TYPICAL ROAD SECTION 9
STA 3+80.76 – 3+94.36



10/17 TYPICAL ROAD SECTION 10
STA 6+31.33 – 6+79.12



11/17 TYPICAL ROAD SECTION 11
STA 3+94.36 – 4+18.36

DATE	11/19/2025	REV.
SURVEYED	NE	
ENGINEERED	AK	
DRAWN	AK	
CHECKED	MB	
APPROVED	MB	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
ROAD SECTION DETAILS

JOB TITLE
VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

DRAWING NO 17
JOB NO 21-411-04

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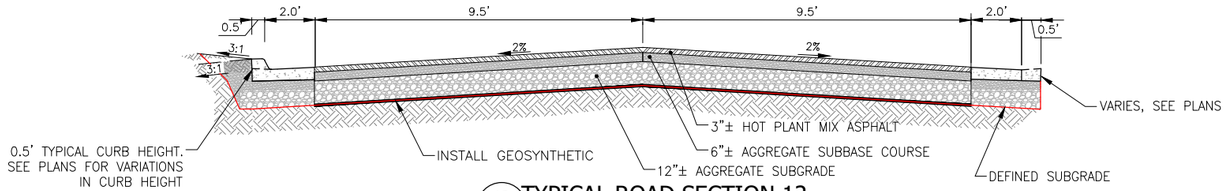
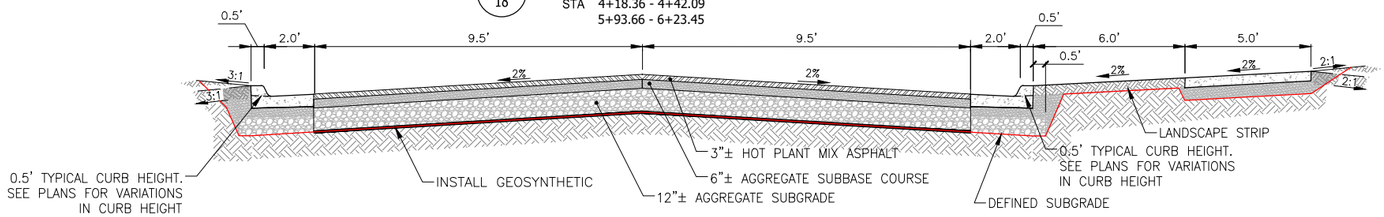


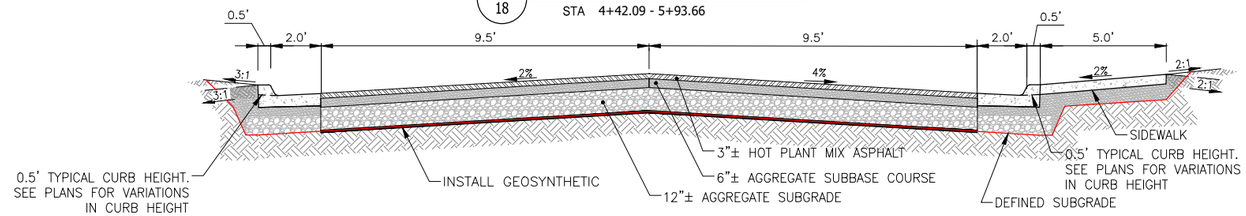
12/18 TYPICAL ROAD SECTION 12

STA 4+18.36 - 4+42.09
5+93.66 - 6+23.45



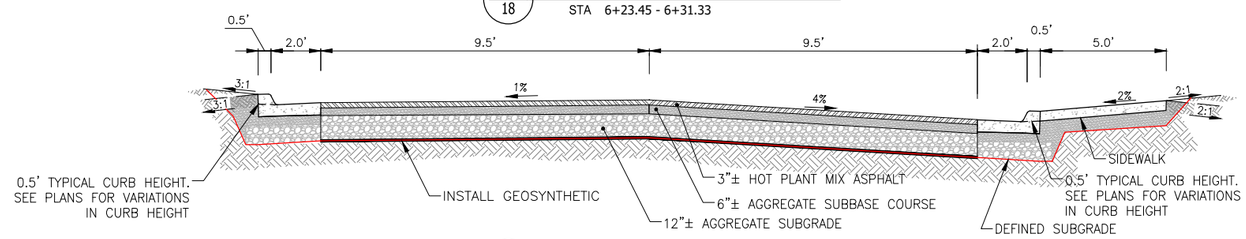
13/18 TYPICAL ROAD SECTION 13

STA 4+42.09 - 5+93.66



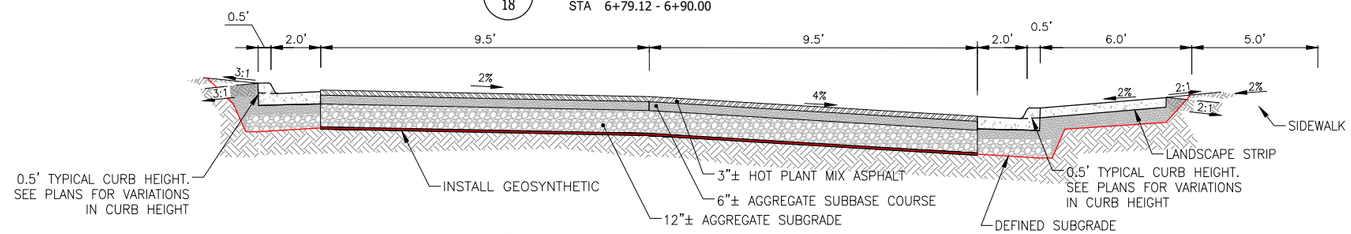
14/18 TYPICAL ROAD SECTION 14

STA 6+23.45 - 6+31.33



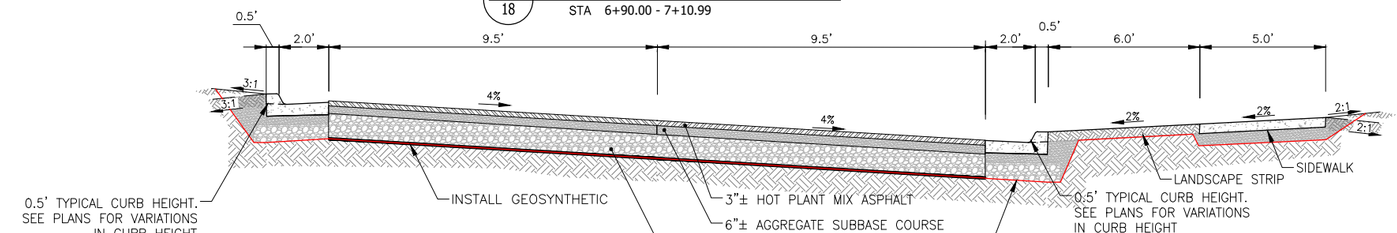
15/18 TYPICAL ROAD SECTION 15

STA 6+79.12 - 6+90.00



16/18 TYPICAL ROAD SECTION 16

STA 6+90.00 - 7+10.99



17/18 TYPICAL ROAD SECTION 17

STA 7+10.99 - 7+66.95

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DATE	11/19/2025	REV.
SURVEYED	NE	
ENGINEERED	AK	
DRAWN	AK	
CHECKED	MB	
APPROVED	MB	

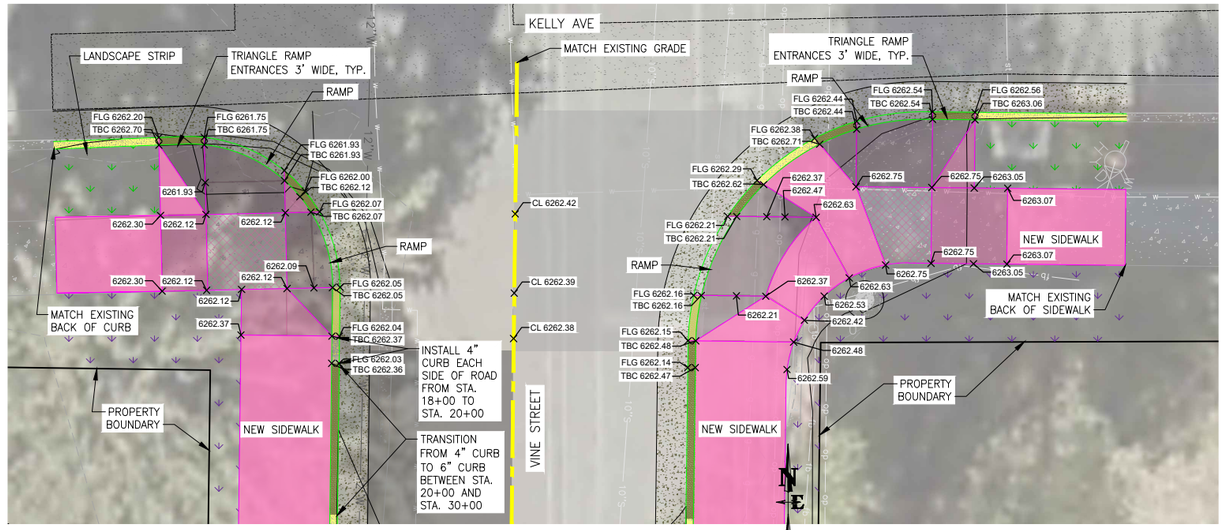
NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE: ROAD SECTION DETAILS

JOB TITLE: VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

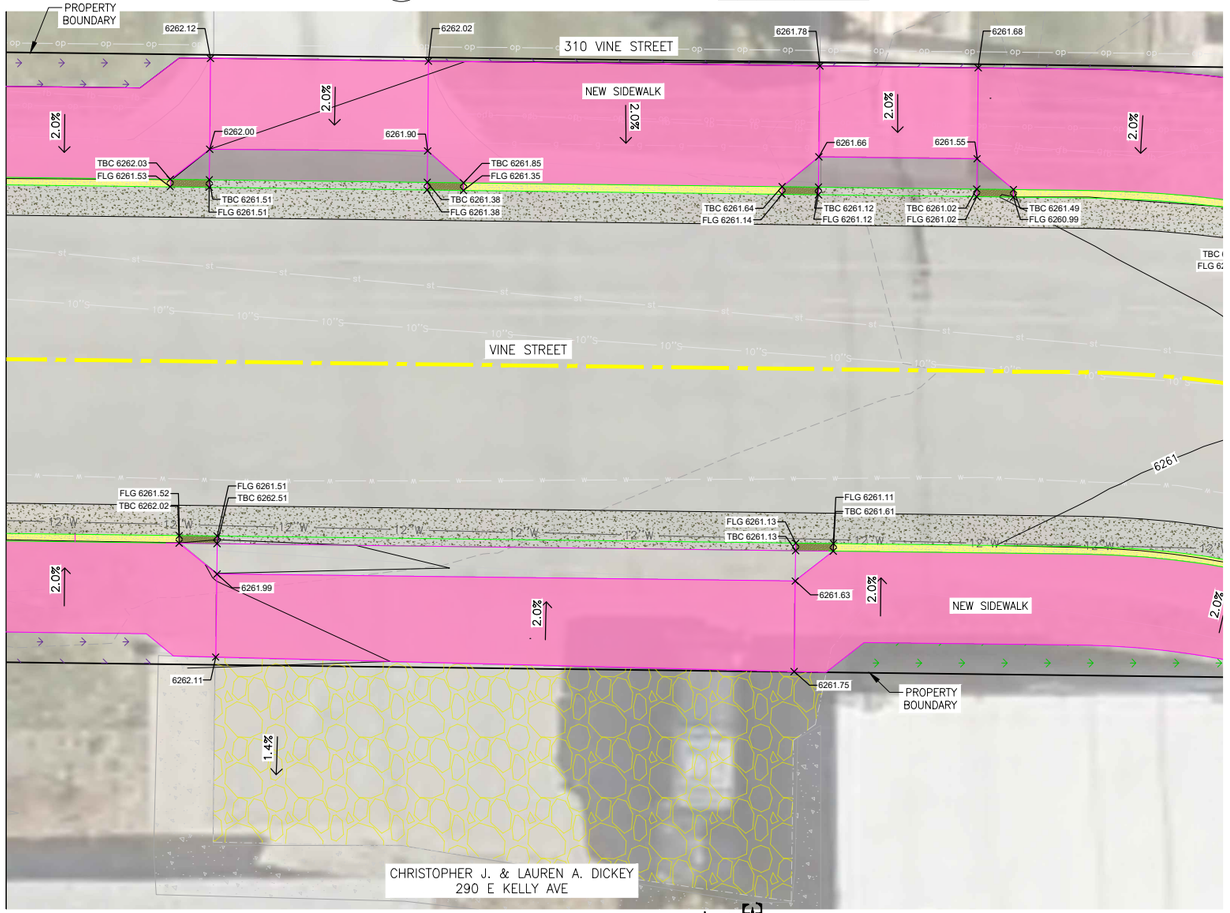
DRAWING NO: 18

JOB NO: 21-411-04



1/19 KELLY & VINE GRADING DETAIL

0 5' 10'



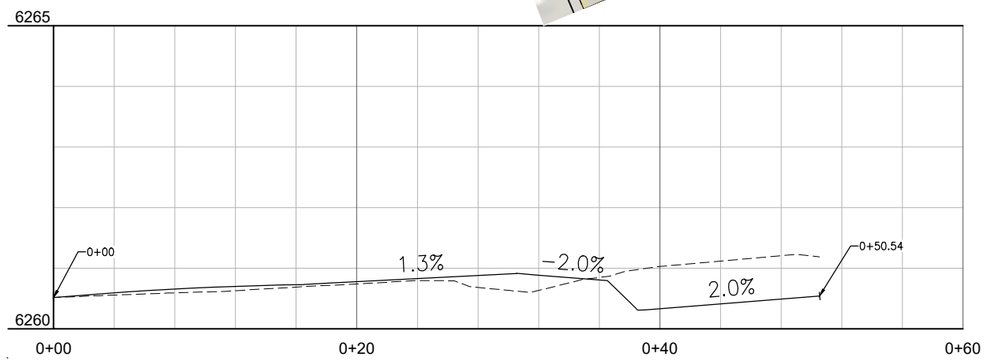
2/19 DRIVEWAY CURB CUT DETAILS

0 5' 10'



3/19 NORTH ALLEY INTERSECTION DETAIL

0 5' 10'



NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

	REV.
DATE	11/19/2025
SURVEYED	NE
ENGINEERED	AK
DRAWN	AK
CHECKED	MB
APPROVED	MB

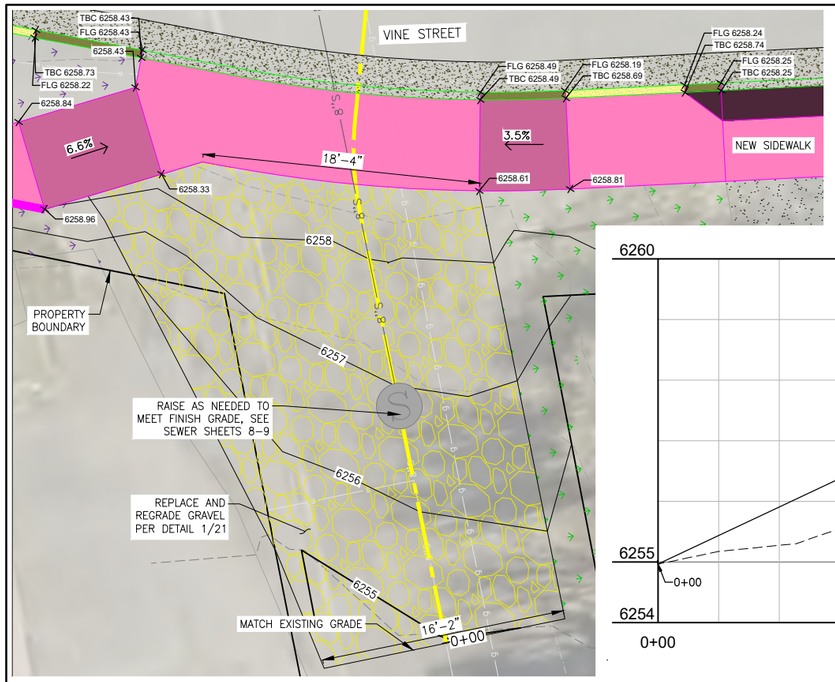
DRAWING TITLE: INTERSECTION DETAILS

JOB TITLE: VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

DRAWING NO: 19

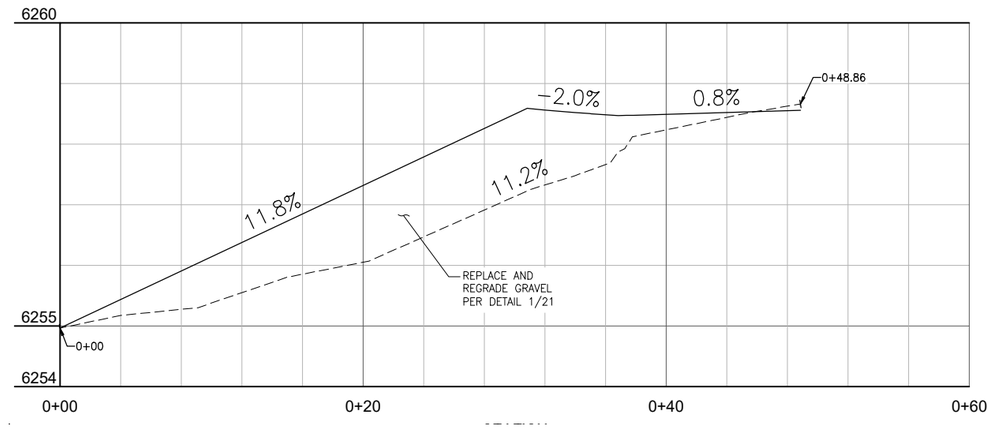
JOB NO: 21-411-04

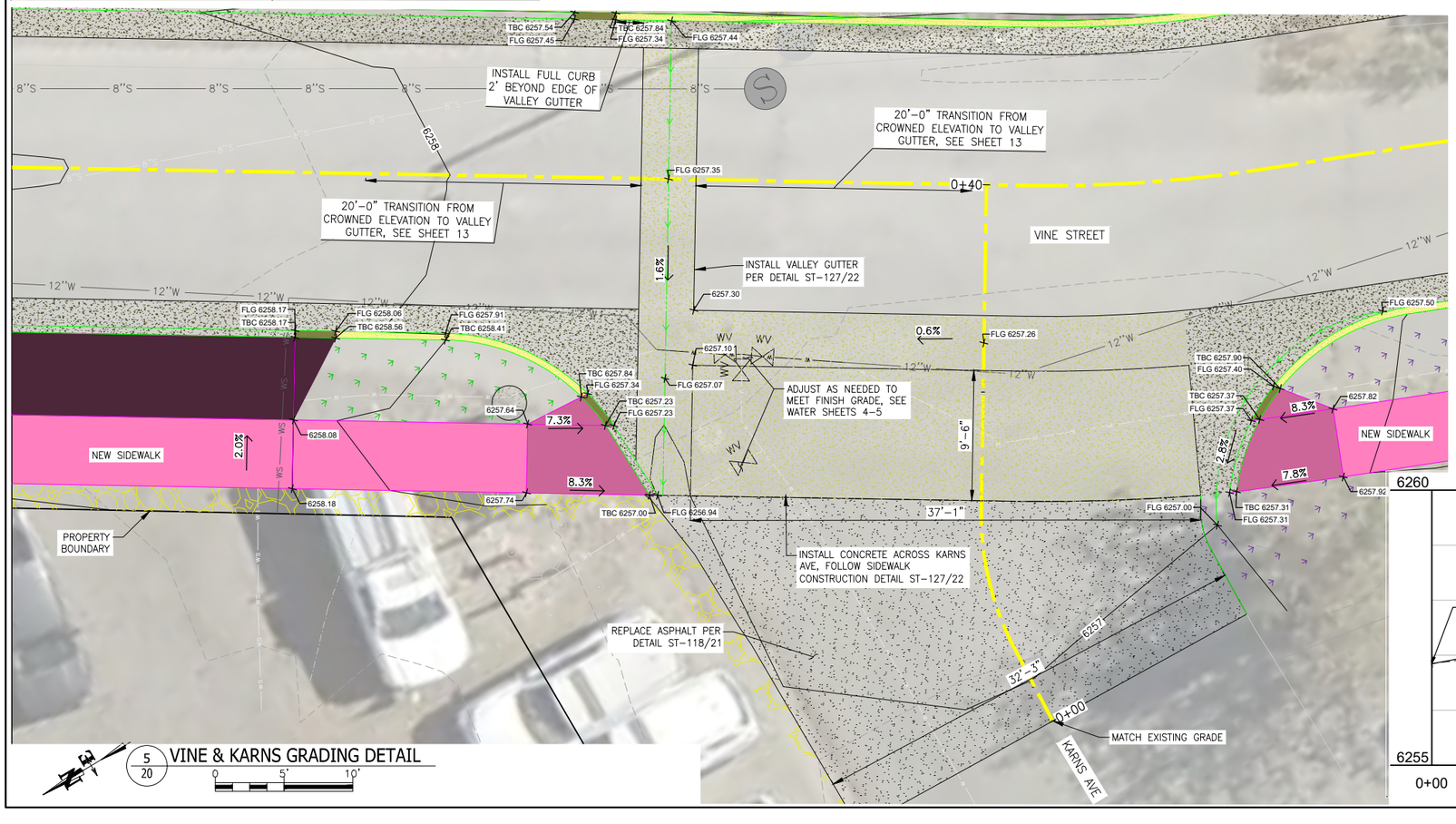
S:\Proj\2021\411-04 (Vine Street Improvements 2026 Construction - Civil\4 Drawings\Civil\VINEST-INTERSECTS.dwg (INTERSECTION DETAILS) - Nov 19 2025 09:27:21 am PLOTTED BY kbg DWG FORMAT: 2510



4/20 SOUTH ALLEY INTERSECTION DETAIL

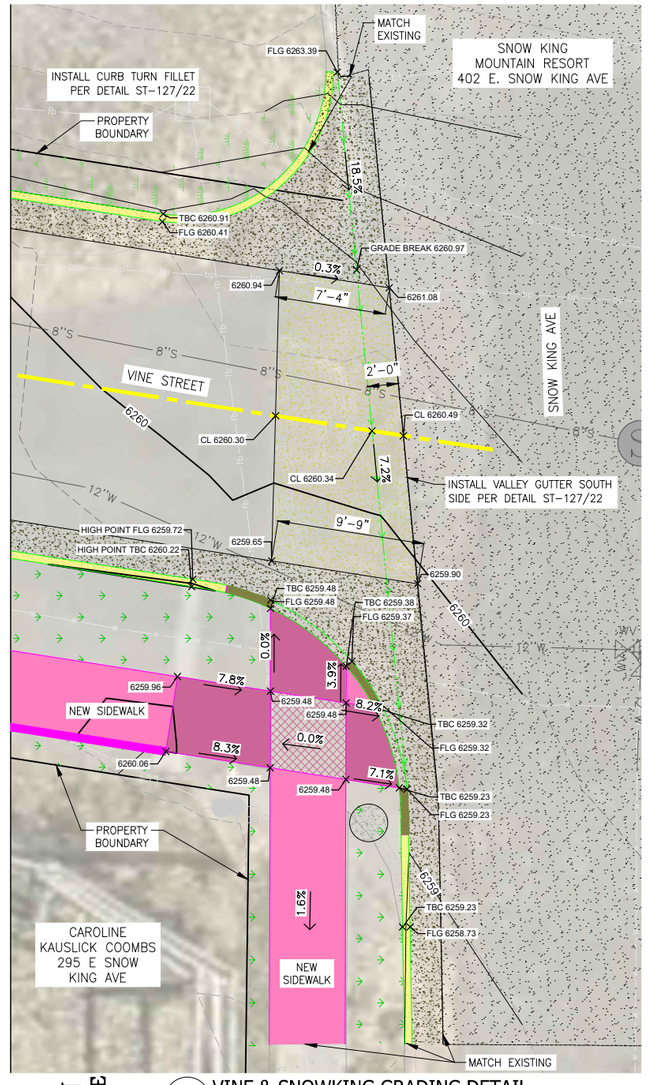
0 5' 10'





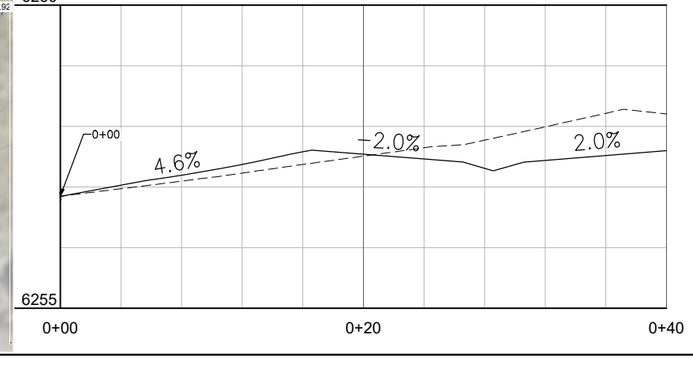
5/20 VINE & KARNS GRADING DETAIL

0 5' 10'



6/20 VINE & SNOWKING GRADING DETAIL

0 5' 10'



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NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

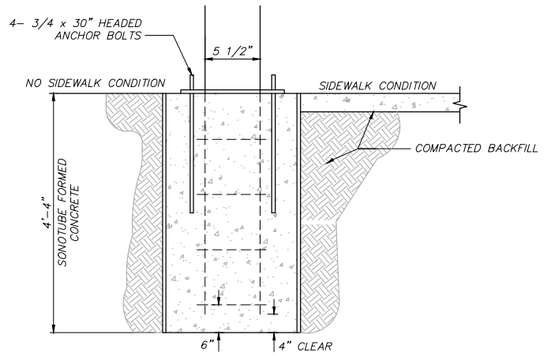
DRAWING TITLE
INTERSECTION DETAILS

JOB TITLE
VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

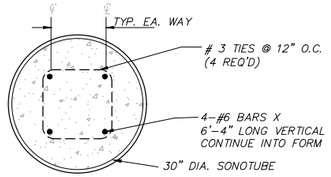
DRAWING NO
20

JOB NO
21-411-04

S:\Proj\2021\411-04 Vine Street Improvements 2026 Construction - Civil\4 Drawings\Civil\VINEST-INTERSECTS.dwg (INTERSECTION DETAILS (2)) - Nov 19 2025 09:07:05 am PLOTTED BY: King DWG FORMAT: 2D



FOUNDATION AND BASE ELEVATION



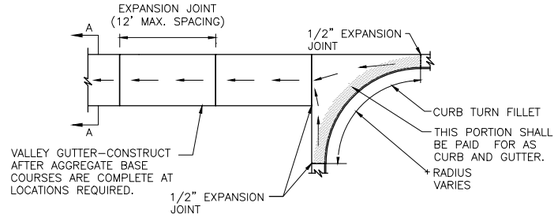
SECTION A–A

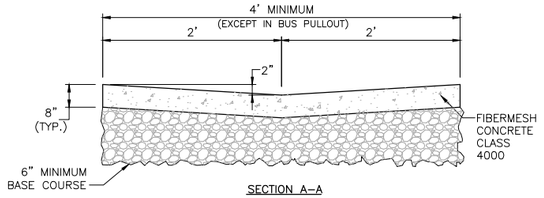
NOTE:
BASE SHALL BE OF 3000 PORTLAND CEMENT CONCRETE CONFORMING WITH WPWSS 03304, PART 2.08 AND BE INTEDRALLY COLORED WITH DAVIS COLORS NUMBER 5237 (SANDSTONE).

ST-108 21 STREET LIGHT BASE

ST–108 DATE: 12/4/12

SCALE: NTS





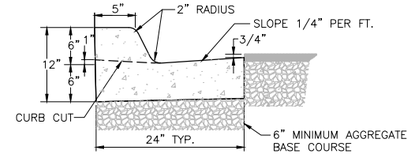
SECTION A–A

NOTES:
1. VALLEY GUTTERS AND CURB TURN FILLETS SHALL CONFORM TO WPWSS SECTION 02528, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.08.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
3. REMOVAL AND REPLACEMENT OF VALLEY GUTTER SHALL TAKE PLACE IN FULL PANELS.
4. CURB AND GUTTER SECTION SHALL BE POURED SEPARATE OF VALLEY PAN AS WELL AS PEDESTRIAN RAMP AND/OR SIDEWALK.

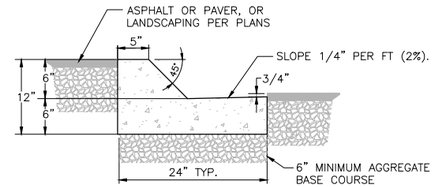
ST-109 21 VALLEY GUTTER & CURB TURN FILLET

ST–109

DATE: SCALE:



EXISTING STYLE VERTICAL CURB
(ACTUAL DIMENSIONS MAY VARY)



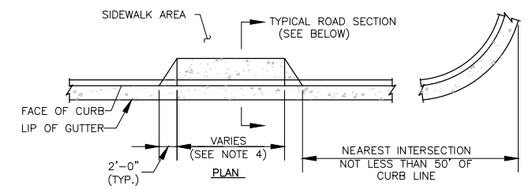
SLOPED BIKE SAFE CURB

NOTES:
1. CURBS SHALL CONFORM TO WPWSS SECTION 02525, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH–REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. ROLL CURB SHALL NOT BE ALLOWED.

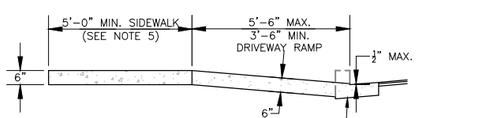
ST-110 21 CURB SECTIONS

ST–110 DATE: 12/4/12

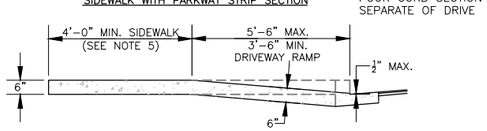
SCALE: NTS



PLAN



SIDEWALK WITH PARKWAY STRIP SECTION



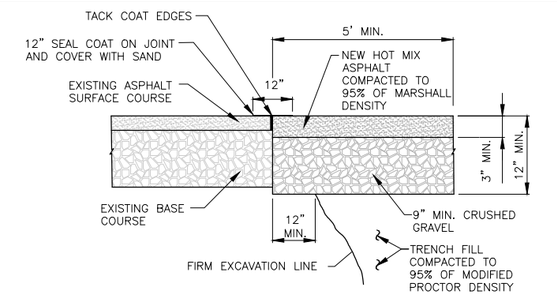
SIDEWALK CONTIGUOUS WITH CURB SECTION

NOTES:
1. DRIVEWAYS AND CURB CUT SHALL BE INSTALLED TO CONFORM WITIH ALL APPLICABLE ADA STANDARD REQUIREMENTS.
2. CONCRETE DRIVEWAY RAMPS/CURB CUTS AND ASSOCIATED ADJACENT SIDEWALK SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH–REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
3. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
4. THE FLAT BOTTOM WIDTH DIMENSION OF CURB CUTS SHALL NOT EXCEED THE DIMENSIONS SET FORTH IN THE TOWN LAND DEVELOPMENT REGULATIONS.
5. THE ENTIRE SIDEWALK AND RAMP SHALL BE DEPRESSED AND INSTALLED AT A MAXIMUM TYPICAL ROAD–SLOPE OF 2%. LONGITUDINAL SLOPE (ALONG THE SIDEWALK) AT EACH END OF THE DEPRESSED SECTION SHALL NOT BE STEEPER THAN 1:12.
6. SIDEWALK CONSTRUCTION SHALL BE PER TOWN STANDARDS.

ST-113 21 DRIVEWAY CURB CUT

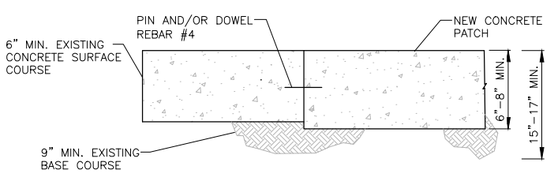
ST–113 DATE: 12/5/12

SCALE: NTS



BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIALS OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS

ASPHALT PATCH REPAIR DETAIL



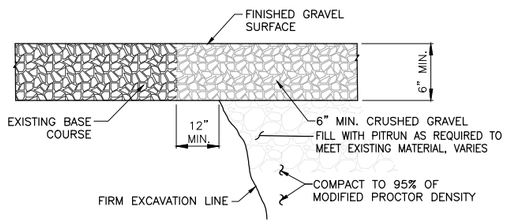
CONCRETE PATCH REPAIR DETAIL

NOTES:
1. REPLACEMENT ASPHALT THICKNESS SHALL BE 1" GREATER THAN EXISTING AND NO LESS THAN 3" MINIMUM.
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THAN 1½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN PUBLIC WORKS DEPARTMENT.

ST-118 21 PATCH REPAIR SECTION
TOJ STD DETAIL

ST–118 DATE:

SCALE:



CRUSHED BASE SHALL MEET THE REQUIREMENTS OF GRADING "H" BASE OR "W"

1/21 GRAVEL SURFACE REPLACEMENT SECTION DETAIL

SCALE: N.T.S.

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APPROVED	MB	

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DRAWING TITLE: GRADING DETAILS

JOB TITLE: VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

DRAWING NO: 21

JOB NO: 21–411–04

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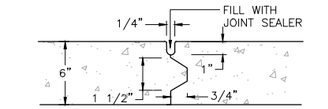
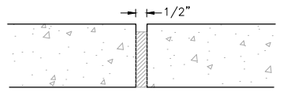
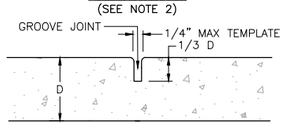


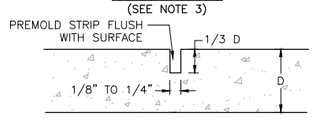
LONGITUDINAL AND TRANSVERSE CONSTRUCTION JOINT
(SEE NOTE 1)



EXPANSION JOINT
(SEE NOTE 2)



CONTRACTION JOINT
(SEE NOTE 3)



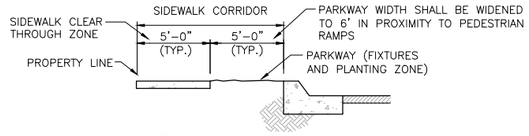
SAWED OR PREMOLDED STRIP LONGITUDINAL OR TRANSVERSE JOINT

NOTE:
1. KEYWAY FORMED BY FASTENING METAL KEY TO FORM.
2. ½" PREMOLDED NON-EXTRUDING EXPANSION JOINT MATERIAL TO MEET AASHTO M-59. EXPANSION MATERIAL SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURES SUCH AS INLETS AND DRIVEWAYS, AND EVERY 300' ON LONG STRAIGHT CONCRETE STRETCHES.
3. FORM WITH TEMPLATE OR SAWCUT JOINTS. IF SAWCUT JOINTS ARE USED, THEY SHALL BEGIN AS SOON AS CONCRETE IS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING AND BEFORE UNCONTROLLED CRACKING OCCURS. MINIMUM DISTANCE BETWEEN JOINTS IS 5'.
4. JOINT LAYOUT FOR CONCRETE STREETS IS TO BE SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL.

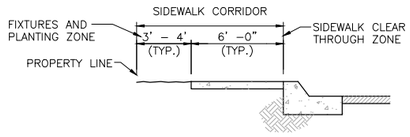
ST-123 22 **PAVING & CONCRETE JOINT DETAILS**

ST-123 DATE: 12/6/12

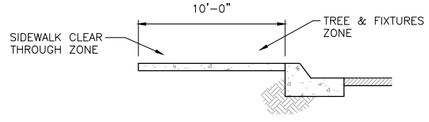
SCALE: NTS



DETACHED SIDEWALK
(SEE NOTE 5)



ATTACHED SIDEWALK
(NON-COMMERCIAL STREETS)
(SEE NOTE 4)



ATTACHED SIDEWALK
(COMMERCIAL STREETS)

NOTES:
1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS
2. SIDEWALK, PEDESTRIAN RAMPS AND CURB & GUTTER CONSTRUCTION SHALL BE PER
3. TOWN STANDARDS WITHIN THE TOWN'S BOARDWALK DISTRICT, BOARDWALK (RATHER THAN SIDEWALK) SHALL
4. BE INSTALLED.
5. MINIMUM CLEARANCE AROUND ALL OBSTRUCTIONS SHALL BE 5'-0".
6. ON NON-COMMERCIAL STREETS DETACHED SIDEWALK SHALL BE THE PREFERRED OPTION. IN ORDER TO MAINTAIN THE CLEAR THROUGH ZONE, THE FIXTURES ZONE SHALL BE WHERE FIRE HYDRANTS, UTILITY POLES, GUY WIRES, PULL BOXES, NEWSPAPER BOXES, PHONE BOOTHS, AND OTHER SUCH OBSTRUCTIONS ARE LOCATED.

ST-128 22 **SIDEWALK CORRIDOR**
TOJ STD DETAIL

ST-128 DATE:

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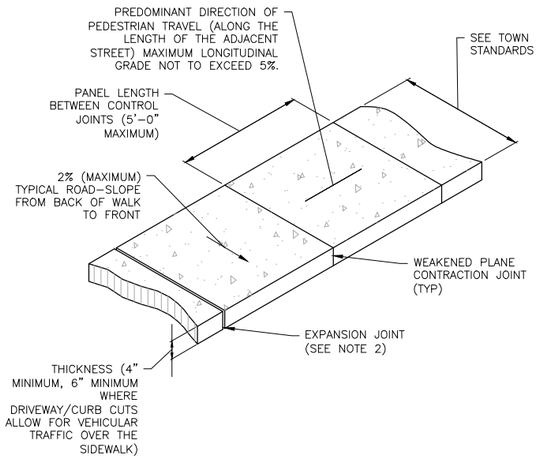
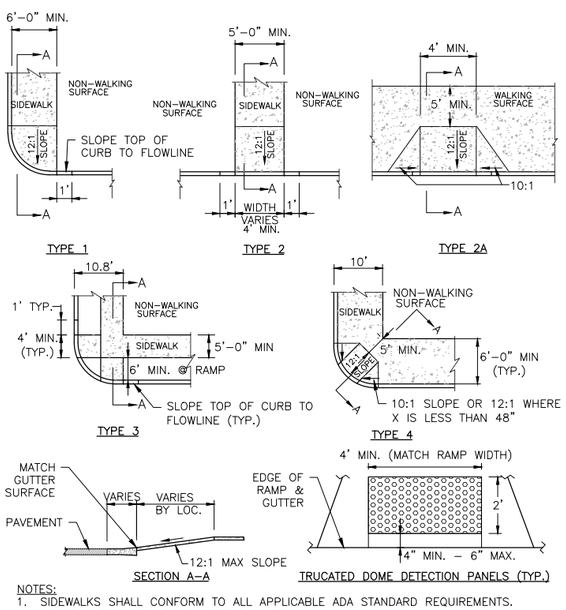


NOTES:
1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN SIX FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.

ST-127 22 **CONCRETE SIDEWALK**

ST-127 DATE: 12/7/12

SCALE: NTS

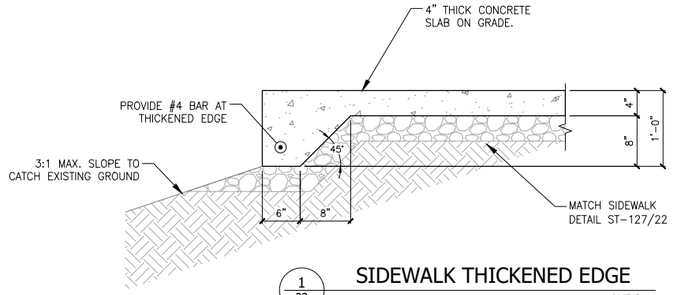


NOTES:
1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS.
2. LIP AT GUTTER TO BE NO MORE THAN ¼" HIGH.
3. CONCRETE TO BE A BROOM FINISH.
4. ALL PEDESTRIAN RAMPS SHALL INCLUDE PLACEMENT OF CAST IRON TRUNCATED DOME DETECTION PANELS IN A BRICK RED COLOR. (PANELS SHALL BE PROVIDED BY TOJ.)

ST-112 22 **PEDESTRIAN RAMPS**

ST-112 DATE: 12/4/12

SCALE: NTS



1/22 **SIDEWALK THICKENED EDGE**

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	APPROVED	MB

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DRAWING TITLE
GRADING DETAILS

JOB TITLE
VINE ST IMPROVEMENTS
TOWN OF JACKSON, WYOMING

DRAWING NO
22

JOB NO
21-411-04

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STAFF REPORT

Meeting Date:	January 20, 2026	**Meeting Title:**	Regular
Submitting Department:	Public Works	**Presenter:**	Brian Lenz
Agenda Item:	Award Vine Street Improvements Project (Bid 26-10)	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is to 1) award Bid 26-10 (Bid) to Ridgeline Excavation, LLC (Contractor), 2) for the Council to review and approve a contract with the Contractor, in the amount of $1,552,455 for the Vine Street Complete Street Improvements Project (Project), and 3) approve the overall project budget, in the amount of $1,926,855 and associated budget amendments.

Recommendations.
Staff recommend awarding the Bid to the Contractor, approving the associated contract, and approving the overall project budget and associated budget amendments.

Background.
The proposed Project generally consists of the reconstruction of Vine Street in its entirety from Snow King Avenue to Kelly Avenue, about 800 feet, including water main and sanitary sewer upgrades, new sidewalks, and a new roadway.

Vine Street was added to the Capital Improvements Plan in 2017 when the road required significant repairs to keep it in service for START buses. Additionally, the waterline in this corridor has been identified for replacement/upsizing and the corridor has been identified as in need of pedestrian improvements to accommodate existing pedestrian traffic and future traffic that will come from proposed Snow King Resort housing along the east side of the road.

The Project was originally presented to Council at the March 21, 2022, workshop. At that meeting the Council reviewed various alternatives for the corridor and directed staff to proceed with Alternative 3. Alternative 3 provides for bus/truck travel lanes, a combination of attached and detached sidewalks on both sides of the street, without on-street parking. See Figure or the attached full-size PDF for more detail.

While the design includes a sidewalk on the east side of the road, only the northernmost section will be constructed as part of this project. The remaining section to the south will be constructed when the Snow King Resort Housing is built in the future. The sidewalk is continuous along the west side of Vine Street.

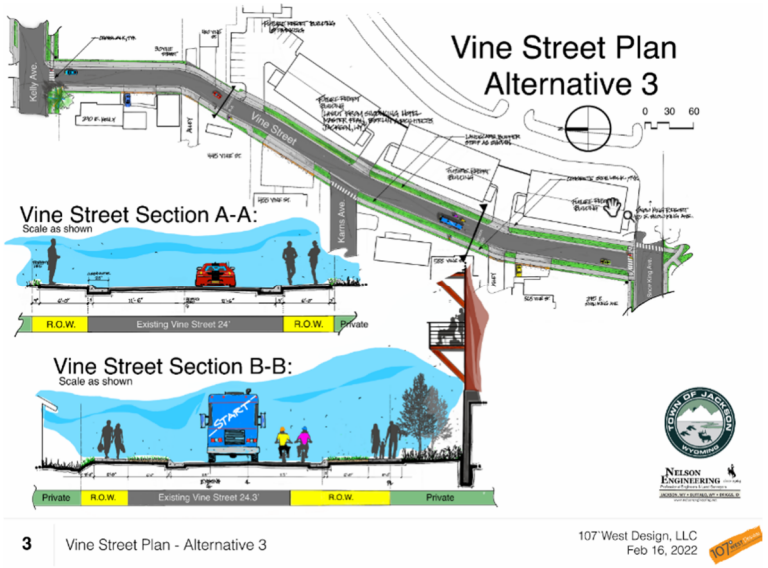


Figure 1 March 21, 2022 Workshop approved Alternative 3

Analysis & Key Policy Questions.
The Project was advertised for bid in the Jackson Hole News & Guide on November 19th and November 26th, as well as posted on the Town's website, and QuestCDN (an online bidding site). A mandatory pre-bid meeting was held on December 10th, that was attended by five general contractors, thus making them eligible to bid on the project. On December 18, 2025, the Town publicly opened the bid for construction of the project. Five bids were received as follows:

CONTRACTOR	BID AMOUNT
***Ridgeline Excavation**	**$1,552,455.00**
**Knife River	*[$1,597,869.00]* $1,521,780.00
**Suncore	*[$1,986,857.25]* $1,892,245.00
Westwood Curtis	$1,990,990.00
Evans Construction	$2,530.240.00

*Low bid with Wyoming Resident Contractor Preference of 5%

**Non-resident (Out of State) Contractor. Price shown in *[$...]* is the bid price plus 5% for determination of lowest bid per Wyoming statute 16-6-102; *"…the contract shall be let to the responsible certified resident making the lowest bid if the certified resident's bid is not more than five percent (5%) higher than that of the lowest responsible nonresident bidder."*

Staff has worked with this contractor on previous projects, they regularly perform this type of work for municipalities.

Due to the cost of the bid being higher than estimated during budgeting, the funding estimated in the FY26 Budget for the Project is not adequate to fund the Project. Staff have documented costs for the project and proposed funding in the Fiscal Impact portion of the Staff Report below.

Staff recommend appropriating funding as outlined in the Fiscal Impact section and awarding the contract as bid. Staff will collaborate with the contractor to find savings where possible.

- **KEY QUESTION**: Does the Council agree with staff's recommendation to award the Project and appropriate the overall project budget?

Possible Alternatives.

Possible alternatives for this item include:

1) The Council could reject the bid and rebid the project at a later date, which would delay the start and in turn completion of the project. Additionally, there are no guarantees that a future bid would be less expensive and possibly could be more expensive.
2) Other

Comprehensive Plan & Priority Alignment.

This project supports the Comprehensive Plan and helps to fulfill the goal of providing and maintaining municipal services necessary to support the residential, business, environmental, and historical interests that define our community. Our services enhance the quality of life for those who live here and enhance the experience for our guests.

Fiscal Impact.
The fiscal impact of this project is broken down into the following three components:

1. Appropriated FY26 Funding as Amended
The FY26 Budget as amended to date appropriates funding as summarized below:

FY26 BUDGET FOR VINE STREET IMPROVEMENTS		
General Fund: Vine St 770 LF_401-3100-59331-117	$	544,000.00
Water Fund: Vine Street_502-3392-59333-141	$	575,000.00
Sewer Fund: Vine Street_503-3392-59333-154	$	500,000.00
TOTAL FY26 BUDGET	**$**	**1,619,000.00**

The funding sources are summarized below:

- General Fund: This is funding Council appropriated in the FY26 budget for the completion of the Project.
- Water Fund: This is funding Council appropriated in the FY26 budget for the completion of the Project.
- Sewer Fund: This is funding Council appropriated in the FY26 budget for the completion of the Project.

2. Total Project Costs
The total project cost includes (1) the overall cost to construct the Project included in the bid amount and (2) all additional costs to complete the Project, outside the bid amount, i.e., these costs are not included in the Contractor's bid and are with different contractors, consultants, or utilities. The total project cost is the total fiscal responsibility of the Town for the Project, as summarized below:

PROJECT COSTS		
Bid for Project Construction		
Ridgeline Construction, Inc. Bid	$	1,552,455.00
Outside of the Bid Costs		
Project Design, Bidding, Contracts	$	25,000.00
Easement Costs	$	8,000.00
Construction Administration and Inspection	$	175,000.00
Construction Survey and Testing	$	30,000.00
Construction Staging	$	22,400.00
Owner Contingency	$	100,000.00
TOTAL PROJECT COSTS	**$**	**1,912,855.00**

- Construction Administration and Inspection: This cost is for work completed by Nelson Engineering, our engineering consultant, to administer and inspect the construction of the Project for the Town. Administration and Inspection includes items like, contract documents, field inspections, weekly meetings with contractor, submittal review, operations checks, etc. These costs assume a full time inspector on the project, if construction is going well and the inspector does not need to be on the job full time, these costs will be less.
- Owner Contingency: These are unallocated funds held in reserve for unforeseen costs, e.g. unexpected piping configurations, utility conflicts, contrary soil conditions, additional design work or conflict resolution. These funds are controlled by the Town and can be used for additional consulting or construction costs. Holding a contingency allows

staff to manage unforeseen changes in the project at the pace of construction and without unnecessarily increasing contract costs, e.g. bonding, or having to request additional budget.

3. Recommended Amended FY26 Budget to Cover Total Project Costs

Due to the shortfall in budgeted funds relative to Total Project Costs, staff recommend the following amendments from the noted sources to the FY26 budget:

PROPOSED AMENDED FUNDING		
FY26 BUDGET FOR VINE STREET IMPROVEMENTS		
General Fund: Vine St 770 LF_401-3100-59331-117	$	544,000.00
Water Fund: Vine Street_502-3392-59333-141	$	575,000.00
Sewer Fund: Vine Street_503-3392-59333-154	$	500,000.00
TOTAL FY26 BUDGET	**$**	**1,619,000.00**
FY26 BUDGET AMENDMENTS		
Transfer from Broadway ADA_401-3100-59331-125	$	240,000.00
Use of Water Fund Balance	$	102,000.00
Total Amendments	**$**	**342,000.00**
TOTAL PROJECT FUNDING	**$ 1,961,000.00**	

- Transfer from Broadway ADA: This is funding that Council appropriated in the FY26 budget for the construction of ADA sidewalks along West Broadway from Cache to Millward as part of the WYDOT slab replacement contract. To date WYDOT has not awarded the bid for this construction. Based on coordination with WYDOT, staff does not expect this work to occur until FY27. Staff will re-request funds for the WYDOT project in FY27.
- Use of Water Fund Balance: This portion of the Project funding would utilize funds from the water reserves, which for FY26 total $850,000. Staff acknowledge that this will reduce reserves below the target amount and recommends reducing the reserves.

Staff Impact.

Approximately 60 hours of staff time coordinating with engineers and contractors. Approximately 12 hours of staff time for drafting the staff report. The Legal Department will have approximately 2-4 hours of contract review.

During construction, some coordination between the Contractor and Engineering staff will be necessary. It is estimated that 10 to 20 hours/week of Public Works staff time will be required.

Attachments or Links.

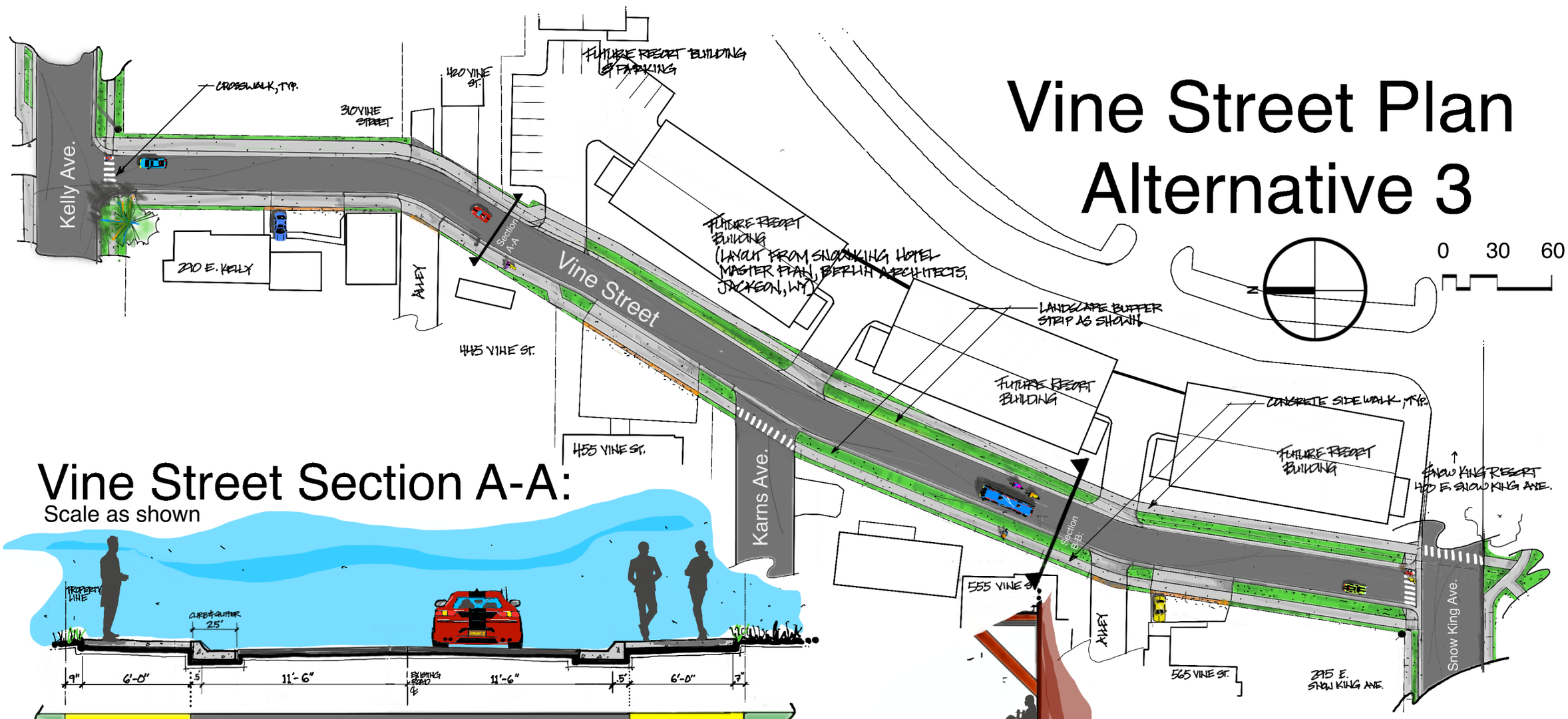
1. March 21, 2022 Workshop approved Alternative 3
2. Bid 26-10 - Ridgeline Excavation, Inc. Bid.
3. Vine Street Improvements Construction Contract (separate PDF)

Suggested Motion.

I move to:

1. Direct staff to award Bid 26-10 to Ridgeline Excavation, Inc., for the Vine Street Complete Street Improvements Project in the amount of $1,552,455.00.
2. Approve the 26-10 Construction Contract with Ridgeline Excavation, Inc., for the Vine Street Complete Street Improvements Project, subject to minor changes by staff.
3. Approve the Total Project Cost for the Vine Street Complete Street Improvements Project in the amount of $1,961,000, including amendments to the FY26 budget as indicated in this staff report with the next budget resolution.

Vine Street Plan Alternative 3

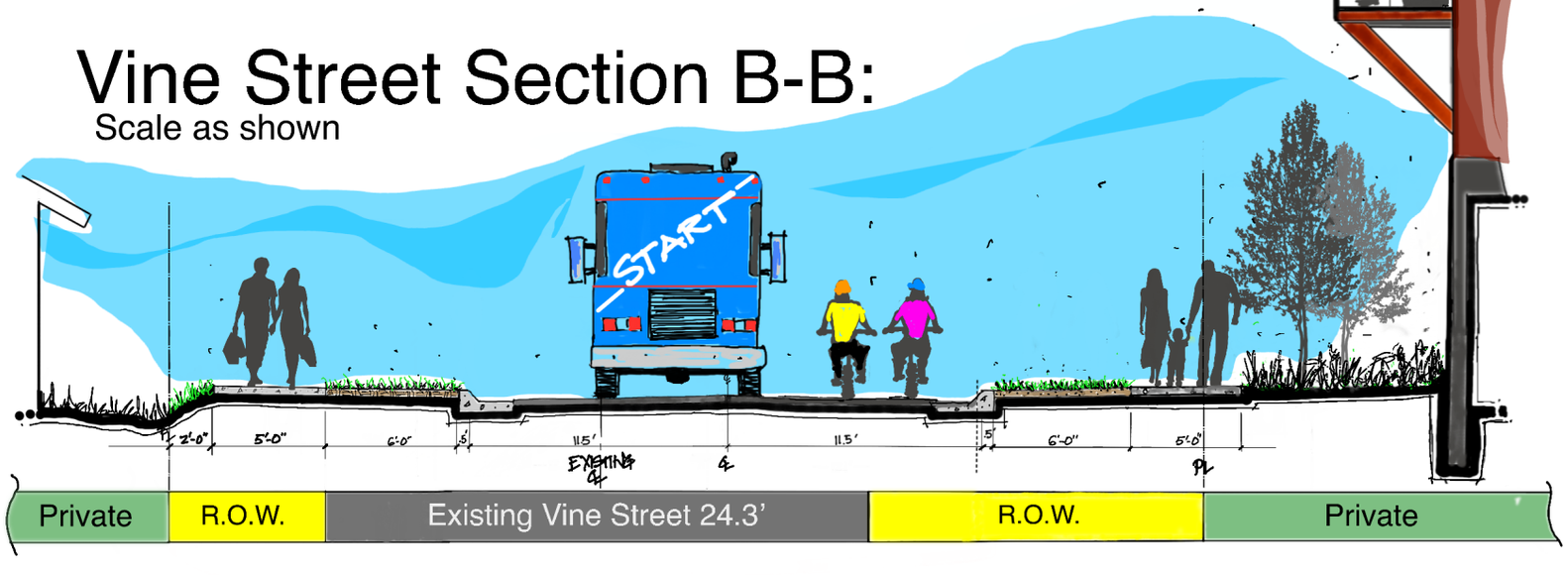


Vine Street Section A-A:

Scale as shown

Vine Street Section B-B:

Scale as shown



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BID FORM FOR CONSTRUCTION CONTRACT

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

1.01 This Bid is submitted to:

Town of Jackson
P.O. Box 1687
150 East Pearl Avenue
Jackson, Wyoming 83001
townclerk@jacksonwy.gov
Bid No. 26-10

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2—ATTACHMENTS TO THIS BID

2.01 The following documents are submitted with and made a condition of this Bid:

A. Required Bid security;

B. Wyoming certification of residency, if claiming status as an in-state contractor.

C. A company-wide hourly rate sheet for equipment and labor, including operators and supervisory personnel for use under Section 02005, Force Account Work, in the Technical Specifications.

D. Bidder Qualification Statement;

E. List of Proposed Subcontractors;

F. List of Proposed Suppliers;

G. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such authority within the time for acceptance of Bids;

H. Contractor's license number as evidence of Bidder's State Contractor's License or a covenant by Bidder to obtain said license within the time for acceptance of Bids; and

ARTICLE 3—BASIS OF BID—LUMP SUM BID AND UNIT PRICES

3.01 *Unit Price Bids*

A. Bidder will complete the Work in accordance with the Contract Documents for the following indicated unit prices for the base bid:

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VINE STREET IMPROVEMENTS (Bid No. 26-10)

BID SCHEDULE 1 - STREET WORK

BID ITEM	SPEC. SECTION	ITEM DESCRIPTION	UNIT	EST. QUANTITY	UNIT PRICE	TOTAL PRICE
1	01570	Traffic and Access Control - Project Wide	LS	--------	--------	$ 9,000.00
2	02000	Mobilization - Project Wide	LS	--------	--------	$ 120,000.00
3	02005	Force Account - Project Wide	TM	--------	--------	$ 50,000.00
4	02005	Force Account - Irrigation	TM	--------	--------	$ 15,000.00
5	02109	Storm Water Pollution Prevention Plan - Project Wide	LS	--------	--------	$ 9,000.00
6	02110	Stripping Existing Asphalt Surfacing	SY	3100	$ 5.00	$ 15,500.00
7	02110	Removal Existing Curb and Gutter	LF	125	$ 10.00	$ 1,250.00
8	02110	Removal Existing Concrete Flatwork	SF	450	$ 2.00	$ 900.00
9	02110	Tree/Brush Removal	EA	2	$ 1,500	$ 3,000
10	02210	Unclassified Excavation Above Subgrade	CYD	2250	$ 54.00	$ 121,500.00
11	02210	Unclassified Excavation Below Subgrade	CYD	200	$ 65.00	$ 13,000.00
12	02231	Aggregate Subbase Course	TON	1580	$ 65.00	$ 102,700.00
13	02231	Reclaimed Aggregate Base Course	CYD	315	$ 65.00	$ 20,475.00
14	02231	Aggregate Base Course	TON	570	$ 95.00	$ 54,150.00
15	02280	Topsoil	TON	105	$ 125.00	$ 13,125.00
16	02521	Plant Mix Pavement	SY	2225	$ 55.00	$ 122,375.00
17	02528	Concrete Curb and Gutter Placement	LF	1675	$ 55.00	$ 92,125.00
18	02776	Concrete Sidewalk	SF	4870	$ 15.00	$ 73,050.00
19	02776	Concrete Sidewalk Thickened Edge	SF	810	$ 10.00	$ 8,100.00
20	02776	Concrete Valley Gutter	SF	885	$ 33.00	$ 29,205.00
21	02776	Concrete Driveway Approach	SF	2700	$ 19.00	$ 51,300.00
22	02895	Geosynthetic	SY	2500	$ 6.00	$ 15,000.00
23	02900	Hydroseeding	SF	3000	$ 2.00	$ 6,000.00
24	02900	Sod - Bluegrass	SF	1200	$ 2.50	$ 3,000.00
25	02900	Sod - Native	SF	1000	$ 7.00	$ 7,000.00
26	16000	Solar Power Lights	EA	4	$ 14,500.00	$ 58,000.00
TOTAL BID SCHEDULE 1						

BID SCHEDULE 2 - WATER SYSTEM						
BID ITEM	SPEC. SECTION	ITEM DESCRIPTION	UNIT	EST. QUANTITY	UNIT PRICE	TOTAL PRICE
27	02215	Exploratory Excavation	HR	10	$ 300.00	$ 3,000.00
28	02225	Flo-Fill Encasement	CYD	10	$ 250.00	$ 2,500.00
29	02225	Type 2 Bedding	CYD	20	$ 170.00	$ 3,400.00
30	02665	6" DI Water Main	LF	10	$ 827.00	$ 8,270.00
31	02665	8" DI Water Main	LF	10	$ 850.00	$ 8,500.00
32	02665	10" DI Water Main	LF	10	$ 880.00	$ 8,800.00
33	02665	12" DI Water Main	LF	860	$ 224.00	$ 192,640.00
34	02665	12" FLG Tee	EA	1	$ 4,000.00	$ 4,000.00
35	02665	12" FLG Cross	EA	1	$ 5,000.00	$ 5,000.00
36	02665	12" MJ 11.25 Degree Bend	EA	4	$ 2,500.00	$ 10,000.00
37	02665	12" MJ 22.5 Degree Bend	EA	5	$ 2,500.00	$ 12,500.00
38	02665	12" MJ 45 Degree Bend	EA	4	$ 2,500.00	$ 10,000.00
39	02665	12" MJ Coupling	EA	1	$ 2,000.00	$ 2,000.00
40	02665	10" MJ Coupling	EA	2	$ 2,000.00	$ 4,000.00
41	02665	8" MJ Coupling	EA	2	$ 1,500.00	$ 3,000.00
42	02665	6" MJ Coupling	EA	1	$ 1,500.00	$ 1,500.00
43	02665	10"x12" MJ Reducer	EA	2	$ 1,500.00	$ 3,000.00
44	02665	8"x12" MJ Reducer	EA	2	$ 1,500.00	$ 3,000.00
45	02665	6"x12" MJ Reducer	EA	1	$ 1,500.00	$ 1,500.00
46	02665	12" Gate Valve	EA	7	$ 6,000.00	$ 42,000.00
47	02665	1" Water Service	EA	6	$ 1,850.00	$ 11,100.00
48	02665	1" Water Service Pipe	LF	180	$ 95.00	$ 17,100.00
49	02665	Raise/Lower Existing Valve Boxes	EA	4	$ 130.00	$ 520.00
TOTAL BID SCHEDULE 2						

BID SCHEDULE 3 - SANITARY SEWER						
BID ITEM	SPEC. SECTION	ITEM DESCRIPTION	UNIT	EST. QUANTITY	UNIT PRICE	TOTAL PRICE
50	02215	Exploratory Excavation	HR	8	~~$ 8.~~ $ 300.00	$ 2,400.00
51	02225	Type 2 Bedding	CYD	20	$ 170.00	$ 3,400.00
52	02700	8" PVC SCH 35 Sewer Main	LF	470	$ 223.00	$ 104,810.00
53	02700	4" PVC Sewer Service Pipe	LF	40	$ 94.00	$ 3,760.00
54	02700	Sewer Service Connection	EA	2	$ 3,000.00	$ 6,000.00
55	02700	Sanitary Sewer Manhole	VF	40	$ 1,500.00	$ 60,000.00
56	02700	Raise/Lower Existing Sewer Manhole Ring and Cover	EA	2	$ 500.00	$ 4,000.00
TOTAL BID SCHEDULE 3						
TOTAL BID FOR ALL BID SCHEDULES						

ONE MILLION FIVE HUNDRED FIFTY TWO THOUSAND FOUR HUNDRED FIFTY FIVE dollars (use words) $ 1,552,455.00

Bidder acknowledges that:

1. each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and
2. estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Work will be based on actual quantities, determined as provided in the Contract Documents.

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ARTICLE 4—TIME OF COMPLETION

4.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

4.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 5—BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

5.01 *Bid Acceptance Period*

A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

5.02 *Instructions to Bidders*

A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

5.03 *Receipt of Addenda*

A. Bidder hereby acknowledges receipt of the following Addenda

Addendum Number	Addendum Date
#1	12/15/25

ARTICLE 6—BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

6.01 *Bidder's Representations*

A. In submitting this Bid, Bidder represents the following:

1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
5. Bidder has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.

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6. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, if selected as Contractor; and (c) Bidder's (Contractor's) safety precautions and programs.

7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

6.02 *Bidder's Certifications*

A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.

2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.

3. Bidder has not solicited or induced any individual or entity to refrain from bidding.

4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:

a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.

b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.

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c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.

d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

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BIDDER hereby submits this Bid as set forth above:

Bidder:

Ridgeline Excavation Inc.
(typed or printed name of organization)

By: _____
(individual's signature)

Name: Kirk Hogan
(typed or printed)

Title: Owner/President
(typed or printed)

Date: 12/17/2025
(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest: Dayton Siewert _____
(individual's signature)

Name: Dayton Siewert
(typed or printed)

Title: Project Manager/Estimator
(typed or printed)

Date: 12/17/2025
(typed or printed)

Address for giving notices:
3520 S. Cornterstone Road, Jackson, WY 83001

Bidder's Contact:

Name: Kirk Hogan
(typed or printed)

Title: Owner/President
(typed or printed)

Phone: (307) 699-9393

Email: Kirk@ridgelineexcavation.com

Address:
3520 S. Cornterstone Road, Jackson, WY 83001

Bidder's Contractor License No.: (if applicable) 4237 / 1708

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BIDDER QUALIFICATION STATEMENT

1. Bidder's organization has been in existence as a business under its present name and ownership for 5 years since 07/01/2020

2. Bidder's organization has had experience in work comparable to that required under this contract for 5 years.

3. The Bidder has performed similar work on the following projects:

	Year	Contract Amount	Type of Work
a.	2022	3.7 Million	Powdercrest Trail-Site Grading, Utility Install, Pavement
b.	2023	12.1 Million	Settlement Trail-Site Grading, Utility Install, Pavement
c.	2023	2.4 Million	WY Fish & Game-Site Grading, Utilities, Pavement, Construction of Employee Housir
d.	2024	500 Thousand	TC Search & Rescue - Utilities, Storm Infrastructure, Pavement, and Retaining Walls

4. Bidder refers to the following for references on the aforementioned project:

	Name	Title	Phone Number
a.	Jon Olson	VP of Development	(406) 539-7311
b.	Jon Olson	VP of Development	(406) 539-7311
c.	Loren Woodin	Chief Engineer	(307) 777-4582

5. Bank Reference

PAT SCHILLING LITTLEHORN STATE BANK 307-210-7754

6. Surety Reference

See attached Bid Bond

7. Following is a list of equipment definitely available for use on the project: (Give quantity and description)

SEE ATTACHED

Signature

Ridgeline Excavation Inc			12/18/2025
Equip #	Year	**Make/Model**	**VIN**
UTV/Commuter Vehicles			
01-2202	2022	Polaris Ranger 500 (Red w/cab)	3NSMAA502NE307311
01-2302	2023	Polaris Ranger 570 (Green w/Lid)	3NSMAA573PE252738
Pickups			
02-0402	2004	Ford 3500, SA, Str Cab, (Testing Truck)	1FTNF21P14EE03635
02-0601	2006	GMC 3500, SA, 4DR, Diesel (MT Plow)	1GTHK33D06F212514
02-0801	2008	Dodge 3500, DA, 4DR, Diesel (Crew)	3D6WH48A38G239776
02-1201	2012	Dodge 5500, DA, 2DR, Diesel (Mechanics Truck) GVW 15420	3C7WDMBL5CG137869
02-1502	2015	Chevy 3500, DA, Str Cab, Flatbed, Gas, Comp (MT Crew)	1GB3KYCG0FF531269
02-1503	2015	GMC 3500, SA, 4DR, Diesel (Tim Spare/Plow)	1GT424E82FF608559
02-1504	2015	Dodge 3/4TN, SA, 4DR,Diesel (Hugo)	3C6UR5HL3FG646468
02-1601	2016	Dodge 1TN, DA, 2 dr, Flatbed, Gas (Ty)	3C7WRTAJ9HG770961
02-1701	2017	Dodge 1TN, SA, 4DR, Longhorn, Diesel (Berk)	3C6UR5LL7HG663574
02-1901	2019	Dodge 1TN, DA, 4DR, Flatbed, Diesel (Eric)	3C7WRTCLXKG576154
02-1902	2019	Dodge 1TN, SA, 4DR, Flatbed, Diesel (Mario)	3C63R3GL5KG591730
02-2001	2020	Chevy Silverado 1TN, SA, 4DR, Flatbed, Diesel (LaDee)	1GC4YSEY3LF181861
02-2002	2020	Chevy 1/2TN, SA, 4DR, Diesel (Tim)	3GTU9EET2LG355596
02-2003	2020	Dodge 1TN, DA, 4DR, Flatbed, Diesel (Elvis)	3C7WRTCLXLG118745
02-2101	2021	Dodge 1TN, SA, 4DR, Diesel (Dayton)	3C63R3JL9MG537391
02-2102	2021	GMC, 1500, AT4, 4DR, Gas (Peyton)	1GTP9EEL1MZ110710
02-2201	2022	Dodge 1TN, SA, 4DR Megacab, Diesel (Deni)	3C63R3ML8NG219579
02-2202	2022	Dodge 1TN, SA, 4DR, Diesel (Saul)	3C63R3GL8NG378372
02-2203	2022	Dodge 1TN, SA, 4DR, Diesel (Matt)	3C63R3GL2NG422558
02-2204	2022	Dodge 1TN, SA, 4DR, Diesel (Kolton)	3C63R3GL6NG266220
02-2205	2022	Dodge 1TN, SA, 4DR, Diesel (Rabel)	3C63R3GL3NG376996
02-2206	2022	Dodge 1TN, SA, 4DR, Diesel (Tommie)	3C63R3GL4NG317391
02-2401	2024	Dodge 1TN, SA, 4DR, Diesel (Tom)	3C63R3JL7RG191414
02-2402	2024	Dodge 1TN, SA, 4DR, Diesel (Willard)	3C63R3JL9RG122725
02-2403	2024	Dodge 3/4TN, SA, 4DR, Diesel (Kolby)	3C6UR5HL0RG306697
02-2404	2024	Dodge 3/4TN, SA, 4DR,SB, Diesel (Cal)	3C6UR5DLXRG203647
02-2405	2024	Dodge 1TN, SA, 4DR,SB, Diesel (TBD)	3C63R3GL2RG404505
02-2406	2024	Dodge 1TN, SA, 4DR,SB, Diesel (Brett)	3C63R3GL1RG407216
02-2407	2024	Dodge 5500, DA, 4DR, Diesel (Trans Truck)	3C7WRNEL2RG349883
02-2501	2025	Chevy 1/2TN, SA, 4DR, Trail Boss, Gas (Jarrett)	3GCUKFEL1SG277062
02-2601	2026	Dodge 1TN, SA, 4DR, Diesel (Kirk)	3C63R3RLXTG176255
Trucks			
03-0201	2002	OshKosh MK-23 4MG Watertruck	10TDMWE352S072892
03-0301	2003	KENWORTH T800 Heavyhaul	1XKDDBOX53R708571
03-0401	2004	KENWORTH T300	2NKMHZ6X84M397970
03-0402	2004	KENWORTH T300 2MG Watertruck	2XKMAD7X43M391433
03-0701	2007	KENWORTH T800	1NKDL00X17J168836
03-0702	2007	KENWORTH T800 w/Drop Axle	1NKDXBEX87J176098
03-0801	2008	MACK GU712 SA Plow/Wing/Blade/Sander/Brine	1M2AX02C88M001047
03-0901	2009	Sterling L8500 Plow Truck w/Sander	2FZAAWBS99AAD5092
03-1301	2013	KENWORTH T800 w/Drop Axle	1NKDX4EX2DJ343904
03-1401	2014	Peterbilt 337 4MG Watertruck	2NP2HJ7X9EM225384
03-1501	2015	Peterbilt 337 Service Truck	2NP2HJ7X1FM299108
03-1601	2015	KENWORTH T800 Transport w/Drop Axle	1XKDP4TX2GR469825
03-1701	2017	Ford F-650 Patch Truck	1FDNW6DE0HDB03772
03-1901	2019	Peterbilt 389S Transport Truck	1XPXD40X6KD616657
Trailers			
Cargo			
04-0001	1999	First Interstate - 16' Cargo Trailer	4RACS1428XN004722
04-0301	2003	Aztec - Cargo Trailer (14') Dewatering Supplies	4XBSU21693F001038

04-0702	2007	Charmac - Cargo Trailer	4RYC142087T110932
04-2601	2026	Formula 7x14 Cargo Trailer (Fusion Machine)	5JW9E1426TB108457
Utility			
04-0602	2006	Tow Master 25' - Gooseneck (Montana)	5HNGN252961000378
04-1402	2014	Big Tex 14' - Utility Trailer (Montana)	16VCX2027E4337923
04-1701	2017	KAUFMAN 22' - Utility Trailer (Montana)	5SHFD2227HB000767
04-2201	2022	Kaufman - Utility Trailer (Wyoming)	5SHFD2226NB000805
04-2301	2023	Teton 22' - Utility Trailer (14k) (Wyoming)	4T9B12220PF400382
04-2401	2024	Diamond C 32' Gooseneck (Wyoming)	46UFU3029R1283031
04-2501	2024	Teton 20' - Utility Trailer (16k) (Wyoming)	4T9B1202XSF400546
04-2503	2024	Teton 20' - Utility Trailer (16k) (Wyoming)	4T9B12021SF400824
04-8501	1985	Pole Trailer (HDPE Dewatering Stands)	JD1121
04-8801	1988	Bulter Pole Trailer (HDPE Pipe Trailer)	IDTL069674AA
04-9201	1992	6' Utility Trailer - (Helical Piers Trailer)	13YFS061XNC036996
04-9999	1992	30' HDPE Pipe Trailer (Homemade Trailer)	
Equipment			
04-0701	2007	Trail Max Trailer, Triple Axle	5UCP737327A000531
04-1501	2014	XL SPECIALIZED LOWBOY -Transport	4U3J05339EL014269
04-1502	2014	XL SPECIALIZED - Booster	4U3S00512EL014228
04-1503	2015	SMITHCO SX3-4 Sidedump	1S9SS4236FL476138
04-2502	2025	Landoll 455B-50HD - Transport	1LH455WJXS1B38269
04-9101	1991	Utility 48' - Float Trailer	1UYFS2454MA479403
Excavators			
05-0001	2019	CAT 300.9 EXCAVATOR	LJ201219
05-0031	2019	CAT 303.5	JWY05443
05-0054	2019	CAT 305.5E2 EXCAVATOR	CR501617
05-0055	2019	CAT 305	H5M09327
05-0056	2019	CAT 305 E2 Excavator	OH5M09086
05-0081	2019	CAT 308 Excavator	GG800492
05-0082	2024	CAT 308 Excavator	GG810596
05-1101	2019	CAT 310 Excavator	GWT00715
05-2201	2008	CAT 320D EXCAVATOR	PHX01822
05-2202	2011	CAT 320D EXCAVATOR	SPN00733
05-2203	2010	CAT 320D EXCAVATOR	SPN00727
05-2251	2020	CAT 325F Excavator w/GPS Control	NDJ21310
05-2252	2023	John Deere 245 Excavator w/GPS Control	1FF245PAPPF000317
05-2253	2024	John Deere 245 Excavator w/GPS Control	1FF245PAVPF000968
05-2261	2022	CAT 326 Excavator w/GPS Control	MFJ20168
05-3301	2023	John Deere 300 Excavator w/GPS Control	1FF300PALRF000462
05-3451	2024	John Deere 345 Excavator w/GPS Control	1FF345PACRF000306
05-3491	2020	CAT 349FL Excavator w/GPS Control	HPD21149
Attachments			
05-7001	2015	CAT HYDRAULIC HAMMER H65	03X801186
05-7002	2016	NPK HOE PAK FIXED ST MDL #C8C	XX00G031622
05-7003		HELICAL PIER DRIVE HEAD	
05-7004	2020	Komatsu Hoe Ram Hammer JMHB220H	V180B 50241
05-7005	2020	Indeco Hoe Ram Hammer HB215-HMR IPH4000	25406039
05-7006	2024	Toft TOFT08P Demolition Pulverizer	TOFTHP24109
05-8320	2018	Felco Bucket Model 320BK30RL (Bucket 219)	02R-3060-2110
05-8321	2024	Felco Bucket Model 320BK30RL (Bucket 218)	02R-3060-4857
05-8323	2024	Felco Bucket Model 320BK30RL (Bucket 217)	02R-3060-3212
05-8322	2024	Wimmer Tilt Bucket T08 886 72 (Bucket 222) - (on 05-2252)	LPB2686
05-8305	2022	Felco Bucket Model 305BT20RLR (Bucket 59)	02R-2032-4357
05-8308	2022	Felco Bucket Model 307BT18RLR (Bucket 85)	02R-1840-4360
05-8341	2024	Cat 36" Trenching Bucket (Bucket 314)	OC9401432
Loaders			
Skids			

06-0591	2019	CAT 259D High Flow, 2-Speed	FTL21601
06-0791	2012	CAT 279C 2-Speed	MTB02423
06-0792	2021	CAT 279D3 High Flow, 2-Speed	0RB902538
06-0793	2023	CAT 279D3 High Flow, 2-Speed	RB905130
06-0794	2023	CAT 279D3 High Flow, 2-Speed	RB905871
06-0795	2024	CAT 279D3 High Flow, 2-Speed	RB907296
06-0651	2026	CAT 265-05 HP3 High Flow, 2-Speed	KR411626
Loaders			
06-1081	2019	CAT 908M Wheel Loader	TH8804340
06-1282	2010	CAT 928HZ Wheel Loader	CXK01183
06-1241	2013	CAT 924K Wheel Loader	PWR02172
06-1242	2014	CAT 924K Wheel Loader	PWR02171
06-1301	2020	CAT 930M Wheel Loader	J5K00260
06-1302	2024	CAT 930M Wheel Loader	F3S00706
06-1303	2024	John Deere 544 Wheel Loader	1DW544PACRLX21652
06-1381	2015	CAT 938M Wheel Loader	J3R00958
06-1441	2015	John Deere 644P Wheel Loader	1DW644PATRLX23593
Attachments			
06-7001	2015	SKID STEER BRUSH HOG	B4A02790
06-7002		Cat BA18 Skid Steer Broom	AZN04872
06-7003	2020	Cat AR9B Skid Steer Auger	0SMR07883
06-7004	2018	Loader Forks (938)	180506863
06-7005	2019	Level Best Grading Box w/GPS Control	4709
06-7006	2022	Cat Harley Rake PR121	E0106256
06-7007	2023	Loader Forks (930)	
06-7008		924 Cat Loader Boom	60340
06-7009	2025	Skid Steer Post Puller (Industrias America)	HPOST202523346
06-7010	2021	RW RH Road Widener	RW-1001001
06-7011		Alitec CP 16 Skid Steer Mill	
Dozers			
07-0621	2015	Cat D6T LGP w/GPS Control	RAD00416
07-0611	2017	Cat D6T XL	KMR00638
Graders			
08-1401	2015	Cat 14 M3 Motorgrader w/GPS Control	N9S00209
08-1431	2005	Cat 143 H Motorgrader	1AL01249
08-1602	2012	Volvo G960B Motorgrader	VCEG960BC0S575118
08-1603	2018	Cat 160 M3 Motorgrader w/GPS Control	JN9T00323
Compactors			
Rollers			
09-0224	2005	CAT CB-224E Double Drum Smooth	22401495
09-1401	2014	CAT 423 Smooth Drum Roller	AST00389
09-5011	2024	Hamm CP 50i Roller (Smooth)	WGHOH288LHAA01013
09-5021	2023	Hamm CP 50i P Roller (Padfoot)	WGHOH288AHAA00054
09-8421	2011	CAT CP68B 84" Sheepsfoot Roller	LCF00101
Plates			
09-7003	2021	DPU4545 WACKER DIESEL PLATE COMPACTOR	11263527
09-7004	2025	Wacker Neuson DPU45Yeh	WG160034
09-7051		MQ SMALL PLATE COMPACTOR	
09-7052		MQ SMALL PLATE COMPACTOR	
Jumping Jacks			
09-7060	2019	MQ Jumping Jack MTX60HD	E1196
09-7061	2025	MQ Jumping Jack MTX60HD	12038588
09-7062	2025	MQ Jumping Jack MTX60HD	12038587
09-7063	2020	MQ Jumping Jack MTX60HD	F3717
09-7064	2020	MQ Jumping Jack MTX60HD	A1972
09-7065	2022	Bomag BT65 Jumping Jack	101541376453

09-7066	2022	Bomag BT65 Jumping Jack	101541374656
09-7067	2023	MQ Jumping Jack MTX60HD	J-10669
09-7068	2023	MQ Jumping Jack MTX60HD	J-10709
09-7069	2025	MQ Jumping Jack MTX60HD	K-11733
09-7070	2025	MQ Jumping Jack MTX60HD	K-11807
09-7071	2025	MQ Jumping Jack MTX60HD	K-11824
Walk Behinds			
09-2101	2021	Bomag BMP8500 Walk Behind Roller	101720135863
09-9903	2024	OSR Hamm Walk Behind Roller	WGH0H950HHAA00548
09-9904	2024	OSR Hamm Walk Behind Roller	WGH0H950HHAA00552
09-2201	2022	Husqvarna LP 8505	101720135863
Haul Trucks			
14-2601	2019	John Deere 26E	1DW260ETHKF694649
Broom			
19-2201	2022	Superior Road Broom DT74-J	821083
19-2401	2024	Superior Road Broom DT74-J	824029
Forklifts			
22-5001		Cat TC1000 (Bozeman Shop)	
22-5002	2005	Mitsubishi FGC25N Forlift (Jackson Shop)	AF82F02083
22-6001	2005	GRADALL 6000# ATF w/Manbasket	160016210
22-6002	2017	Genie GTH-844	GTH08E-10945
Plants & Screens			
35-0001	2015	THOMPSON DECK SCREEN	
35-1208	2024	Greatbear 12' x 8' Grizzly Screen	24HBJSA001-54
Gensets & Light Plants			
40-0251	2011	Multiquip 25 kW Genset	7110961
40-0253	2016	Multiquip 20 kW Genset (DCA-22SSIU4F)	7152479
40-0081	2020	Allmand Night-Lite Pro II Light Plant 8kW	5AEA1AA13LH003638
40-0001		Honda EU2000i	
40-0002		Honda EU2000i	86102 00903
40-0003		Honda 3000	
Compressors			
42-0701	2007	Atlas Copco 185 CFM	4500A101X7R022336
42-0702	2007	Sullair 185DPQ CFM	004152671
Pumps			
58-TP001	2019	Rice Test Pump	7110961
58-TP002	2018	Rice Test Pump	
58-S0459-001	2019	Submersible 4", 5.9hp Xylem-Flygt 2630	
58-S0459-002	2019	Submersible 4", 5.9hp Xylem-Flygt 2630	
58-S0459-003	2021	Submersible 4" 5.9hp Flygt 2071.010	2071.010-2160022
58-S0459-004	2022	Submersible 4" 5.9hp Tsurami KTZ43.7	22714544003
58-S0320-001	2022	Submersible 3" Tsurami NK2-15	21701736015
58-S0320-002	2022	Submersible 3" Tsurami NK2-15	21701736014
58-S0320-003	2022	Submersible 3" Tsurami NK2-15	21701736020
58-S0320-004	2022	Submersible 3" Tsurami NK2-15	
58-S0320-005	2022	Submersible 3" Tsurami NK2-15	
58-S0320-006	2022	Submersible 3" Tsurami NK2-15	
58-S0320-007	2022	Submersible 3" Tsurami NK2-15	
58-S0320-008	2022	Submersible 3" Tsurami NK2-15	
58-S0320-009	2022	Submersible 3" Tsurami NK2-15	
58-S0320-010	2022	Submersible 3" Tsurami NK2-15	
58-S0320-011	2022	Submersible 3" Tsurami NK2-15	
58-S0320-012	2022	Submersible 3" Tsurami NK2-15	
58-S0320-013	2022	Submersible 3" Tsurami NK2-15	
58-S0201-001	2020	Submersible 2" Xylem	86102 00903
58-S0201-002	2020	Submersible 2" Xylem	

58-T0379-001	2022	Trash Pump 3" Godwin GWP-80HX	220401093
58-T0348-001	2024	Trash Pump 3" Godwin GWP-80HX	
Compressors			
59-0321	2022	Napa Compressor (Mech Truck 02-1201)	UTY866800
Instruments			
Builders Levels/Pipe Lasers			
64-0001		Topcon TP-L5B Pipe Laser	RR5464
64-0002	2023	Topcon TP-L6WGV Pipe Laser	P6001329
64-0003	2024	Topcon TP-L6WGV Pipe Laser	P6001631
64-0004	2024	Topcon TP-L6WGV Pipe Laser	P6001941
64-0101	2025	Topcon AT-B4A Builders Level	WP008601
64-0102		Topcon AT-B4A Builders Level	X36511
64-0103		David White Theodolite	240031
Spin Lasers			
64-0104		Topcon RL-H5A Spin Laser	1P034841
64-0105	2011	Topcon RL-H4C Spin Laser (Kirk)	R58068
64-0106	2019	Topcon RL-H5A Spin Laser	1PO62713
64-0107	2015	Topcon RL-H4C Spin Laser	RC2503
64-0108	Bel	Topcon RL-H4C Spin Laser	X731771
64-0111	Bel	Topcon RL-H5A Spin Laser	1A021369
64-0112		Topcon RL-H5A Spin Laser	1P044068
64-0114	2022	Topcon RL-H5A Spin Laser (SN Sticker is missing)	1PO62802
64-0115	2020	Topcon RL-H5A Spin Laser	1A012654
64-0116	2021	Topcon RL-H5A Spin Laser	1A042931
64-0117	2022	Topcon RL-H5A Spin Laser	1A056939
64-0118	2022	Topcon RL-H5A Spin Laser	1A056961
64-0119	2022	Topcon RL-H5A Spin Laser	1A056945
64-0120	2024	Topcon RL-H5A Spin Laser	1A105925
GPS Bases/Rovers/Machine Controls			
Base & Rover Systems			
64-0200	**2021**	**Topcon GPS (Wyoming) (Base & Rover)**	
Blue	2021	FC-6000 Data Collector	292577
Rover	2021	Hiper VR Base UHF 440-740	1448-19775
Base	2021	Hiper VR Rover UHF 440-740	1448-19788
64-0201	**2021**	**Topcon GPS (Wyoming) (Network Base w/Rover)**	
Green	2021	FC-5000 Data Collector	265898
Rover	2024	Hiper VR Rover UHF 440-740	1448-27420
Base	2024	Hiper VR Rover UHF 440-740	1448-37052
64-0202	**2024**	**Topcon GPS (Montana) (Network Base w/ Rover)**	
Red	2024	FC-6000 Data Collector	315334
Rover	2024	Hiper VR Rover UHF 440-740	1448-31956
Base	2024	Hiper VR Rover UHF 440-740	7
64-0203	**2024**	**Topcon GPS (Montana) (Network Base w/ Rover)**	
Orange	2021	FC-5000 Data Collector	265898
Rover	2024	Hiper VR Rover UHF 440-740	1448-37413
Machine Control Systems			
64-0301	2022	325 Hoe Topcon Max Indicate	
64-0302	2022	160M3 Topcon GPS System (Prev D6) - Swaps to Level Best	
64-0304	2023	D6T Dozer Topcon Max Indicate	
64-0305	2023	326 Cat Hoe Topcon Max Indicate	No Serial
64-0306	2024	300 John Deere Hoe Topcon Max Auto	
64-0307	2024	349 Cat Topcon Max Indicate System	
64-0308	2024	308 Cat Topcon Max Indicate System	
64-0309	2024	245 John Deere Hoe Topcon Max Auto	

64-0310	2024	Cat 14M3 Topcon MC Max Grader System	
Network Bases (Each gets us 3 network Licenses/year)			
64-0401	2022	NET G5 Base Station - (In Missoula)	1007167-01
64-0402	2022	NET G5 Base Station - (In Kalispel)	1294-14089
Level Best Instruments			
64-0501	2022	Level Best Instrumentation for Laser	
Street Plates			
65-05051		5x5	
65-05052		5x5	
65-05053		5x5	
65-05054		5x5	
65-05081		5x8	
65-05082		5x8	
65-05083		5x8	
65-05084		5x8	
65-05085		5x8	
65-05101		5x10	
65-05102		5x10	
Trench Boxes			
66-16081		16x8	
66-08081	2019	8x8 Aluminum Efficiency Model XLAP-88	160839
66-10081	2019	10x8 Pro TEC Octagonal MH Box OMH-81010	KR35987
66-10041	2023	10x4 Pro Tec Octagaon MH Box SBROMH-41010	P230241577
66-20081	2019	20x8 Efficiency Model S4D8X20K	160855
66-20041	2015	20x4 Efficiency Model CAT4-420	15N78232
66-20082	2024	20x8 Pro Tec Model PRO4-820KE (Montana)	KR40030
66-24081	2024	24x8 Pro Tec Model Pro4-824NKE	KR40255
66-00081	2024	Hydraulic Vertical Speed Shore Jack w/HDO	
66-00082	2024	Hydraulic Vertical Speed Shore Jack w/HDO	
66-00083	2024	Hydraulic Vertical Speed Shore Jack w/HDO	
66-00084	2024	Hydraulic Vertical Speed Shore Jack w/HDO	
Bedding Boxes			
67-0701		7CY	
67-0702		Felco 7CY Bedding Box	WG163461
67-0703		Felco 7CY Bedding Box	WG1634617
67-0901		9CY	
Chainsaws/Demo Saws			
Chainsaws			
68-0001		Stiehl Chain Saw MS 362C	187690502
68-0002		Stiehl Chain Saw MS 362C	
68-0003		Stiehl Chain Saw MS 260	
68-0004		Husqvarna Chain Saw 372XP	2014-2600039
Demo Saws			
68-1001		Husqvarna Demo Saw K770	2021-0501213
68-1002		Husqvarna Demo Saw K970	2016-4800446
68-1003		Stiehl Demo Saw TS500i	
68-1004		Stiehl Demo Saw TS420	
68-1005		Stiehl Demo Saw (Kirk)	
68-1006	2024	Husqvarna Demo Saw K770	2024-4812389
68-1007	2024	Husqvarna Demo Saw K770	2024-4812390
68-1008	2024	Husqvarna Demo Saw K770	2024-4812337
68-1009	2024	Husqvarna Demo Saw K770	2024-4812512
68-1010	2024	Husqvarna Demo Saw K770	
68-1011	2024	Husqvarna Demo Saw K770	

Welders & Fusion Machines			
69-0204	2020	McElroy Pit Bull 14 2" - 4" Fusion Machine	
69-0206	2024	McElroy Pit Bull 26 2" - 6" Fusion Machine	
69-0618	2022	McElroy Trackster 618	
		Miller Wire Feed Welder (Shop)	
		Plasma Cutter (Shop)	
69-1225		Miller Bobcat 225 (on Truck 02-1201)	2922611071
69-1226		Miller Trailblazer 325 Diesel (on Truck 03-1501)	
Tanks			
73-0550	2021	550Gal Diesel Tank (True North Steel)	44844
73-0800		800Gal Conc Encased Diesel Tank (Amcor)	
73-6551	2023	655 Gal Diesel Tank (AM Tank)	80859
73-6552	2023	655 Gal Diesel Tank (AM Tank)	80860
73-7501	2023	Thunder Creek EV750 Mobile Diesel Trailer Tank	56ZL1UD29PP001416
73-7502	2020	Thunder Creek EV750 Mobile Diesel Trailer Tank	56ZL1UD27LP000551
Misc Tooling			
75-1016		Kenco KL9000 Barrier Picker	SF99050514V4
75-2004		Water Standpipe	NA
75-4201	2024	90# IR Jackhammer MX90B	SR24G240007
75-4301	2024	Hilti Battery Powered Jackhammer	
75-4401		Enerpack Powerpack and Jack (Pier Testing)	
75-5001	2025	Cherne Manhole Tester	

LIST OF PROPOSED SUBCONTRACTORS

The bidder submits the following as to subcontractors he intends to employ if awarded the Contract:

NAME	ADDRESS	WORK TO BE PERFORMED
Arco Electric	625 W. 25th St. Idaho Falls, ID 83402	Street Lights
Avail Valley Construction	47 S Main Victor ID 83455	Paving
Idaho Traffic Safety	3400 East Sunnyside Road Idaho Falls, ID 83406	Traffic Safety
Roberts Concrete	PO Box 498 Victor, ID 83455	Concrete
(Suppliers)		
HD Fowler	1411 Commerce Way Idaho Falls, ID 83401	Supply Piping
Oldcastle	2240 S Yellow Stone HWY Idaho Falls, ID 83402	Supply Precast
Evans Construction	7255 South Hwy 89 Jackson, WY 83001	Supply Aggregate

BID BOND (PENAL SUM FORM)

Bidder	Surety
Name: Ridgeline Excavation, Inc. Address *(principal place of business)*: 3520 S. Cornerstone Road Jackson, WY 83001	Name: Merchants National Bonding, Inc. Address *(principal place of business)*: P.O. Box 14498 Des Moines, IA 50306-3498
Owner	**Bid**
Name: Town of Jackson, Wyoming Address *(principal place of business)*: PO Box 1687, 150 East Pearl Avenue Jackson, WY 83001	Project *(name and location)*: Town of Jackson Vine Street Improvements Project. TOJ Bid No. 26-10, WY Bid Due Date: December 18, 2025

Bond

Penal Sum: 5% Five Percent of Amount Bid

Date of Bond: December 17, 2025

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

Bidder	Surety
Ridgeline Excavation, Inc. *(Full formal name of Bidder)*	Merchants National Bonding, Inc. *(Full formal name of Surety) (corporate seal)*
By: _____ *(Signature)*	By: _____ *(Signature) (Attach Power of Attorney)*
Name: Kirk Hogan *(Printed or typed)*	Name: Brandi Davis *(Printed or typed)*
Title: Owner/President	Title: Attorney-In-Fact
Attest: _____ *(Signature)*	Attest: _____ *(Signature)*
Name: Dayton Siewert *(Printed or typed)*	Name: Sami Benson *(Printed or typed)*
Title: Project Manager	Title: Witness

Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.

EJCDC® C-430, Bid Bond (Penal Sum Form).
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1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation will be null and void if:
   3.1. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
   3.2. All Bids are rejected by Owner, or
   3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond will be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute governs and the remainder of this Bond that is not in conflict therewith continues in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

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MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY , an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually, **Brandi Davis**

Surety Bond #: Bid Bond
Principal: Ridgeline Excavation, Inc.
Obligee: Town of Jackson, Wyoming

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship o obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 17th day of December , 2025 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.
On this 17th day of December, 2025 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 17th day of December , 2025 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

Secretary

STATE OF WYOMING

CERTIFICATE OF RESIDENCY

Contractor Number: 1708

RIDGELINE EXCAVATION, INC.

HAS BEEN GRANTED RESIDENCY STATUS PURSUANT TO WYOMING STATUTE 16-6-101, AS AMENDED. FIVE PERCENT PREFERENCE SHALL BE ALLOWED WHEN BIDDING ON ANY PUBLIC WORKS CONTRACT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE CERTIFICATION IS GRANTED.

GRANTED THIS 2ND DAY of APRIL TWO THOUSAND AND 25

Michele Johnson, Program Manager

EXPIRATION DATE:4/1/2026

To verify the authenticity of the certificate, please contact our office at 307-777-7261 or visit wyomingworkforce.org/businesses/labor/info

CERTIFICATE SERIAL NUMBER: 0204202524

BUSINESS LICENSE

Account #: 4237
Business: Ridgeline Excavation
DBA: Ridgeline Excavation
Business Type: Sales Tax
Business Activity: Excavation Contractor
Business Location: 3520 SOUTH CORNERSTONE ROAD

Term: 01/01/25 through 12/31/25
Fee: 261.00

Ridgeline Excavation
PO Box 448
Jackson WY 83001

TOWN OF JACKSON WYOMING

I, Hailey Morton Levinson , Mayor of the Town of Jackson, do hereby subscribe my name and cause the Seal of said Town to be here unto affixed this 12/23/24

Mayor

ATTEST: Town Clerk

ADDENDUM NO. 1
December 15, 2025

NOTICE TO BIDDERS

This ADDENDUM shall be acknowledged both in the space provided below on this ADDENDUM and on the BID FORM. Failure of any Bidder to properly acknowledge receipt of this Addendum both on this ADDENDUM and on the BID FORM may result in REJECTION OF THE BID.

This Addendum shall be attached to the Contract Documents and shall form a part thereof. The following changes, additions and/or deletions shall be made in the Specifications, Contract Documents and/or Drawings.

.....

GENERAL

The following is provided as general information:

1. Revised bid schedule attached. The bid quantities for Items #13 and #14 have been adjusted. Use the attached for supplied bids.

Sincerely,

Matt Bowers, PE
Project Manager
****

BIDDER ACKNOWLEDGMENT

12/15/25
DATE

STAFF REPORT

Meeting Date:	January 20, 2026	**Meeting Title:**	Regular – Consent
Submitting Department:	Public Works	**Presenter:**	Johnny Ziem
Agenda Item:	Budget Amendment for the Procurement of a New Electric Truck	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for the Council to consider a budget amendment for the procurement of a new electric truck.

Requested Action.
Staff request the Council to consider a budget amendment for the procurement of a new electric truck.

Recommendations.
Staff recommend approving a budget amendment to the FY26 budget for the procurement of a new electric truck.

Background.
At the October 20, 2025, Regular Council meeting, the Council awarded Bid #26-03 for the procurement of an electric truck to Fremont Motors of Lander, Wyoming. Staff received one bid for the procurement of a 2026 electric truck. In early December of 2025, staff were notified that Ford would be pausing production of the 2026 F-150 Ford Lightening trucks. Therefore, the awarded vendor will not be able to procure a new 2026 Ford Lightening truck to fulfill Bid #26-03.

Analysis & Key Policy Questions.
Upon hearing the news from our vendor that we were unable to get a 2026 Ford Lightening truck, staff worked with the vendor to search for a new 2025 Ford Lightening truck that met our specifications. Our vendor was successful in finding a new 2025 Ford Lightning truck that exceeded our specifications.

Possible Alternatives.
Possible alternatives for this item include:

1. Not amending the FY26 Budget to cover the additional cost for the new Ford Lightening
2. Other

Comprehensive Plan & Priority Alignment.

- Chapter 2: Climate Sustainability
  - Principle 2.3 – Reduce greenhouse gas emissions through transportation
- Chapter 8: Quality Community Service Provision
  - Principle 8.1 – Maintain current, coordinated service delivery

Fiscal Impact.
In October of 2025, the Council awarded Bid #26-03 in the amount of $59,349 for a new 2026 Ford Lightening Truck. Due to Ford pausing production of 2026 Ford Lightening's, our vendor was able to secure a new 2025 Ford Lightening truck in the amount of $64,900.

For the FY26 Budget, we show a budget of $62,500 for the purchase of a new electric truck. Staff are requesting that the Council approve a budget amendment of $2,400 to cover the additional cost to procure a 2025 Ford Lightening truck.

Staff Impact.
Staff impact for this item was minimal.

Attachments or Links.
None at this time.

Suggested Motion.

I move to approve a fiscal year 2026 budget amendment in the amount of $2,400 to cover the additional cost to procure a new 2025 Ford Lightening truck.

STAFF REPORT

Meeting Date:	January 20, 2026	**Meeting Title:**	Town Council – Regular
Submitting Department:	Administration	**Presenter:**	Tyler Sinclair
Agenda Item:	90 Virginian Lane – Town Funding Approach	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for the Town Council to consider how to divide the $10m committed in principle for the 90 Virginian Lane project between the Town and County and where the Town portion of this funding should come from.

Recommendations.
Staff recommend the Town Council consider dividing the $10m for the 90 Virginian Lane project 50%/50% between the Town and County and that the Town use Restricted and Assigned Housing Funds as proposed below.

Background.
In 2023, the Housing Authority purchased the land at 90 Virginian Lane for $28 million. This purchase was funded utilizing $18 million in tax-exempt bond financing (to be paid by with 2022 SPET funds) + $2.59 million 2019 SPET funding + $5.5 million County housing mitigation funding + $2 million Town housing funding (blend of mitigation fees and housing supply funds).

In December 2024, the County Commission and Town Council directed and authorized the Housing Authority to execute the 2025 Season Ground Lease for RV Park Operations with the Virginian RV Park LLC. The Ground Lease fee of $500,000 was paid to the Housing Authority and these funds have been placed in the Housing Authority's Housing Supply Fund.

In May 2025, the County Commission and Town Council directed and authorized the Housing Authority to enter into a cost-sharing agreement with Pennrose for schematic design not to exceed $250,000. The schematic design costs are being paid for from the Housing Authority's Housing Supply Fund.

At the October 20, 2025, Town Council meeting, staff presented an overview of this item, following by Council questions and discussion. There was no action taken at that time, please see the video link to this meeting to review the discussion.

Analysis & Key Questions.
As part of the project the Town and County have agreed in principle to provide $10 million to further fund the project. This amount is in addition to the Town and County's contributions to purchase the land, which are listed above.

The first item to consider in this report is how the Town and County should divide the $10 million in additional funding for the project. Town staff are recommending that the Town and County split the $10m, 50%/50% or $5.0m each. Staff find that this equal split of the committed funding reflects the equal partnership approach that has been at the forefront of the Town and County discussion of the project to date.

Alternatives to the recommended 50%/50% split include: 1) by population (46%/54%) 2) by the current Town/County split in the Joint Funding MOU (43%/57%) or 3) by taking into consideration contributions already made by the Town and County.

	Recommendation 50/50	Alternative 1 46%/54%	Alternative 2 43%/57%	Alternative 3*
Town Contribution	$5m	$4.6m	$4.3m	$6.75m
County Contribution	$5m	$5.4m	$5.7m	$3.25m
Total	$10m	$10m	$10m	$10m

* Option 3:
- $5.5m County Housing Mitigation – Developer Paid (previously contributed)
- $2.0m Town Assigned Housing - General Fund (previously contributed)
- $10m (Town & County Committed)
- **$ 17.5m Total**
- 8.75m split 50/50
- **County $3.25m**
- **Town $6.75m**

Key Question 1: Does the Council agree that the Town and County split the $10m additional funding for the project, 50%/50% or $5.0m each?

The second item for the Town to discuss is where the $5.0m (or alternative amount) Town portion for this project will be funded from (which Town account). Staff note that for this funding the Town will receive the creation of a minimum of 200 affordable/workforce housing units; the Town will not receive any first rights of purchase or lease. The identification of sources for this funding is a preliminary step in the overall project financing discussion that will take place at a Joint Meeting in February. The purpose of this item is for the Town to begin to identify the source(s) for this funding from the Town to inform the discussion at the Joint Meeting. It is anticipated that Teton County will consider a similar item prior to the Joint Meeting. As stated above this is a preliminary step with final consideration of this request occurring when the Town and County consider approval of the Development Agreement and Financing Agreement for the project.

As of January 1, 2026, the Town has the following funding available in its Housing accounts:

- **$3,626,481 Assigned** – These funds have been assigned for use in providing affordable community housing but may be transferred back to the General Fund or to another fund
- **$1,710,597 Restricted** – These funds must be used to provide affordable community housing
- **$5,337,078 Total Funds**

Staff recommend that Council authorize the use of $1,710,597 (plus any additional funds received not to exceed $5M) in Restricted Funds and up to $3,289,403 in Assigned Housing Funds to meet the $5.0m contribution in principle for 90 Virginian Lane. Other alternative funds for Council consideration could include the General Fund, Town Employee Housing Fund, and others.

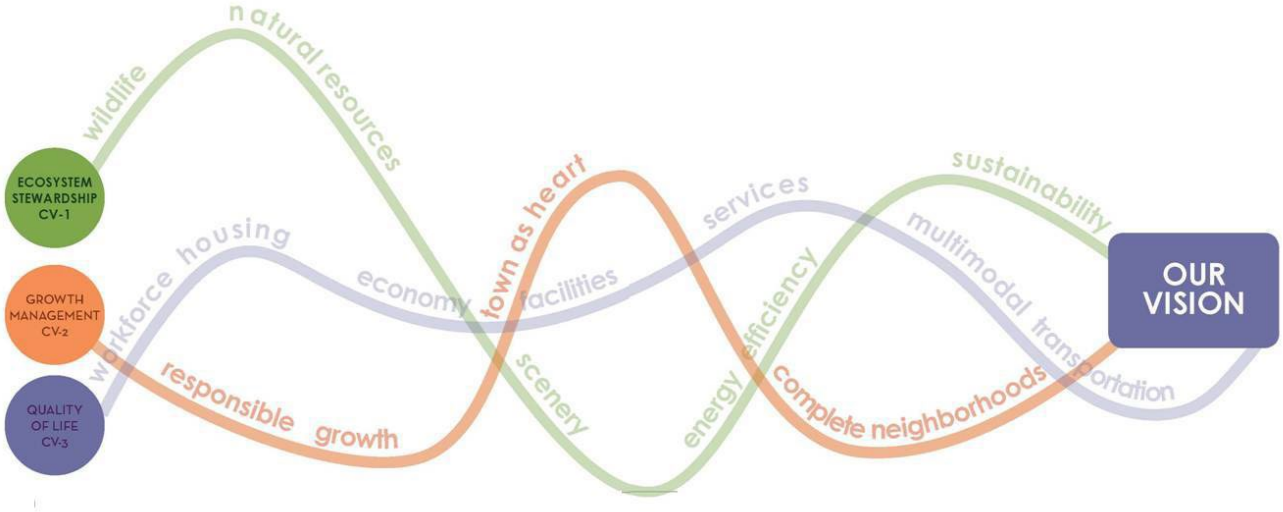
Key Question 2: Does the Council agree to use $1,710,597 (plus any additional funds received) in Restricted Housing funds and up to $3,626,481 in Assigned Housing Funds to meet the $5.0m contribution in principle for 90 Virginian Lane?

Possible Alternatives.
Alternatives for question 1 have been provided above.

Alternatives for question 2 are as follows:
1) Adjust the percentage of funding from Restricted and Assigned Housing Funds to meet the $5.0m contribution in principle for 90 Virginian Lane
2) Identify other sources of funding
3) Other

Comprehensive Plan & Priority Alignment.

The Jackson/Teton County Comprehensive Plan is predicated on three equally important Common Values for us to live within our shared community Vision: Ecosystem Stewardship, Growth Management, and Quality of Life. Just as the strength of a rope depends on the integrity of each intertwining thread, the strength of our community character is derived from a commitment to all three Common Values, each in support of and reliant upon the others.



Common Value: Quality of Life
The Comprehensive Plan sets a minimum goal of achieving a 65% resident workforce. Building on this goal, the Workforce Housing Action Plan set forth strategies for increasing our resident workforce that include location for growth, a focus on public-private partnerships, and updating land development regulations to incentivize affordable workforce housing development by the private sector.

The future neighborhood at 90 Virginian Lane is an example of a public-private partnership, leveraging private sector expertise, while mitigating public risk; and utilizes LDR incentives for affordable workforce housing development.

Common Value: Ecosystem Stewardship
The Comprehensive Plan also sets a goal to direct at least 60% of all new residential development into Complete Neighborhoods to preserve habitat, scenery, and open space and provide workforce housing opportunities. Since Housing Action Plan implementation and including changes to the Land Development Regulations that incentivize affordable workforce housing production in the Town of Jackson, the percentage of new development built in Complete Neighborhoods has exceeded the 60% minimum threshold. By placing development in the center of Town, the 90 Virginian Lane development accomplishes our goal of concentrating new development in Complete Neighborhoods.

The Comprehensive Plan sets a goal to emit less greenhouse gases ("GHG") than we did in 2012. Surface travel accounts for most of the GHG Emissions created locally. **By placing households close to their jobs, local convenience, recreational amenities, and providing them with opportunities to use alternative modes of transportation like the bus or biking, the 90 Virginian Lane development will positively impact GHG Emissions.**

Common Value: Growth Management
The Comprehensive Plan sets a cap on new residential units that can be built. We currently have about 550 pooled residential bonus units remaining to be assigned to future developments. **The 90 Virginian Lane Neighborhood accomplishes our Comprehensive Plan goals related to growth management by effectively using the remaining pooled units for 100% permanently deed restricted affordable workforce housing in a high-density residential zone located in a Transitional Subarea** (as opposed to using the units for unrestricted, free market homes located outside a Complete Neighborhood).

Fiscal Impact.
Please see discussion of Fiscal Impact in the Analysis section above.

Staff Impact.
Town staff have spent approximately 10 hours working on this item.

Attachments or Links.
None

Suggested Motions.

Item 1
I move to direct staff to draft a letter to Teton County proposing to divide the $10m committed for the 90 Virginian Lane project 50%/50% between the Town and County.

Item 2
I move to authorize the Town to use Restricted and Assigned Housing Funds as proposed in this report to fund the Town's portion of the $10m committed to the 90 Virginian Lane development.

STAFF REPORT

Meeting Date:	January 20, 2026	**Meeting Title:**	Town Council Meeting
Submitting Department:	Administration	**Presenter:**	Tanya Anderson
Agenda Item:	Request for Proposals for Sustainability Plan Progress Dashboard	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for the Council to consider a Request for Proposals (RFP) for a consultant to create a digital tracking dashboard that monitors progress towards the goals and strategies within the Town Sustainability Plan.

Requested Action.
The requested action is for the Council to consider approval to release an RFP for a progress dashboard that monitors progress towards the goals and strategies within the Town Sustainability Plan.

Recommendations.
Staff recommends approving release of the RFP.

Background.
The Town Sustainability Plan was unanimously approved by Town Council on July 1, 2024. The final chapter of the plan was dedicated to accountability. The point of a plan is to implement it, and without accountability to ourselves and the public, a plan can turn into a binder of aspirations on a shelf. Staff began implementing strategies within the accountability section almost immediately in the form of regular communications with the public and with staff regarding elements of the Sustainability Plan. It continued with an annual update that was presented to Council in July of 2025. Staff has also worked with consultants hired to conduct a Greenhouse Gas Inventory, which is almost completed. One accountability strategy remains: Create a publicly accessible dashboard for tracking progress towards goals.

Analysis & Key Policy Questions.
Sustainability Plans are not created to sit on shelves; they are created to be implemented. Incorporating accountability and transparency into Sustainability Plans encourages implementation. Many communities create dashboards on their websites that display progress made towards goals and strategies within their Sustainability Plans. These can be updated in real time, as soon as strategies are completed.

In the absence of a publicly available dashboard, the public must reach out to staff directly to inquire about progress or wait until an annual report is created. While annual reports are useful, they often lag significantly behind progress and do not accurately represent the continuous work that the Town is doing.

If a progress dashboard is created, staff will continue to report to the Council annually on progress made. However, staff will no longer create a document to report that progress and will utilize the dashboard instead. The dashboard will be easily accessible to staff, Council, and the public.

Possible Alternatives.
1. The Council could direct staff to cease work on this strategy and to post an annual report instead.
2. The Council could direct staff to delay work on this strategy until another fiscal year.
3. Combination of 1 and 2
4. Other

Comprehensive Plan & Priority Alignment.

Town of Jackson Sustainability Plan

- Goal: Share Sustainability Plan Progress transparently with the community.
- Target: Create Sustainability Plan Progress Report that is publicly available by 2026.
- Strategy: Create a publicly accessible dashboard for tracking progress towards goals.

To hold us accountable to the goals and targets within the Sustainability Plan, the Town can create a platform for showing progress towards goals. While targets related to emissions reduction need only be reported annually, progress towards strategies can be updated on an ongoing basis.

Fiscal Impact.

This project is estimated to cost $25,000 to develop and $10,000 annually to maintain and/or dedication of staff time to maintain the site internally. $25,000 was budgeted for this project in FY26.

Staff Impact.

It took the Ecosystem Stewardship Administrator 2 hours to draft the RFP and this staff report. It will take an estimated 10 hours to review proposals and finalize a contract. It will take an estimated 20 hours to manage the contract in the first year, and 10 hours each subsequent year. Legal Department work on this project includes reviewing the RFP and negotiating the contract and is estimated to be approximately 10 hours.

Attachments or Links.

RFP for Sustainability Plan Tracking.

Suggested Motion.

I move to release the attached RFP for a digital tracking system that monitors progress towards the goals and strategies within the Town Sustainability Plan.

Request for Proposals

Progress dashboard for Town Sustainability Plan

Issued: January 21, 2026

Jackson, Wyoming

Requested By:	Town of Jackson
Due Date:	10:00 AM MST March 2, 2026
Bid Opening:	10:30 AM MST March 2, 2026
Proposal Submission:	via e-mail: clerk@jacksonwy.gov
Deadline for Questions:	5:00 PM MST January 29, 2026
Questions answered by:	5:00 PM MST February 6, 2026
Contact and Questions:	Tanya Anderson, Ecosystem Stewardship Administrator tanderson@jacksonwy.gov

1. SUMMARY

The Town of Jackson seeks proposals from qualified and experienced persons or firms to submit a proposal for a Progress Dashboard, to be displayed on the Town of Jackson's website to publicly display progress towards the goals and strategies set forth in the Town's Sustainability Plan. Proposals should include 1) a plan for creating a publicly available dashboard, 2) a plan for making updates to the dashboard, and 3) a technical support plan. A fee proposal should be submitted as a separate PDF and should include 1) itemized costs to create the dashboard, 2) payment structure, and 3) any estimated technical support costs through June 30, 2026.

2. BACKGROUND

The Town of Jackson is a community in Northwest Wyoming with just over 10,000 residents. It is the sole municipality within Teton County, Wyoming, whose population, including the Town of Jackson, is just over 23,000 residents. The Jackson Town Council accepted a new Sustainability Plan on July 1, 2024. As the Town works to meet both the municipal and community-wide goals and targets set within the Sustainability Plan, it seeks to contract a business or organization to create a publicly accessible dashboard to display progress towards the goals and strategies outlined in the Sustainability Plan.

3. SCOPE OF WORK

The Town of Jackson seeks a firm to create a publicly available dashboard that displays progress towards goals and strategies in the Town Sustainability Plan on the Town's website that can be updated regularly. The

dashboard should include a way to display progress towards completion of strategies. When appropriate, it should also include ways to measure the percentage of work completed towards specific targets. For example, the number of lights converted to dark-sky compliant lighting should be recorded as a percentage or number, not simply “in progress” and “completed.”

At a minimum, proposals should include the following:

a) A proposal for the creation of a dashboard, including a detailed timeline and an outline of tasks required by Town staff to support the project.
b) A plan for updating the dashboard. Will Town of Jackson staff be able to update the dashboard? Will the dashboard require an ongoing contract with a vendor for updates? What is the process for making updates? Is there a training plan? The Town will prioritize proposals that include training staff to be able to update the dashboard without off-site assistance.
c) A description of how the dashboard will integrate with the Town of Jackson’s CivicPlus-based website. Simple embedded iframe or script? REST APIs/JSON-based app or service for CivicPlus’ own integration APIs or HTML widgets? Respondents shall describe their solution.
d) Descriptions of the proposed dashboard’s accessibility features, including how the solution supports use with common assistive technologies. Respondents are encouraged to provide any supporting accessibility documentation.
e) A plan for technical support that extends through June 30, 2031. The Town will prioritize proposals with a low annual cost to maintain the dashboard.

A separate Fee Proposal should include the following:

a) A detailed budget for the creation of the dashboard.
b) Additional budgets for any technical support needed through June 30, 2031.

4. QUALIFICATIONS

The Respondent must have the experience and knowledge necessary to supply the work and perform services specified in this RFP, and the time and capacity to complete the project within the mutually agreed timeline set within the final contract. If the dashboard creation requires travel, any transportation and accommodation costs must be included within the proposal.

5. SUBMITTAL REQUIREMENTS

Responses must be submitted through the Town Clerk, Riley Hovorka, at clerk@jacksonwy.gov and must be compiled into two (2) .pdf documents named 1) “Progress Dashboard Proposal – [company name]”- Proposals, and 2) ”Progress Dashboard Proposal – [company name] – Fee Proposal” before the date identified in Section 6. Physical (paper) copies of proposals are not allowed.

At a minimum, responses should include the following information in the first PDF:

a) **Cover Letter** - A transmittal cover letter on the Respondent’s organization’s letterhead, and shall clearly identify the name, title, telephone number, and email address of the person who will serve as the Respondent’s representative for all matters relating to the RFP.

b) **Table of Contents**

c) **Project Approach –** Describe your understanding of the objectives, purpose, and scope of this project and your approach to completing the project successfully, highlighting any outstanding features, qualifications, and relevant experience.

d) **Project Schedule** – Provide a project schedule and describe current job commitments and how your company can complete the work during the specified timeframe.

e) **Relevant experience or qualifications** – Identify lead and support personnel and include up to three (3) resumes of such with listings of relevant experience and areas of expertise. Identify major projects completed within the last three years. Provide examples of previous projects of a similar nature.

f) **References** – (Up to 3) Include the reference's name, title, organization, email, phone number, address, and a brief description of their relationship to the Respondent.

g) **Conflict of Interest** – List any potential conflicts of interest.

Responses should include the following information in the second PDF:

h) **Cost** - Provide a detailed, itemized budget. The budget shall be placed in a file separate from the original proposal and should include proposed staff hourly rates, plus overhead, travel and additional project costs to be charged for charge order items. Include estimates of hours needed to complete the project and an estimated distribution of those hours over the course of the project. A total price shall be plainly visible.

Responses must be in the same sequence and format as listed in Section 3.

6. EVALUATION CRITERIA

The Selection Panel will refer to the criteria listed below while evaluating proposals. Each Proposal will receive a score of 1 through 10 for each evaluation criterion. 10 – Excellent; 7.5 – Good; 5.0 – Satisfactory; 2.5 – Marginal; 0 – Unsatisfactory. The *rating* for each of the evaluation criteria will be multiplied by the *weight* to calculate the *score* for that criterion. Scores for criteria 1 through 6 will be added together to determine the *subtotal*. Respondents shall submit two PDFs, one for the Proposal and one for the Fee Proposal. Proposals will be opened, evaluated, and weighted first. When this is completed, Fee Proposals will be opened and evaluated. The Proposal Subtotal score and Fee Proposal score will be added together to determine the total score. The maximum score for any proposal is 420.

	EVALUATION CRITERIA	**RATING**		**WEIGHT**		**SCORE**
1	**Project approach:** Alignment with and understanding of project goals			10		
2	**Experience and qualifications:** Quality of previous relevant projects; experience and qualifications of key staff			8		

3	**Project management:** Project management approach, including timelines and milestones.			6		
4	**References:** Relevance of references provided; quality of past client feedback			4		
5	**Sustainability:** Does the Respondent demonstrate commitment to sustainability through organizational practices? Does the proposal include reasonable actions to reduce environmental impact in the scope of work?			2		
6	**Overall Quality of the Proposal:** Does the Respondent follow directions in the RFP? What is the overall quality of the proposal?			2		
				Subtotal		
7	**Proposed Fee Proposal:** Is the cost reasonable for the scope of work proposed? Are the ongoing fees for maintenance of the dashboard low?			10		
				TOTAL		

7. TIMELINE

The RFP will proceed on the following schedule:

RFP Released: January 21, 2026

Deadline for Questions: 5:00 PM MST January 29, 2026

Responses to Questions will be posted by: 5:00 PM MST February 6, 2026

Responses Due: 10:00 AM MST March 2, 2026

Proposal Opening: 10:30 AM MST March 2, 2025, Town Hall Council Chambers

Review Process: March 2, 2026 – April 17, 2026

Select bid- pending Town Council Approval: May 4, 2026

Questions may be directed to the RFP contact, Tanya Anderson, via email at tanderson@jacksonwy.gov by 5:00 PM MST on January 29, 2026.

8. TERMS AND CONDITIONS

- Any and all documents submitted to the Town of Jackson may be deemed public records subject to examination and inspection by third parties. Any material submitted that is to be considered confidential must be clearly marked as such.
- All costs incurred in the preparation and presentation of a submitted response, in any way whatsoever, shall be wholly absorbed by the responding party(ies).
- The Town of Jackson may contact Respondents with clarifying questions. Respondents may be asked to provide supplemental information.
- Submission of an RFP response is not a guarantee of a future contract award.
- Town reserves the right to reject any and all proposals, waive any and all formalities, disregard all nonconforming, non-responsive or conditional proposals, and terminate, modify, or suspend the RFP process.
- This RFP does not commit the Town to award a contract.
- Negotiations with respondents may include, but not be limited to, scope of work, contract schedule, contract terms and conditions, technical specifications, and price.
- As part of its evaluation process, the Town may request clarifications and additional information, conduct customer reference checks, require a subset of finalists to make a presentation to the Town's selection committee, hold multiple rounds of reviews with a limited group of respondents, and take any other action necessary to perform a thorough and objective evaluation of each proposal.
- Once the process is complete, the Town of Jackson retains ownership over the product. The firm may use the final product in their reference portfolio. All other uses are subject to Town of Jackson approval.

STAFF REPORT

Meeting Date:	January 20, 2026	**Meeting Title:**	Town Council – Regular Meeting
Submitting Department:	Joint Affordable Housing	**Presenter:**	Kristi Malone
Agenda Item:	Application to the Wyoming Office of State Lands and Investments' Unmet Housing Grant Program	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is Town Council consideration of a Resolution authorizing submission of an Unmet Housing Grant application to the State Loan and Investment Board on behalf of the Town Council of the Town of Jackson, Wyoming for the purpose of land acquisition for the S4 Flats affordable workforce housing development.

Recommendations.
Staff recommends approval of the Resolution.

Background.
The Wyoming State Legislature appropriated $5 million for this program to provide grants to Wyoming cities, towns, counties, and tribal governments. The funds are intended to finance projects that directly support the development of housing to address unmet housing needs across the state, including land acquisition, and infrastructure such as water, sewer, and utilities.

Grant applications are submitted to and administered by the Wyoming Office of State Lands and Investments (OSLI). Grants are decided upon and awarded by the State Loan and Investment Board (SLIB).

The Town of Jackson seeks $1,200,000 in Wyoming Office of State Lands and Investments Unmet Housing Needs grant funding to reimburse land acquisition costs for the S4 Flats housing development. Located at 910 Smith Lane and 915 Simon Lane in the Town of Jackson, S4 Flats will deliver 13 affordable workforce condominium homes using modular construction at a total projected cost of approximately $9,971,855. The development site is comprised of two adjacent lots, one of which was owned by the Town and the other purchased by the Town for $1,200,000 in 2022.

At their January 5, 2026 Regular Meeting, the Town Council, through approval of the Town Manger's Report, directed staff to prepare grant applications for S4 Flats and 90 Virginian Lane for consideration at this January 20, 2026 Regular Meeting. Since then, staff discovered that several other counties and municipalities are applying for this grant.

Key Question: Does Town Council still want to pursue both applications – one for S4 Flats and one for 90 Virginian Lane?
Considering several other communities plan to submit applications to this grant program, staff believe that submitting multiple applications from Town of Jackson may not be a competitive approach. Should Council elect to submit for both projects, an optional addendum to the recommended motion is included in this staff report and a grant application for 90 Virginian Lane will be brought to Council for consideration at a special meeting. Applications are being accepted now through January 30, 2026, at 5:00 P.M.

Analysis.
The current Ground Lease for S4 Flats requires the construction of 12 affordable workforce condos. Staff have prepared an amendment to the Ground Lease that would require construction of 13 affordable workforce condos. This amendment will be presented to Council on February 2, 2026. If Council does not approve amending the Ground Lease to increase the number of homes constructed, this grant request will be withdrawn because it is for 13 condo units.

Assuming Council approves the amended Ground Lease, of the projected $9,971,855 total project cost, the Town of Jackson has invested $1,200,000 to purchase one of the two lots on which the development will be located, a land value of $1,400,000 for the other lot (which was already under Town ownership), and $300,632 toward planning and designing the project. This investment of approximately 30% of total project cost (or $223,126/unit) from the Town of Jackson would be brought down to approximately 17% (or $130,818/unit) if the $1.2m grant is awarded.

In addition to the community benefit achieved by adding 13 permanently deed restricted affordable and workforce homes to the local housing supply, the Town of Jackson has secured eight employee rights of first purchase in the development, and the remaining five units will serve Workforce eligible households (must earn a minimum of 75% of their income from a qualified Local Business). By providing opportunities for affordable ownership units to Town employees and local workers, S4 Flats will ease cost burdens on low- and moderate-income earners and help retain workers locally to fill essential local government and business jobs.

Key Question: Does Council support the submission of the application and all applicable requirements?
If awarded, grant funds will be used to reimburse the Town of Jackson for property acquisition ($1.2 million spent to purchase 910 Smith Lane). Town Council may choose to reinvest a portion of the $1.2 million in grant funds into S4 Flats to further increase affordability or Council may choose to utilize the funds on another affordable workforce housing development. How to redeploy grant funds is not a decision that is required to submit the application.

Comprehensive Plan & Priority Alignment.
This item is in alignment with Section 5 of the Comprehensive Plan by providing workforce housing (Principle 5.1), strategically locating a variety of housing types (Principle 5.2), reducing the shortage of housing affordable to the workforce (Principle 5.3), and using a balanced set of tools to meet our housing goal (Principle 5.4).

Fiscal Impact.
Receipt of grant funding reimburses the Town of Jackson for the $1.2m spent on the purchase of one of the two lots on which this development will be located. This allows for additional funding to be invested in S4 Flats to achieve greater affordability of homes, or to be deployed elsewhere in town to support housing development or preservation.

Staff Impact.
Housing Staff spent approximately 30 hours on this item.

Attachments or Links.

- Grant Application

Suggested Motion.
Item 1: S4 Flats
I move to approve the Resolution Authorizing Submission of an Unmet Housing Grant Application to the State Loan and Investment Board on Behalf of the Town Council of the Town of Jackson, Wyoming for the Purpose of Land Acquisition for the S4 Flats Affordable Workforce Housing Development.

Item 2: 90 Virginian Lane (Optional)

I move to direct staff to schedule a Special Town Council Meeting prior to January 30, 2026 to consider an Unmet Housing Grant application to reimburse land acquisition at 90 Virginian Lane.

RESOLUTION 26-01

A RESOLUTION AUTHORIZING SUBMISSION OF AN UNMET HOUSING GRANT APPLICATION TO THE STATE LOAN AND INVESTMENT BOARD ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING FOR THE PURPOSE OF LAND ACQUISITION FOR THE S4 FLATS AFFORDABLE WORKFORCE HOUSING DEVELOPMENT

W I T N E S S E T H

WHEREAS, the Town Council of the Town of Jackson, Wyoming desires to participate in the UNMET HOUSING GRANT program to assist in financing this request; and

WHEREAS, the Town Council of the Town of Jackson, Wyoming recognizes the need for the request; and

WHEREAS, the Unmet Housing Grant program requires that certain criteria be met, as described in the application instructions governing the program, and to the best of our knowledge this application meets those criteria; and

WHEREAS, if any of the disbursed grant funds are later deemed to not comply with the Office of State Lands and Investments (OSLI) criteria, Wyoming Statutes overseeing the use of State of Wyoming funds, and Article 16, § 6 of the Wyoming Constitution, the grant applicant agrees to repay the ineligible grant funds within 15 days of such finding to the OSLI.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, Wyoming that a grant application in the amount of $1,200,000 be submitted to the State Loan and Investment Board for consideration to assist in funding the S4 Flats Affordable Workforce Housing Development.

BE IT FURTHER RESOLVED, that April Norton (Jackson/Teton County Affordable Housing Director) and Kristi Malone (Jackson/Teton County Housing Supply Specialist) are hereby designated as the authorized representatives of the Town of Jackson to act on behalf of the Town Council on all matters relating to this grant application.

PASSED, APPROVED AND ADOPTED THIS _____ day of _____, 2026.

TOWN OF JACKSON

_____

Arne O. Jorgensen, Mayor

ATTEST:

_____

Riley Hovorka, Town Clerk

APPLICANT AND CONTACT INFORMATION

Applicant: Town of Jackson, Wyoming
Project Name: S4 Flats Affordable Workforce Housing Development

Applicant Information

Address: 150 E Pearl Avenue
City: Jackson
State: WY
Zip Code: 83001
Phone: 307-733-3932
Email: tsinclair@jacksonwy.gov
Tax ID: 83-6000069
Entity Type: Unit of local government

Contact Person: Kristi Malone
Title: Jackson/Teton County Housing Supply Specialist
Address: 320 South King Street
City: Jackson
State: WY
Zip Code: 83001
Phone: 307-732-0867
Email: kristi.malone@tetoncountywy.gov

Engineer Contact: Pat Davies, PE, Jorgensen Engineers
State of WY PE License # 19062
Address: 1315 Hwy 89, Suite 201
City: Jackson
State: WY
Zip code: 83001
Phone: 307-733-5150
Email: pdavies@jorgeng.com

Other Contact Person: April Norton
Title: Jackson/Teton County Affordable Housing Director
Address: 320 South King Street
City: Jackson
State: WY
Zip Code: 83001
Phone: 307-732-0867
Email: ahnorton@tetoncountywy.gov

Other Contact Person: Susan Scarlata
Title: Town of Jackson Director of External Affairs
Address: 150 E Pearl Avenue
City: Jackson
State: WY
Zip Code: 83001
Phone: 307-733-3932
Email: sscarlata@jacksonwy.gov

PROJECT OVERVIEW

Applicant: Town of Jackson, Wyoming
Entity Type: City
Name of Project: S4 Flats Affordable Workforce Housing Development

Brief Project Summary
Provide a concise description of the proposed project, including the specific project improvements to be funded, the unmet housing needs being addressed, and how the project aligns with the intent to support housing development through investment. (Limit to 100 words or less)
Jackson seeks $1,200,000 to cover land acquisition costs for the S4 Flats housing development. Located in Midtown Jackson, S4 Flats will deliver 13 permanently deed-restricted Affordable and Workforce ownership and rental homes at a total estimated development cost of $9,971,855. Using modular construction in a transitional area and investing in multimodal traffic improvements that benefit the neighborhood, Town reduced construction costs, expedited the project timeline, and maximized the number of units while balancing Town's community character and guaranteeing homes for valued local workers. This shovel-ready project addresses Jackson's extreme affordable housing shortage which weakens the economy and quality of life.

Project Location
Provide physical address or description of area – include county
910 Smith Lane and 915 Simon Lane, Jackson, WY 83001 – Teton County

Type of Project
- Land Acquisition
- Multi-family structure

List all other funding sources for the project in the table below including the status and amount expended.

Other Funding Source Description	Amount	Pending/Approved	Amount Expended
915 Simon Lane Land Value (owned by Town of Jackson, valued at $1.4m by 2022 appraisal)	$1,400,000	Approved	$1,400,000
Town Funds	$300,632	Approved	$300,632
Developer Equity + Construction Loan	$7,071,223	Approved	$330,368
Total Other Funding	$8,771,855		$2,031,000

Amount of Funding Requested: $1,200,000

Estimated Total Project Cost: $9,971,855

Balance of Project Incomplete: $7,940,855

I certify that I am authorized to sign this application on behalf of our governing body, and the applicant will comply with all appropriate requirements, if approved. To the best of my knowledge and belief, the information in this application is true and correct. I understand the State may review any relevant documents or instruments relating to the analysis of this application. I further certify by signing and

submitting this application that all program eligibility criteria have been reviewed and this application reflects the criteria. I understand that if grant funds spent are later found to be ineligible based on Wyoming Statutes overseeing the use of State of Wyoming funds, or use of the funds violates Article 16, § 6, the applicant will be requested to pay back the ineligible funds within 15 days to the Office of State Lands and Investments.

Signature of Authorized Individual and Date: _____

Name and Title: _____

STATEMENT OF UNMET HOUSING NEED

Describe the current housing challenges within the jurisdiction, including data or evidence of unmet housing demand. Include information such as:

- **Population growth or workforce housing shortages**
- **Lack of available housing units/homes**
- **Barriers to housing development due to inadequate infrastructure**
- **Community impacts of housing shortages**
- **Explain how the proposed project improvements will meet unmet housing needs.**

Jackson and Teton County face an extreme shortage of affordable housing units that negatively impacts the economy, the provision of essential services, and quality of life for community members. By delivering 13 transit-connected and deed-restricted Affordable and Workforce homes, S4 Flats addresses the need to increase the supply of housing units specifically targeting the local workforce and low- to moderate-income earners.

Drivers of the Housing Shortage: Due to land constraints, high building costs, a historic preference for low-density development, and the proliferation of vacation homes and short-term rentals, Jackson and Teton County have a severe shortage of housing units that are affordable for low- and moderate-income earners which significantly impacts the resilience of the local workforce. Over 97% of the land in Teton County is federally or state owned or managed, and the mountainous landscape further constrains development, leading to sky-high prices for the small pieces of land that are available to be developed. An emphasis on hotels in the Town's commercial core and historic preference for low-density building of single-family residential development in peripheral zones exacerbate the shortage, and the community's remoteness, short construction seasons, and contractor shortage make construction extremely expensive. Endless competition from wealthy homebuyers, both for land and for contractor capacity, further constrains any market development of affordable housing units. All together, these factors have fueled a growing housing affordability and availability crisis that continues to fracture neighborhoods and sew instability for many working locals.

Data on the Housing Shortage: Jackson's housing challenges are primarily an issue of affordability, as low- and moderate-income earners cannot afford market-rate units, and the supply of non-market rate affordable units has not kept up with demand. Housing in Teton County costs $226 for every $100 the average Wyoming resident pays, according to the latest figures from the Economic Analysis Division of the Wyoming Department of Administration and Information. In the second quarter of 2022, a two-bedroom unfurnished apartment in Teton County cost an average of $2,782 a month. With rental vacancy rates below 1%, there is not enough supply for new residents to find homes nor for existing residents to move into more suitable ones. And in 2024, the average market single-family home sale price in Teton County reached a record of $7,000,000, completely out of reach for the vast majority of workers. In 2025, only two of the 186 single-family homes sales on the market were under $1 million. For condos in Teton County, in 2025 only 22% of sales were under $1 million and, of the 68 condos currently on the market, none are listed for less than $650,000.

To address the need for housing units accessible to the local workforce, more "Affordable" and "Workforce" housing units need to be built near employment centers in Jackson. According to the 2022 Teton Region Housing Needs Assessment (HNA), the Town of Jackson needs 2,000 new Affordable and Workforce homes priced below market value to address the following components of demand through 2027:

- Increase the rental supply to a functional level (i.e., 5% vacancy rate) and house people who are living in their car, hotels, couch surfing, etc.
- Keep up with job growth, which includes filling the 15% to 19% of unfilled jobs.
- Replace employees as they retire (between 10% to 15% in the region over the next five years).
- House 65% of the workforce within Teton County, Wyoming.

The Jackson/Teton County Housing Authority (JTCHA) defines "Affordable" housing as homes permanently deed-restricted to serve households from 0% to 160% of the Median Family Income (in <50%, 50-80%, 80-120%, and 120-160% Median Family Income (MFI) ranges), and that pay a monthly rent or mortgage amount that does not to exceed 30% of total household income. "Workforce" homes are also permanently deed-restricted, but with local workforce occupancy standards rather than defined income and cost limits, thereby creating a sub-market of homes protected from the global demand of vacation homeowners and remote workers that escalate market prices. Workforce homes may serve any income range, including households earning more than 160% of the Median Family Income who still cannot afford a market rate home due to Teton County's extreme housing prices. But many Workforce homes also serve households earning less than 160% MFI, especially owner-occupied Workforce homes over time as they are capped at a CPI/3% maximum annual appreciation rate. To qualify for Workforce units, households need to earn a minimum of 75% of their income from a qualified Local Business.

Effects of the Housing Shortage: The shortage of affordable housing units near employment centers in the Town of Jackson makes it very difficult for the low- and moderate-income earners who fill local jobs to find and keep housing, causing low workforce availability, burdensome commutes, and high costs of living that negatively impact economic vitality, the provision of essential services, and quality of life.

Local employers, including the Town of Jackson, Teton County, schools, public safety agencies, the national parks, non-profit organizations, and hospitality businesses, are struggling to attract and retain workers due to the unattainable cost of housing in the area. The 2022 Teton Region Housing Needs Assessment (HNA) included an employer survey that found that up to 19% of job openings are unfilled, and that the lack of housing was the prime reason for the worker shortage according to 80% of respondents. Even among positions that are filled, employers reported issues with employee burnout, reliability, and turnover resulting in a decreased ability to provide quality customer service, inability to grow businesses, and needing to reduce hours or periodically shut doors. About one-third of employers in the Teton Region (Teton County, Wyoming, Teton County, Idaho, and Northern Lincoln County, Wyoming, which is defined by census tracts 9782 and 9784) that responded to the survey are providing some form of housing assistance to employees, highlighting how critical affordable housing is to maintain an adequate workforce and the additional financial burden that the shortage places on local businesses.

These low- and moderate-income earners who fill essential jobs and drive the growth of the local economy are increasingly being priced out of the community, facing long commutes from more affordable housing centers on the other side of Teton Pass in Idaho or further south into Lincoln County. Because employment opportunities are concentrated in the Town of Jackson, workers must make the long and expensive commute from these bedroom communities into Jackson. The HNA found that it costs an average of $500 per month to commute from Teton County, Idaho, and $850 to commute from N. Lincoln County to Teton County, Wyoming, further burdening these workers. Due to the housing shortage and toll of long commutes, workers are increasingly leaving the region all together and further reducing the supply of workers needed to fill local jobs.

In addition to the negative impacts on private businesses, the affordable housing shortage threatens the provision of essential community services by pricing out workers. Currently, 58% of Teton County Sheriff staff, 37% of Town Police Department staff, 66% of Lower Valley Energy staff, 22% of Town plow drivers, 34% of hospital staff, and 29% of Fire/EMS staff are commuters. Without housing options that are affordable to the full spectrum of the local workforce, basic services like public safety, utilities, education, healthcare, and road maintenance are at risk of being reduced or eliminated.

Meeting Unmet Housing Needs: By delivering 13 transit-connected and deed-restricted Affordable and Workforce homes with both ownership and rental opportunities, S4 Flats addresses the need to increase the housing supply specifically for local workforce and low- to moderate-income earners. On two parcels previously occupied by single-family homes, Jackson and its private developer partner will add 13 units in a single 3-story structure The Town of Jackson has secured eight employee rights of first purchase in the development, and the remaining five units will serve Workforce eligible households (must earn a minimum of 75% of their income from a qualified Local Business). By providing affordable ownership units to Town employees and local workers, S4 Flats will ease cost burdens on

low- and moderate-income earners and help retain workers locally to fill essential local government and business jobs. Multimodal improvements including dedicated bike lanes and bus transit connections will provide affordable and efficient connectivity between S4 Flats and employment centers in the Town of Jackson and throughout Teton County to ensure workers can fill local jobs.

ESTIMATED BUDGET

Applicant: Town of Jackson, Wyoming

Project Name: S4 Flats Affordable Workforce Housing Development

1. **All funding sources and all project related expenses must be included in the table below.**
   Funding Information Completed By: Town of Jackson and Figure 9 Construction

		Funding Source:	Funding Source:	Funding Source:	
		Town of Jackson	***Developer***	***Unmet Housing Needs Grant***	**Total**
Activity Costs:	**Description**			910 Smith Lane Land Acquisition	
Administration	**Project Admin + Developer Fee**	**staff time**	**$250,000**	**$0**	**$250,000**
Legal	**including development exactions and HOA structuring and documents**	**staff time**	**$43,575**	**$0**	**$43,575**
Land or Building Acquisition	**Appraised value of 915 Simon Lane + Purchase price of 910 Smith Lane**	**$1,400,000**	**$0**	**$1,200,000**	**$2,600,000**
Engineering					
Basic	**Project Design and Engineering**	**$300,632**	**$330,368**	**$0**	**$631,000**
Resident Project Rep. Services	**Owner as representative**	**staff time**	**$0**	**$0**	**$0**
Additional Services	**Financing cost, project insurance, sale commissions, transaction costs, property taxes, utilities**	**$0**	**$675,810**	**$0**	**$675,810**
Construction	**See attached WY licensed contractor estimate**	**$0**	**$5,454,413**	**$0**	**$5,454,413**
Contingency	**Covers all project elements**	**$0**	**$317,057**	**$0**	**$317,057**
Total Project Costs		**$1,700,632**	**$7,071,223**	**$1,200,000**	**$9,971,855**

Funding Source Percentage By Project Costs		**17%**	**71%**	**12%**	**100%**

Estimated Total Project Cost: $9,971,855

Estimated Grant Draw Down Schedule

Time Frame	Amount
Upon grant award and execution	$1,200,000
Total Draws	**$1,200,000**

If you were to be awarded less than the grant amount requested, what amount would still allow the project to be completed? List what, if anything, can be reasonably accomplished with lower award amounts.
The Town of Jackson would accept any amount of grant funding up to the requested amount of $1,200,000.

How will project over runs or unexpected expenses be covered?
The budget for this project includes a $317,056 contingency for unexpected expenses throughout the course of the project. An additional $200,000 contingency is allocated at the contractor-level for any cost of construction overruns. Cumulatively, total contingency accounts for approximately 7% of the total project cost minus the cost of land. As a public-private partnership in which a private developer is contracted to complete a specified scope of work, any additional project overruns are the responsibility of the developer. Failure of the developer to deliver the project and/or deliver at the agreed-upon price can be redressed via the Ground Lease Agreement between the Town and the developer.

Submit a copy of the last three (3) years of financial statements; preferably prepared by an independent auditor/CPA. If the current year is not available, please explain why. Attached.

Submit one copy of the approved current annual budget. Current annual budget and year: Attached.

Provide the following information for the past three (3) Fiscal Years:

Total Investments:

Year	Amount
2023	$59,345,179
2024	$28,919,473
2025	$46,191,498

Total Cash Balances

Year	Amount
2023	$12,640,541
2024	$42,516,668
2025	$26,300,000

Provide the prior three (3) years net income for the enterprise account for which you are requesting funding. If you are requesting funding for a project that includes a water and sewer component provide the information for both enterprise accounts.

Water Enterprise Account Net Income

Year	Amount
2023	$536,869
2024	$836,369
2025	$2,108,053

Sewer Enterprise Account Net Income

Year	Amount
2023	($92,663)
2024	$1,213,897
2025	($317,678)

Provide the following information related to the reserve enterprise and general accounts for which you are requesting funding for the past three (3) Fiscal Years

General Fund Reserve

Year	Amount
2023	$14,672,953
2024	$16,517,807
2025	$15,860,893

PROJECT DESCRIPTION, SCOPE, AND READINESS

1. **Provide estimated project schedule**

	Date (mm/dd/yy)	Estimate or Actual
Design	Complete	Actual
All permits, easements, Right of Ways (approved/finalized/signed)	Demo Permit: 05/31/2026 Basic Use Permit: 05/31/2026 Building Permit: 05/31/2026 Condo Plat: 08/31/2027	Estimate
Bid Process	n/a	n/a
Start Project/Construction	6/15/2026	Estimate
Substantial Completion	8/01/2027	Estimate
Initiation of Operations	10/01/2027	Estimate
End of Project/Construction	10/01/2027	Estimate

2. **Project Narrative. Provide detailed description of your project. This description should be detailed enough the reader would have a good understanding of what work your project will require and what it will be when it is complete. Include information on the project to be constructed or improved. Submit maps, site plans, or engineering drawings if available. (May be sent in a separate document - name the document "Project Narrative")**

If available, please include the following:

- **Engineers Feasibility Study:** Geotech report from Jorgensen Engineering
- **Estimated Project Schedule:** see table above
- **Detailed cost estimate from a Wyoming licensed Professional Engineer:** Figure 9 Construction Contractor Schedule of Values

Additional Information if available:

- **Type and size of infrastructure (e.g., linear feet of water line, sewer capacity increase, utility extensions)**
- **Project design or engineering - if an engineer was not used to design the project, please include information on how the budget was developed**
- **Project cost breakdown**
- **Permitting or environmental review requirements including status**
- **Coordination with other agencies or partners with status**

The S4 Flats development is a partnership between the Town of Jackson and private developer Figure 9 Construction which will consist of a three-story multi-family structure with 13 deed-restricted dwelling units located in Midtown Jackson. Six of the condos will be two-bedrooms and 7 will be one-bedroom homes. A mix of owner-occupied and business-owned rented to employees will be provided to meet varying needs of the community. The project will include covered parking spaces on the first level, with the residential units on the two floors above. The residential units will be constructed using modular construction methods, with the foundation and first floor parking level constructed onsite and the residential second and third floors fabricated off-site, minimizing disruption to the neighborhood during construction and accelerating the project timeline. The architecture reflects a simple and elegant modern form to provide a frontage that compliments the neighborhood's character, with plenty of storage

on-site, bicycle parking, and an inviting streetscape. By utilizing the side and rear of the property for access and parking, the project maintains a consistent and uniform public-facing façade.

Acquisition of the two lots (910 Smith Lane and 915 Simon Lane) for the development was completed by the Town of Jackson. The Town of Jackson is providing the land and an additional $300,632 in funding for the development. 915 Simon Lane was owned by the Town of Jackson and appraised for $1,400,000. 910 Smith Lane appraised for $1,600,000; the Town purchased the lot for $1,200,000.

The development team has completed the pre-application conference, received Design Review Committee approval on the design concept, and completed asbestos mitigation in preparation for demo of existing structures. The only remaining permits to be obtained for construction of this project are a Basic Use Permit to change use of the site from detached single-family dwellings to attached single-family dwellings, a Demo Permit to remove the existing structures, and a Building Permit for the new building. Once constructed, a Condominium Plat will be filed to allow separate ownership of individual units. As the project site is not within the Natural Resources Overlay, no environmental review is required.

3. **PROJECT READINESS: Provide evidence of project readiness, including:**

- **Completed planning or design work**
- **Secured permits or approvals**
- **Identified contractors or partners**
- **Timeline demonstrating ability to obligate and expend funds efficiently**

Acquisition of the two parcels has been completed. Design and engineering has been completed and full construction documents are ready. The development team Figure 9 has completed the pre-application conference, received Design Review Committee approval on the design concept, and completed asbestos mitigation in preparation for demo of existing structures. The only remaining permits to be obtained for construction of this project are a Basic Use Permit to change use of the site from detached single-family dwellings to attached single-family dwellings, a Demo Permit to remove the existing structures, and a Building Permit for the new building. Site and ROW work is included in the Building Permit. Once constructed, a Condominium Plat will be filed to allow separate ownership of individual units. As the project site is not within the Natural Resources Overlay, no environmental review is required.

With a $1,200,000 grant from the Unmet Housing Needs grant program, the development will be fully funded. The Town has committed $1,400,000 for the Simon Lane parcel, $1,200,000 for the Smith Lane parcel (subject of the grant request), plus an additional $300,632 in funds for the development. The developer has committed $7,071,223 in equity and a construction loan for the development. The development partner, Figure 9 will also act as general contractor for construction of the homes.

The full development is shovel-ready, with ground-breaking set for June of 2026, substantial completion in August 2027, and project completion by September 2027, with occupancy starting soon after in the Fall of 2027.

ADDITIONAL PROJECT INFORMATION

How many individuals will be served by the proposed project?
Based on the sizes of the condos (assuming 1 person/bedroom), at least 19 people will be served by the proposed development at its completion. Over time, as residents cycle through and families grow, many more will be served across the lifetime of these homes. Also, the quality of life, economic, and character value of local households finding the stability to work, spend, volunteer, and recreate locally is felt community-wide and cannot be overstated.

What is the population of the community the project resides in?
10,680 (2020 census)

Does the proposed project eliminate noncompliance with regulations pertaining to the proposed project?
There are no existing noncompliance issues on the site, and the proposed project complies with all applicable zoning and development regulations. An existing detached single-family home on site that is not habitable due to significant asbestos mitigation will be eliminated as part of the proposed project.

Is there a formal maintenance policy and/or assets management/capital improvement plan for the asset for which funding is being requested?
Once complete, these condos will be sold to qualifying Affordable and Workforce households or businesses to rent to qualifying Affordable and Workforce households that will comprise membership of a Homeowners Association. All maintenance and management of the capital improvement is the responsibility of individual condo owners or the HOA. To help the future homeowners, part of the development process will include legal condominiumization, drafting of formal CC&Rs, and creating a baseline HOA maintenance and repair budget coupled with fee assessment schedules and estimates.

Will the requested funding be used for a partnership project with other entities?
Yes, the project is a partnership between the Town of Jackson and private developer Figure 9 Construction.

Will the applying entity own the asset for which the funding is being requested? No

If not, what is your ability to use the asset for a substantial portion of the useful life of the capital improvement?
The site is currently owned by the Town of Jackson. Once constructed, each condo unit will be owned by a qualifying Affordable or Workforce household, and the land, by Wyoming state law, will be conveyed to the Homeowners Association as collectively represented by the condo owners. The deed restrictions requiring all condo buyers in perpetuity to qualify as Workforce or Affordable households will be in place encumbering the title of each unit for the useful life of the capital improvement.

If the project will not be owned by the applicant, describe how the project creates a substantial public benefit.
Access to independent home ownership or rental at a price that is affordable to local working households is a substantial public benefit. Deed restriction that guarantees these homes will go to qualifying households secures this public benefit for the lifetime of the capital improvement.

Does the proposed project include the purchase of a building or land? Yes

> **If yes, has a market analysis been completed and submitted with this application?** Prior to initiation of planning and design for this project, appraisals of both lots comprising the project site were formally appraised. These 2022 appraisals are attached to this application. As part of the development agreement, the Town of Jackson negotiated a bargain sale of 910 Smith Lane for a below-market value of $1,200,000. This saved $400,000 from the price at which the site was appraised.

If yes, must provide a copy of the appraisal used to value the asset. Methodology and appraised value must be reviewed and agreed to by OSLI staff. 2022 Appraisals attached.

If no, please provide the date this will be completed

PROJECT OUTCOMES AND BENEFITS

Describe the expected outcomes of the project, including:

- **Number of housing units supported or enabled**
- **Population or workforce segments served**
- **Long-term community and economic benefits**
- **Sustainability or resilience improvements**
- **Explain how success will be measured and reported to the Office of State Lands and Investments**

S4 Flats will deliver 13 units of deed-restricted Affordable and Workforce ownership and rental units. The Town of Jackson has secured eight employee rights of first purchase in the development, and the remaining five units will serve Workforce eligible households (must earn a minimum of 75% of their income from a qualified Local Business). By providing affordable ownership units to Town employees and local workers, S4 Flats will ease cost burdens on low- and moderate-income earners and help retain workers locally to fill essential local government and business jobs.

S4 Flats will also model how innovative construction methods and integration with multimodal infrastructure can provide further long-term affordability and congestion-mitigation benefits to the community. S4 Flats will employ modular construction, with off-site fabrication of the housing units occurring while foundation work is completed at the project site. This method will reduce construction costs, eliminate waste, and speed up completion. The project team hopes that the successful S4 Flats project will serve as a model for future medium-density modular construction projects delivering more Affordable and Workforce housing units. By housing workers near their jobs and incorporating easy connections to bicycle infrastructure and bus transit, the project will also help to mitigate traffic congestion to further benefit the community. Jackson struggles with vehicle congestion due to significant commuter and visitor traffic overwhelming the road network. By eliminating the need for workers to commute into town and providing alternatives to personal vehicle use, S4 Flats will help to reduce traffic congestion and model how future developments can also boost the efficiency of the transportation network while delivering critically-needed housing units to the Town of Jackson.

The development includes sustainability and resilience benefits. Native and drought-resistant plants are incorporated in the landscaping plan to reduce water use and be more resilient to weather. Electric vehicle charging options will be provided on site. Modular construction reduces construction waste compared to traditional building. Infill and redevelopment are sustainable land use option that preserve rural landscapes, wildlife habitats and natural resources elsewhere in the valley.

The Jackson/Teton County Affordable Housing Department, which manages compliance with deed-restricted housing units, will report on project milestones, successes, and ongoing compliance with the income and local workforce requirements of unit ownership to the Office of State Lands and Investments. Housing Department staff have extensive experience successfully delivering housing projects in partnership with private developer partners, completing reporting on grant-funded housing developments, and ensuring compliance with income/local worker housing restrictions, and will leverage that experience to provide regular reports to OSLI on project progress and ongoing compliance with grant terms. Measures of success will include adherence to the projected construction timeline, total expenditures compared to cost estimates, and demonstration of long-term compliance with the Affordable and Workforce housing requirements. A metric of success that cannot be measured but will inevitably result from this development is the stability, pride, and community for thirteen households that find a place to call home.

Teton Region Housing Needs Assessment





March 2022

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COMMUNITY HOUSING SOLUTIONS

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continuum

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Table of Contents

Introduction **1**

Purpose and Scope of the Study 2

Purpose 2
Study Area 2
Organization of the Report 3

Regional Overview **4**

Jobs and Housing Imbalance 5

Where Jobs and Households are Located 5
Jobs and Housing Growth 6

Effect on Demographics 7

Effect on Businesses 9

Housing Costs and Supply 11

Housing Costs and Local Wages 11
Available Homes by County 11
Prices That Persons Making Their Living Locally Can Afford 12

Commuting in the Teton Region 14

Where Residents Live and Work 14
Costs of Commuting 15

Housing Problems 17

Cost Burden 17
Overcrowding 18
Difficulty Finding Housing 18
Housing Satisfaction 19
Forced to Move 21

Housing Units Needed 24

Current and Future Housing Needs 24

Strategy Recommendations 26

Teton County, Wyoming **1**

Chapter 1 – Report Snapshot and Recommendations 2

Overview of the Teton County, Wyoming, Housing Needs Assessment 2
Recent Successes and Recommendations 3

Chapter 2 – Community Demographics 7

Population and Households 7
Age 7
Ethnicity 8
Tenure (own or rent) 8
Unit Type 9

Household Size 9
Household Income 11
Chapter 3 – Jobs, Seasonality and Commuting 13
Jobs Estimates and Projections 13
Seasonality of Jobs 13
Wages and Jobs by Sector 15
Jobs per Employee and Employees per Household 16
Commuting 17
Forced to Commute 19
Employer Commute Assistance 20
Unfilled Jobs and Turnover 21
Retiring Employees 24
Chapter 4 – Housing Inventory 26
Housing Units – Number and Occupancy 26
Types of Units 26
Age of Units 28
Short Term Rentals 29
Employer Assisted Housing 29
Redevelopment 31
Pending Development 32
Chapter 5 – Housing Market 33
Home Ownership Market 33
Rental Market 39
Chapter 6 – Housing Program Accomplishments and Challenges 43
Deed Restricted/Subsidized Housing Inventory 43
Expiring Restrictions 44
Production Tools 44
By Sector 45
Pipeline - New Deed Restrictions Anticipated 45
Waitlists 46
Price Points for Affordable and Workforce Housing 47
Demographics of Those Served 48
Effect on Local Workforce Occupancy Rate 50
Ethnicity 51
Other Housing Programs in Operation 52
Chapter 7 – Housing Resources, Opportunities and Constraints 55
Government and Institutionally Owned Land 55
Local Funding Sources 55
Non-profit and Private Sector 56
Development Environment 57
Cost of Residential Construction 57
Land Acquisition 58
Construction Costs 58
Soft Costs 59

Developer Profit 59
Site Work 59
Financing Costs 60
Total Development Costs 60

Chapter 8 – Housing Units Needed 61

Catch-up Needs (Current Conditions) 61
Future (Keep-Up) Needs 62
Regional Distribution of Catch-Up and Keep-Up Needs 63

Teton County, Idaho 1

Chapter 1 – Report Snapshot and Recommendations 2

Overview of the Teton County, Idaho, Housing Needs Assessment 2
Recent Successes and Recommendations 3

Chapter 2 – Community Demographics 7

Population and Households 7
Age 7
Ethnicity 8
Tenure (own or rent) 8
Unit Type 8
Household Size 9
Household Income 10

Chapter 3 – Jobs, Seasonality and Commuting 12

Jobs Estimates and Projections 12
Seasonality of Jobs 13
Wages and Jobs by Sector 14
Jobs per Employee and Employees per Household 15
Commuting 16
Employer Commute Assistance 17
Unfilled Jobs and Turnover 18
Retiring Employees 21

Chapter 4 – Housing Inventory 23

Housing Units – Number and Occupancy 23
Types of Units 23
Age of Units 25
Short Term Rentals 26
Employer Assisted Housing 26
Redevelopment 28
Pending Development 28

Chapter 5 – Housing Market 29

Home Ownership Market 29
Rental Market 34

Chapter 6 – Housing Program Accomplishments and Challenges 37

Deed Restricted/Subsidized Inventory 37
Waitlists 38
Loss of Units 38
Housing Programs in Operation 38
Proposed Additional Inventory 38
Chapter 7 – Housing Resources, Opportunities and Constraints 40
Government Owned Land 40
Guiding Policy Documents 40
Local Funding Sources 42
Development Environment 43
Cost of Residential Development 43
Land Acquisition 45
Infrastructure Alignment 45
Housing Organizations 45
Chapter 8 – Housing Units Needed 47
Catch-up Needs (Current Conditions) 47
Future (Keep-Up) Needs 48
Regional Distribution of Catch-Up and Keep-Up Needs 49
Northern Lincoln County, Wyoming 1
Chapter 1 – Report Snapshot and Recommendations 2
Overview of the Northern Lincoln County, Wyoming, Housing Needs Assessment 2
Recommendations 3
Chapter 2 – Community Demographics 6
Population and Households 6
Age 6
Ethnicity 7
Tenure (own or rent) 7
Unit Type 7
Household Size 8
Household Income 9
Chapter 3 – Jobs, Seasonality and Commuting 11
Jobs Estimates and Projections 11
Seasonality of Jobs 12
Wages and Jobs by Sector 12
Jobs per Employee and Employees per Household 14
Commuting 15
Unfilled Jobs 17
Retiring Employees 18
Chapter 4 – Housing Inventory 19
Housing Units – Number and Occupancy 19
Occupancy 19
Types of Units 19

Age of Units 21
Income Restricted/Subsidized Housing 22
Chapter 5 – Housing Market 23
Home Ownership Market 23
Rental Market 28
Chapter 6 – Housing Units Needed 30
Catch-up Needs (Current Conditions) 30
Future (Keep-Up) Needs 31
Regional Distribution of Catch-Up and Keep-Up Needs 32
Appendices A-1
Appendix A – Study Methodology, Data Sources, Definitions, and Acknowledgements
Appendix B – Teton County WY/Jackson Housing Tools Matrix
Appendix C – Teton County Idaho Housing Tools Matrix
Appendix D – Survey Instruments
Appendix E – 2021 Employee/Household Survey Data and Open Ended Comments

Introduction

Purpose and Scope of the Study

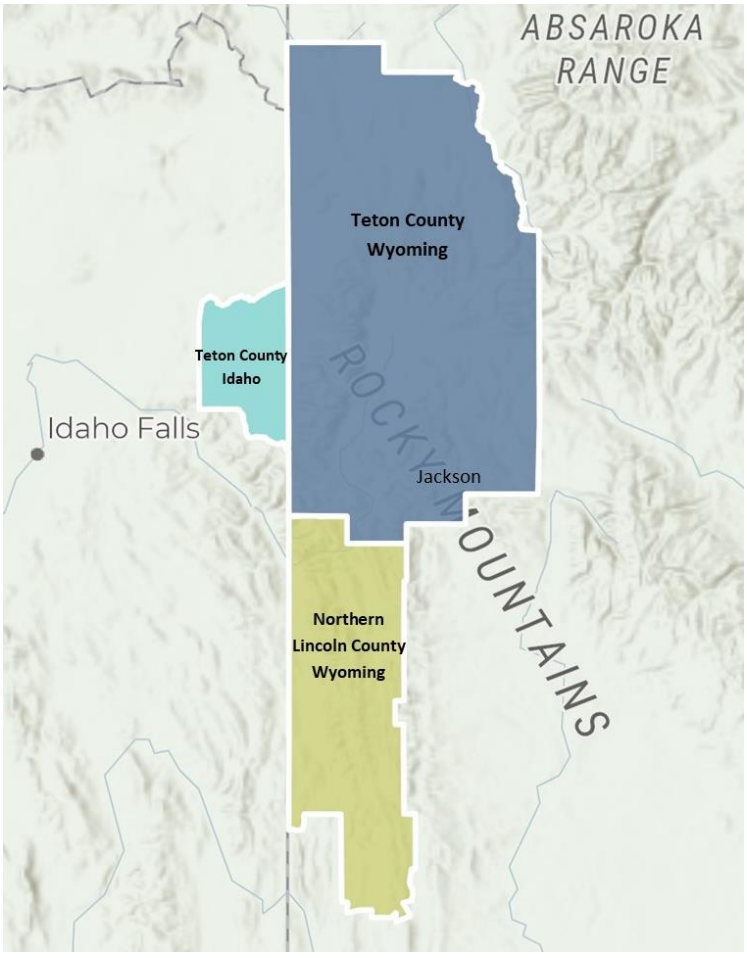
Purpose

The Teton Region Housing Needs Assessment was sponsored by Teton County, Wyoming, Teton County, Idaho, and its jurisdictions. The purpose is to evaluate the housing needs of residents and employees making their living in the Teton Region and understand not only specific housing needs for each county in the study area, but also their regional connection related to jobs, housing, and community. The study also summarizes the extensive work already occurring in the region with regard to resident and employee housing needs and programs and provides recommendations for each county and the region to help further progress.

It is our hope that this information will not only help inform and guide future housing policies and programs, but also help to educate the communities and the region on how having diverse and secure housing opportunities that local residents and employees can afford supports the health, sustainability, and vibrancy of the Teton Region.

Study Area

This study covers a bi-state, tri-county, multi-jurisdictional region, defined as Teton County, Wyoming, Teton County, Idaho, and Northern Lincoln County, Wyoming (N. Lincoln County), which is defined by census tracts 9782 and 9784. Throughout this report, the term "Teton Region" is used to indicate this area.



Organization of the Report

This report begins with a regional overview that presents key trends and illustrates the regional connections in the Teton Region among jobs, economy, and housing. This section is followed by separate, detailed housing needs studies for each county in the Teton Region, which includes:

- Chapter 1 – Report Snapshot and Recommendations
- Chapter 2 – Community Demographics
- Chapter 3 – Jobs, Seasonality and Commuting
- Chapter 4 – Housing Inventory
- Chapter 5 – Housing Market
- Chapter 6 – Housing Program Accomplishments and Challenges*
- Chapter 7 – Housing Resources, Opportunities and Constraints*
- Chapter 8 – Housing Units Needed

*NOTE: Chapter 6 and Chapter 7 are included for Teton County, Wyoming, and Teton County, Idaho, only.

Appendices include:

A. The study methodology, secondary and local data sources, definitions, acknowledgements;
B. Teton County/Jackson housing tools matrix;
C. Teton County, Idaho, housing tools matrix;
D. Survey instruments (employer, employee/household English and Spanish versions);
E. 2021 Employee/Household Survey data and open ended comments.

Regional Overview

This section of the report summarizes the regional connections among the three counties comprising the Teton Region study area. In doing so, it also acts as an executive summary that pulls together the three county reports.

This section illustrates the job and housing relationships in the Region and commuting patterns. It also discusses how the interactions and current housing costs and supply in the Region affect community residents and businesses. By understanding the regional nature of the housing and job markets, as well as local effects, it is hoped that this information can help each county better target housing programs and policies to address their core county needs, while also maintaining an awareness of how actions undertaken in one county affect the others in the Region.

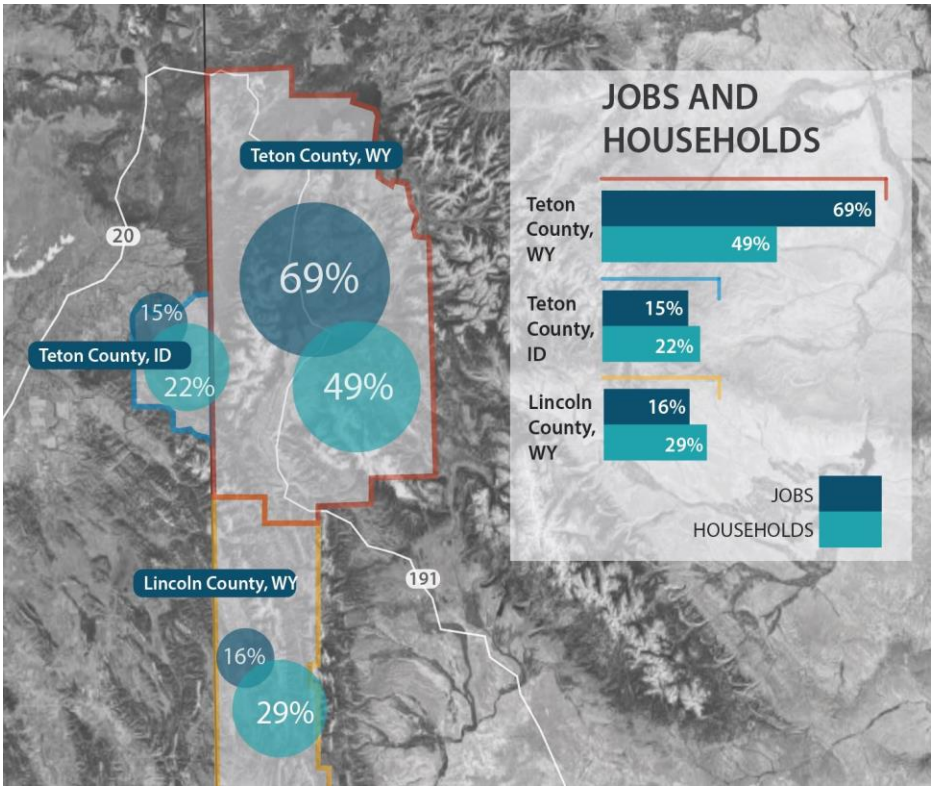
This section concludes with a basic recommendation to continue regional discussions and coordinate each county's experience, knowledge, and capacity, where beneficial, to provide more housing opportunities for local residents and employees that support the vibrancy and economy of the Region and communities.

This section borrows upon detail that is presented in the individual county reports and the Appendices. Instead of repeating the technical information and data here, references are provided to the county report chapters that can be reviewed if more information is desired.

Jobs and Housing Imbalance

Where Jobs and Households are Located

Jobs and households are not evenly distributed within the Teton Region. Teton County, Wyoming, has the highest share of jobs in the region, but has proportionally fewer households. Teton County, Idaho, and N. Lincoln County are the opposite. Irrespective of home prices, this imbalance in supply means that employees in Teton County, Wyoming, have to search for housing outside of the county. The county, therefore, has to rely on in-commuters to help fill jobs.

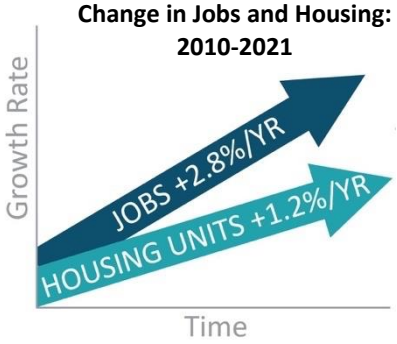


Source: 2020 Census, consultant team

Jobs and Housing Growth

The imbalance is reinforced when you see that the growth in housing units has not been keeping up with job growth – creating more of a housing shortage.

Change in Jobs and Housing: 2010-2021



- Since 2010, jobs have been growing at more than twice the rate of housing units in the Teton Region. This is true for each county in the Region.
- Job and housing growth was actually slowest in Teton County, Wyoming. And, while housing grew at less than one-half the pace of jobs, housing development in the other counties in the region occurred at one-third the rate.
- Since 2015, the rate of housing unit development in Teton county, Wyoming, has been only marginally slower than job growth (1.3% and 1.7% per year, respectively) and ***a very commendable 41% of that growth (411 of 996 units) were units with employment-, income-, and/or price-limits, ensuring local occupancy.***

Average Yearly Growth in Jobs and Housing Units by County: Teton Region, 2010 to 2021

	Average Yearly % Change			
	2010 to 2021		2015 to 2021	
	Jobs	Housing	Jobs	Housing
Teton County, Wyoming	2.3%	1.1%	1.7%	1.3%
Teton County, Idaho	4.3%	1.4%	5.0%	2.1%
N. Lincoln County, Wyoming	3.7%	1.2%	3.9%	1.9%

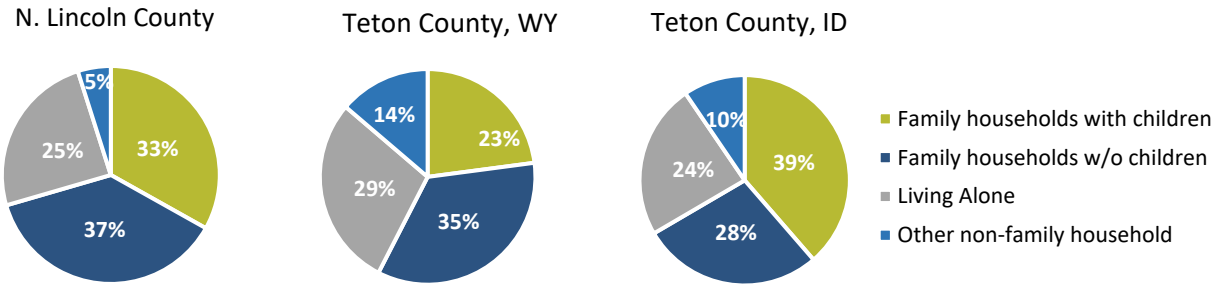
Source: QCEW, BEA, County Assessor data, consultant team

Effect on Demographics

The housing imbalance plays out by affecting the demographics in a community. Families in particular have a hard time finding housing and growing a family in the tight and high cost housing market in Teton County, Wyoming. Many seek homes in neighboring counties in the region. The high percentage of households that are families with children in Teton County, Idaho (39%), and N. Lincoln County, Wyoming (33%), compared to Teton County, Wyoming (23%), show this pattern.

Roommate situations are also more common in Teton County, Wyoming, as people combine households to afford homes. This pattern has increased since the COVID pandemic in response to drastically rising home prices and rents throughout the Teton Region.[1]

Household Types Compared: Teton Region, 2019



Source: 2019 5-year ACS

Providing homes that local residents and employees can afford, however, can impact the mix of households in the community. Evaluating employees that are residing in the substantial inventory of units with employment-, income-, and/or price-limits in Teton County, Wyoming, shows that the percentage of units occupied by families is higher than that for market rate homes. Communities can effect change and retain local vibrancy if resources are allocating to doing so.[2]

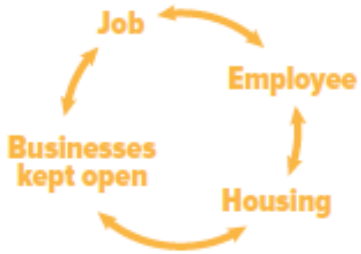
[1] See Teton County, Wyoming, and Teton County, Idaho, reports: Chapter 2 - Demographics
[2] See Teton County, Wyoming, report: Chapter 6 – Housing Program Accomplishments and Challenges

Household Type by Restricted/Subsidized Homes Compared to Market Rate Homes: Teton County, WY, 2021

	Owners		Renters	
	Restricted/ Workforce	Market rate Housing	Restricted/ Workforce	Market rate housing
Household composition				
Adult living alone	**25%**	**15%**	**35%**	**19%**
Single parent with children	5%	3%	5%	6%
Couple, no children	26%	42%	24%	25%
Couple with children	**40%**	**27%**	11%	12%
Roommates	3%	3%	**15%**	**23%**
Family and roommates	0%	2%	2%	4%
Other	2%	8%	8%	12%
TOTAL	100%	100%	100%	100%

Source: 2021 Employee/Household Survey

Effect on Businesses



Jobs, employees, housing, and businesses are tied together. Businesses cannot function if employees cannot find homes.

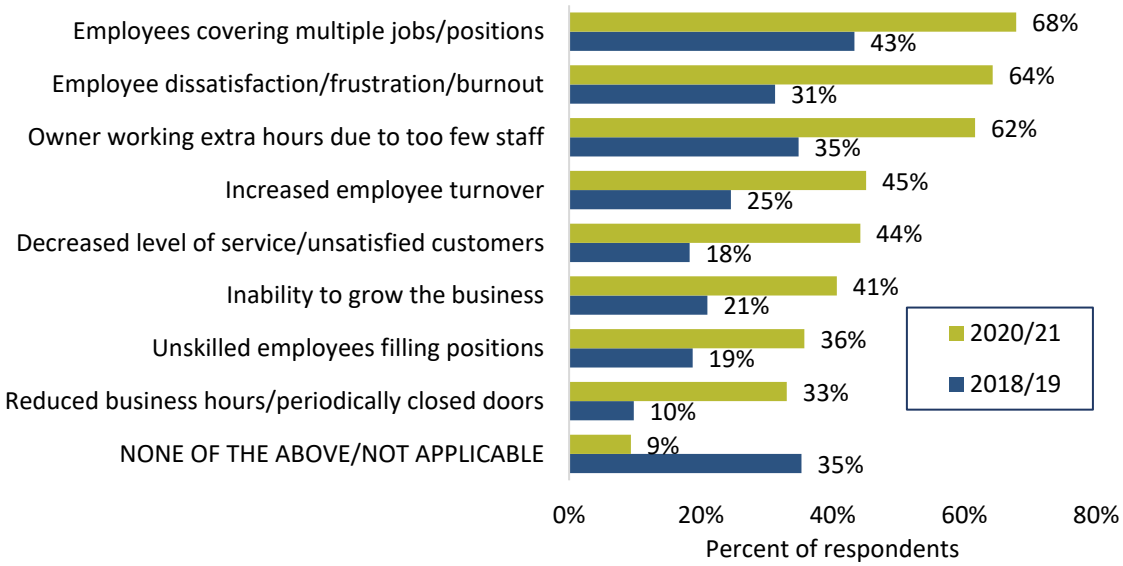
When employers were asked in the 2021 employer survey about issues they experienced when finding or keeping qualified employees, the lack of housing was the number one issue (80% of respondents).

The effect this has on Teton Region employers is significant. Currently between 15% to 19% of jobs are unfilled.[3] While the labor shortage is a national trend, having an available and affordable supply of homes for employees to occupy is a competitive advantage in tight labor markets.

> *"I no longer want to own my business due to the employment challenges compounded by the housing crisis."*
>
> *-2021 Employer survey comment*

Problems experienced due to understaffing are not new to Teton Region businesses, but they have accelerated since the pandemic. As shown below, ***about 65% of businesses (or two-in-three) experienced problems in 2018/19 compared to 91% in 2020/21.*** Employees being overworked and experiencing burnout topped the list, followed by a decreased ability to provide quality customer service, inability to grow businesses, and needing to reduce hours or periodically shut doors. This impacts not only business revenue and their ability to operate, but also the health and quality of life for employees and residents, available services, and the experience of visitors.[4]

Has your business experienced any of the following problems related to being understaffed?



Source: 2021 Employer survey

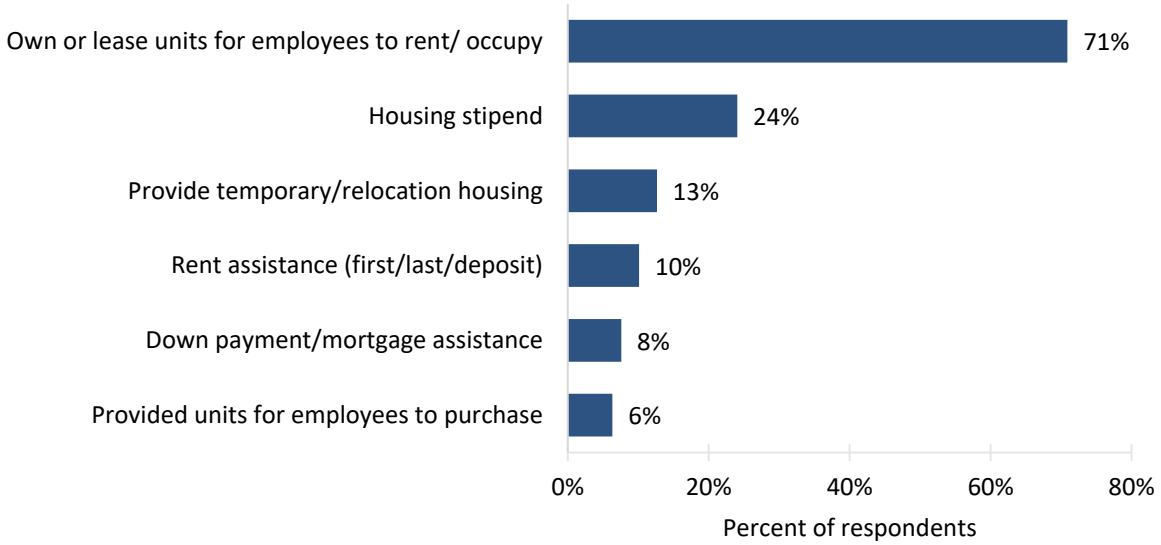
[3] See Teton County, Wyoming, and Teton County, Idaho, reports: Chapter 3 – Jobs, Seasonality, and Commuting
[4] See Teton County, Wyoming, and Teton County, Idaho, reports: Chapter 3 – Jobs, Seasonality, and Commuting for more details on employer impacts.

Employer housing programs are helping over 1,100 seasonal and year round employees access and afford housing. Opportunities for improved coordination, education, and collaboration exist.

> *Without employee housing we wouldn't be able to operate our business.*
>
> *-2021 Employer Survey Comment*

About one-third of employers in the Teton Region (35%) that responded to the survey are providing some form of housing assistance to employees. Of those, the majority provide units, either owned or master-leased, that they then rent or provide as compensation to employees.

What type of housing assistance do you provide?



Source: 2021 Employer survey

Housing Costs and Supply

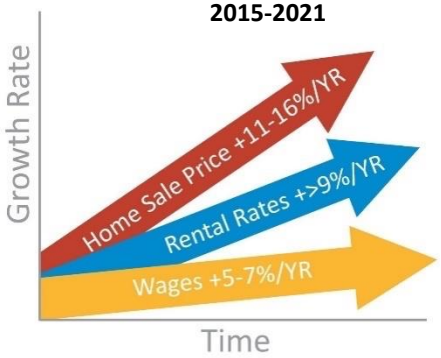
This section summarizes information that can be found in more detail in Chapter 5 – Housing Market for each county.

Housing Costs and Local Wages

The balance between household income and what housing costs is a struggle in the Teton Region. The increase in home sale prices and rents in the Region has been far outpacing the rise in wages, meaning that homes are becoming more unaffordable for people earning their living locally.

Housing supply shortages are precipitating price increases.

Change in Home Prices and Wages: 2015-2021



Growth in Housing Prices Compared to Wages: Teton Region Counties, 2015-2021

	Average yearly % change 2015 to 2021		
	Sale prices	Rents	Wages
Teton County, Wyoming	13%	>9%	7.1%
Teton County, Idaho	15%	>9%	4.9%
N. Lincoln County, Wyoming	16%	>9%	4.9%

Available Homes by County

The supply of homes priced under $500,000 throughout the region has drastically declined. Local residents and employees in Teton County, Wyoming, used to find homes at these price points in neighboring counties; however, this option is disappearing. Variations by county are shown below:

> *"… my household has saved money for a down payment and could manage a mortgage that would make a $700,000 home manageable for us. However, there's nothing on the market close to that price range."*
>
> -2021 Employer Survey Comment

- The median sale price of single family homes exceed 200% AMI in all markets, meaning that households earning in excess of $200,000 have trouble affording this product. In Teton County, Wyoming, single family homes are basically unattainable for residents making their living locally.
- Attached homes offer more affordable options; however, supply in Teton County, Wyoming, at prices below $1 million (or 300% AMI) are limited (9 units for sale). Supply in general is limited in Teton County, Idaho, (22 units for sale) and non-luxury attached units in Lincoln County priced under $500,000 are very limited (10 units for sale).
- Available rentals are most affordable in N. Lincoln County, but still require an income of $70,000 to afford the average rent.

Housing Prices in the Teton Region Compared

	Teton County, WY	Teton County, ID	N. Lincoln County, WY
Median Sale Price (Jan-Oct 2021) – Single Family	$2.9 MM	$750,000	$699,500
AMI to Afford Median Single Family	*741% (>$500,000)*	*266% ($180,000)*	*228% ($170,000)*
Median Sale Price (Jan - Oct 2021) – Attached	$995,000	$422,000	$1.275 MM[1]
AMI (income) to Afford Median Attached	*254% ($265,000)*	*150% ($103,000)*	*416% ($310,000)*
# Homes Listed for Sale (Nov. 1, 2021)	145	137	51
# Homes Listed for Sale by AMI			
≤50%	*0*	*0*	*0*
50.1% - 80%	*1*	*0*	*0*
80.1% -120%	*0*	*2*	*1*
120-200%	*3*	*26*	*17*
>200%	*141*	*109*	*33*
Average Rent – Units Advertised for Rent (Oct/Nov 2021)	$3,469	$2,474	$1,702
AMI (income) to Afford Average Unit for Rent	*133% AMI ($140,000)*	*144% AMI ($99,000)*	*91% AMI ($70,000)*

[1]N. Lincoln County note: Only 9 attached units sold; 7 were luxury properties with airplane hangers; 2 units sold for under $500,000.

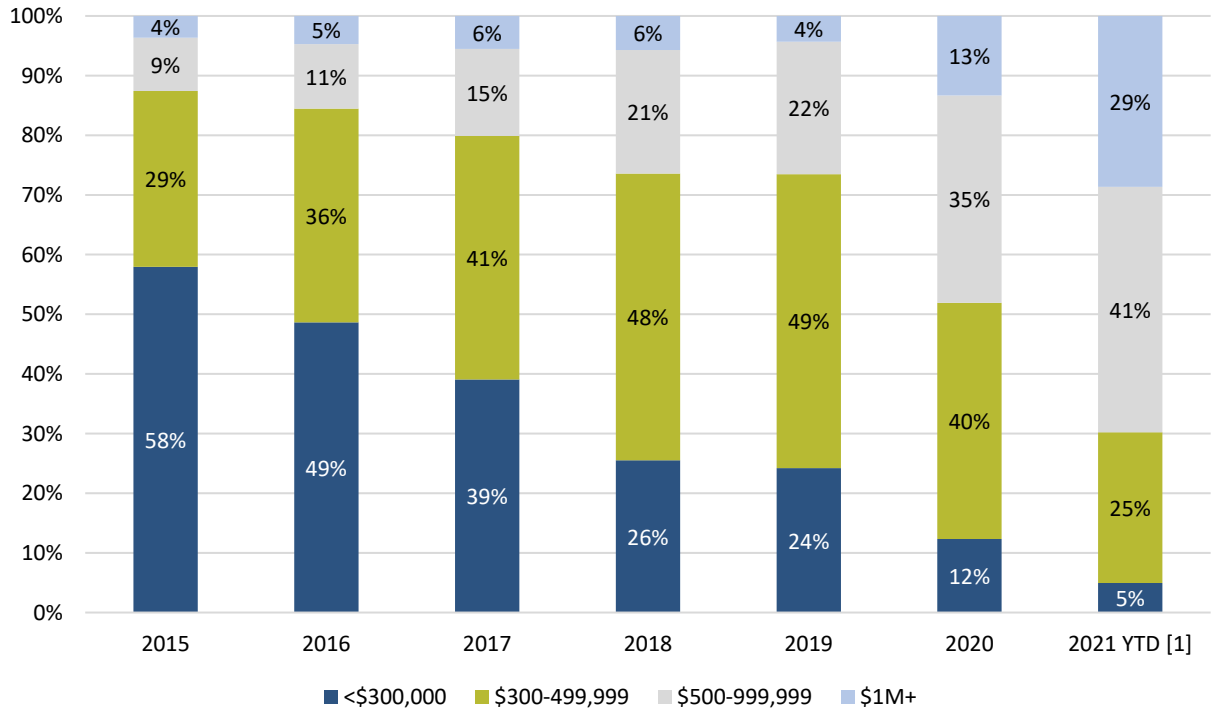
Sources: 2021 Employee/household survey, MLS, property manager interviews, online rental listings, consultant team

Prices That Persons Making Their Living Locally Can Afford

Most residents and employees in the Teton Region seek homes priced from $200,000 up to $500,000 for purchase, with workers in Teton County, Wyoming, searching up to $750,000.

As illustrated below, just a few years ago, homes priced below $500,000 were available over the pass in Teton Valley and in N. Lincoln County, Wyoming, which is where many employees working in Teton County, Wyoming, searched for and found homes to buy. Since the recent boom in housing prices, homes priced below $500,000 have quickly disappeared. Households searching for homes over $500,000 can still find some product, but these prices are hard for workers in Teton County, Idaho, and N. Lincoln County to afford. And supply is very limited – below a 4-month supply; and even lower for homes under $500,000. As options throughout the Teton Region diminish, it becomes even more important to provide opportunities locally.

Home Sale Price Distribution by Year: Teton County, Idaho, and N. Lincoln County, Wyoming 2015 to October 2021



Source: Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

The majority of renters making their living in the Region primarily need rentals priced between $850 up to $2,600 per month for a three-person household.

Rentals at these prices can be found in N. Lincoln County and Teton County, Idaho, but are extremely limited. Rental vacancy rates in all counties are below 1%, meaning that there is not enough supply for new residents to find homes nor for existing residents to move into more suitable rentals. Residents are stuck in their homes.

"[We are] looking to expand our family, but we cannot do so with the current space and have no availability to move into a bigger unit."

-2021 Employee/Household Survey comment

Commuting in the Teton Region

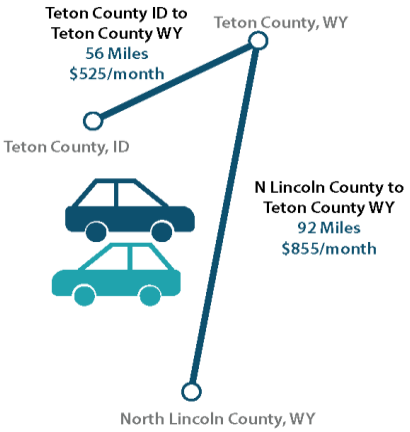
This section summarizes information that can be found in more detail in Chapter 3 – Jobs, Seasonality, and Commuting for each county.

Where Residents Live and Work

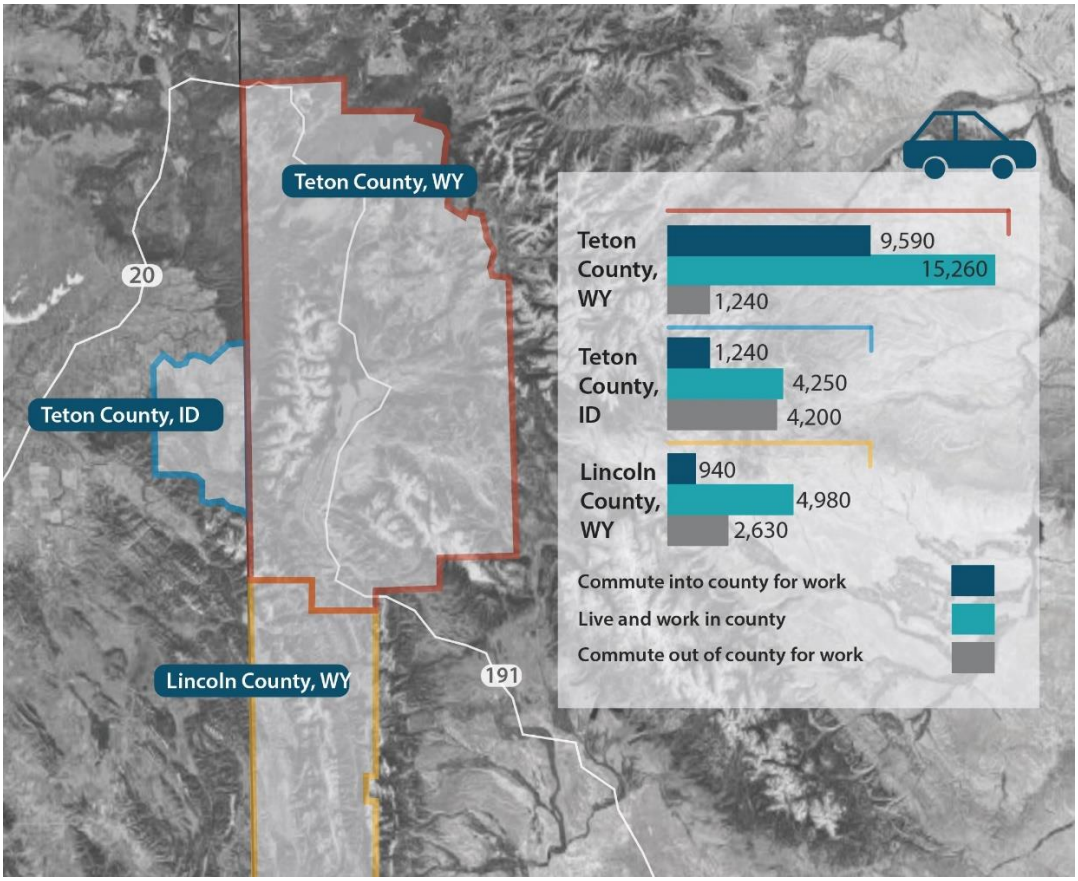
Commuting is a result of the imbalance between jobs and available and affordable housing in the Teton Region (see "Jobs and Housing Imbalance" section, above). In the effort to find homes they can afford, households search for housing away from their place of work, adding significant commuting costs to households and vehicle and traffic impacts to the community.

When workers from Teton County, Wyoming, successfully compete for homes in neighboring counties, this then pushes Teton County, Idaho, workers, for example, to places further out, such as Rexburg, continuing the pattern.

Cost to Commute



Commuting in the Teton Region: 2021



Source: LEHD, QCEW, LAUS, 2021 Employer survey, Consultant Team

About 61% of employees in Teton County, Wyoming, live in the county, compared to a respective 77% and 83% of employees in Teton County, Idaho, and N. Lincoln County living within their county of employment. Despite home price increases and low availability, the percentage of employees that live and work in Teton County, Wyoming, has remained fairly stable over the past decade (between 58% to 61%). ***The substantial inventory of units with employment-, income-, and/or price-limits in Teton County, Wyoming, has helped to retain 61% of workers living locally. Without these units, an estimated 55% of workers would be living in the county.***[5]

Where Employees Live

	Work in:		
Live in:	**Teton County, WY**	**Teton County, ID**	**N. Lincoln County, WY**
Teton County, WY	61%	2%	1%
Teton County, ID	13%	77%	<1%
Lincoln County, WY	9%	<1%	83%
Other	16%	20%	15%
TOTAL %	100%	100%	100%
TOTAL #	24,825	5,490	5,650

Source: QCEW, BEA, LEHD, Consultant team

Costs of Commuting

Commuting has costs to the employees that must travel, businesses that employ them, and on the community and environment.

- Employees incur the expense, time, stress, unpredictability in bad weather, and other effects of commuting. For families with young children in particular, having both parents commuting from Alpine or other distant communities is a struggle. ***When it costs an average of $500 per month to commute from Teton County, Idaho, and $850 to commute from N. Lincoln County to Teton County, Wyoming, for work, these costs quickly erode any cost savings these households may have had by paying lower rent in these communities.***[6]

> *"[I] Have a second job to pay for gas to commute to Jackson."*
>
> *-2021 Employee/Household Survey Comment*

[5] See Teton County, Wyoming, report Chapter 6 – Housing Program Accomplishments and Challenges
[6] See Section 3 – Jobs, Seasonality, and Commuting in the county reports for more information. The Teton County, Wyoming, report shows the data support for and calculation of commute costs.

- Employers incur the risk of losing in-commuting employees to jobs nearer to their home, increased tardiness and absence in bad weather or family obligations at home, increased turnover (and associated costs to refill jobs) when employees grow weary of the commute, and resulting decreased level of service. ***Forty-one percent (41%) of employers in Teton County, Wyoming, that responded to the survey had difficulty retaining or attracting employees due to long commutes.***

> *"When our landlord sold their house in Jackson we decided to buy in Alpine... If I can find a good paying [job] in Alpine, I'll never go to Jackson again."*
>
> *-2021 Employee/Household Survey Comment*

- The community experiences impacts through increased traffic, road maintenance, need for parking when commuters arrive to work, and air quality effects of significant vehicle miles traveled. As shown below, commuters into Teton County, Wyoming, from Teton County, Idaho, and N. Lincoln County contribute a combined average of 75 million vehicle miles traveled per year driving to work. ***The cost, traffic, and emissions of commuting can be mitigated through transportation options or avoided through local housing options.***

Average Vehicle Miles Traveled by Commuters within the Teton Region: 2021

Commute between Teton County, WY and:	Teton County, ID	N. Lincoln County, WY
Average miles commuted ONE WAY (2021 survey)	28	46
Days per week commuter drives alone (2021 survey)	3.9	3.9
Round-Trip miles per week	220	360
Miles per year (assuming 50 weeks of commuting)	***10,750***	***17,500***
# of in-commuters traveling	3,220	2,340
Total yearly vehicle miles traveled	34,615,000	40,950,000

Source: 2021 Employee/household survey, consultant team

Housing Problems

The demographic, economic, and market dynamics in the Teton Region work together to create a collection of problems for local working households. These problems include:

- Paying more for housing than household budgets can support ("cost burden"),
- Overcrowding,
- Difficulty finding housing,
- Settling for or being stuck in housing that does not meet household needs, and
- Being forced to move.

This section is intended to encourage and not frustrate actions to address the housing needs in the Teton Region. While the impacts are significant, ***this section can help the counties and communities in the Region understand the impacts of the housing shortage and prices on the community and prioritize limited resources to make a difference.***

This chapter reports on responses from the 2021 employee/household survey. Results are from the combined responses from the English and Spanish surveys, unless otherwise noted. Appendix E contains comprehensive crosstabulations of these problems by county of residence and tenure, income level, and Hispanic/Latino ethnicity.

Cost Burden

Households are considered to be cost burdened if their housing payment (rent or mortgage plus tax, insurance, utilities) exceeds 30% of their gross income. Households paying over 50% are extremely cost burdened. Cost burdened households often have insufficient income for other life necessities including food, clothing, transportation, and health care.



> *"For many years if you had two jobs it was enough for one person to pay rent and have some left over. But this year people must have at least three jobs."*
>
> *-2021 Employee/Household Survey comment*

Overall, 29% of owners and nearly half (46%) of renters are cost burdened by their housing payments. The below chart shows that the lower a household's income, the more likely they are to be cost burdened.

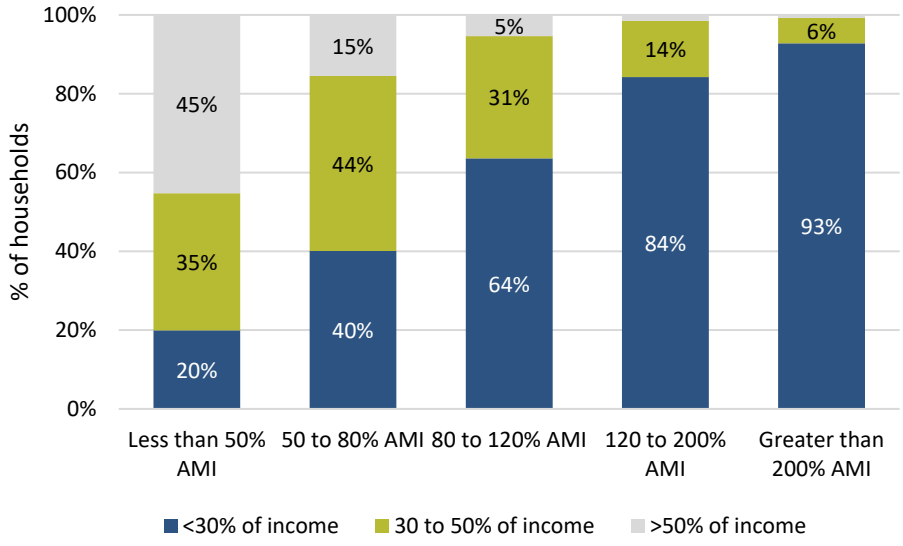
The notable shift between 80% AMI and higher incomes could guide housing policy makers to make deeper investments in the inventory accessible to households below 80% AMI. The majority of renters (54%) fall into this income range and are experiencing housing instability and financial strain.

Other observations based on data found in the Appendix include:

- Residents in N. Lincoln County are the least likely in the region to experience cost burden (20% of owners and 32% of renters); however, when commutes costing $850 per month are added, housing cost savings are quickly eroded.

- Hispanic/Latino households also experience a similar level of cost burden as households earning <80% AMI in the below chart. About 62% of Hispanic/Latino households earn in this income range.

Percent of Households that are Cost Burdened by AMI:
Teton Region Employed Households, 2021



Source: 2021 Employee/Household Survey

Overcrowding

Overcrowding, as measured by more than two persons per bedroom, is not widespread in any of the counties and is experienced at similar rates. About 2% of owners and 8% of renters are overcrowded.

> *"I sleep in the living room."*
>
> *-2021 Employee/Household Survey comment*

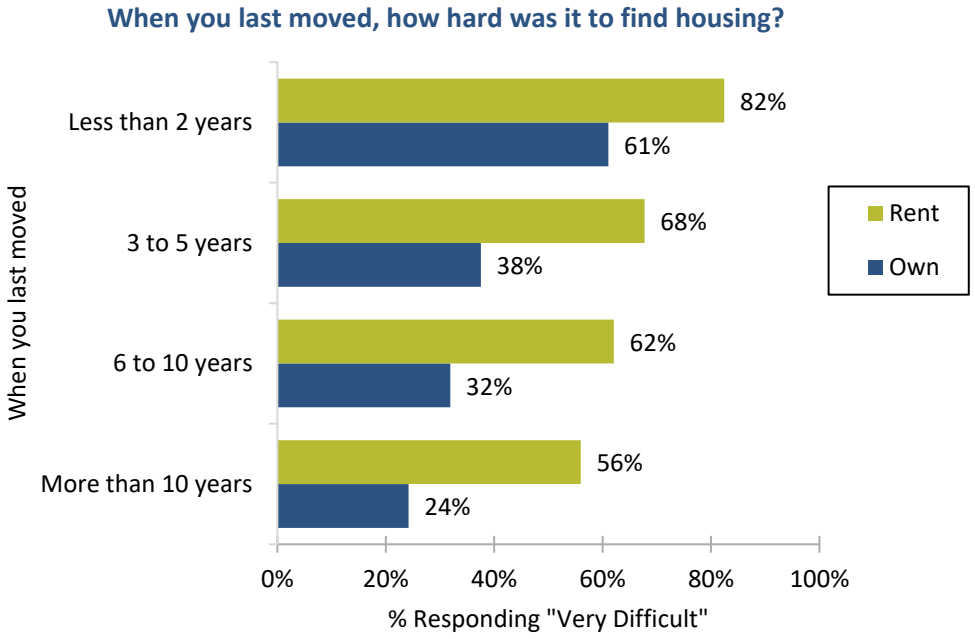
This problem is much more prevalent with Hispanic/Latino households (19%) and very low income households (14%). These households are also more likely to live with extended family and have extra roommates to afford housing. A lack of larger homes (e.g., 4-or-more bedrooms) was also noted by Hispanic/Latino households, some of which are occupying smaller homes than they need due to lack of supply.

Difficulty Finding Housing

Difficulty finding housing has been a problem for local workers for many years. What is new is that households throughout the region now have similar difficulty locating suitable housing, and that both owners and renters searching for homes have experienced significantly increased difficulty within the past two years.

- For renters, 83% found it very difficult to find housing in the past two years. Rentals have been near zero vacancy for several years. The recent rise in demand and rapid increase in prices aggravated an already tight rental market.

- For owners, 61% found it very difficult to find housing in the past two years, a significant increase compared to those who bought 3 to 5 years ago (38% "very difficult"). The limited inventory and loss of housing choices under $500,000 in all three counties has had an impact.
- Difficulty finding housing is intensified for households with incomes below 120% AMI (81% "very difficult" within the past 2 years), which is again related to the rapid rise in home prices and lack of inventory for households in this income range.
- Similarly, Hispanic/Latino households (88% "very difficult") express greater difficulty, which, on average, are lower income and are comprised of a higher proportion of renters than other households.



Source: 2021 Employee/Household Survey

Housing Satisfaction

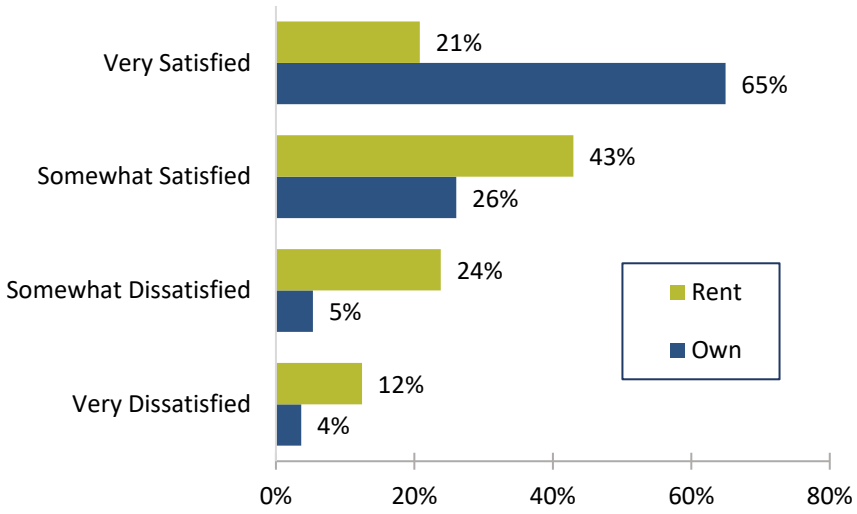
Residents and employees that are happy and secure in their housing are more likely to stay in their community and their jobs.

- About 45% of employed households in the Teton Region are very satisfied with their current residence. This includes 65% that own their home and about one-in-five (21%) renters. This illustrates the importance of homeownership in building stability, security, and satisfaction among residents making their living in the region.

> *"Undesirable Housing is the biggest stressor and impact to my quality of life."*
>
> *-2021 Employee/Household Survey comment*

- Respondents living in N. Lincoln County were less likely to be "very satisfied" with their housing than the other counties (56% owners, 11% renters); however, most of these respondents commute to Teton County, Wyoming, for work. Most of the dissatisfaction was related to the commute – distance, time, stress, and cost.

How satisfied are you with your current residence?
All Employed Households: 2021

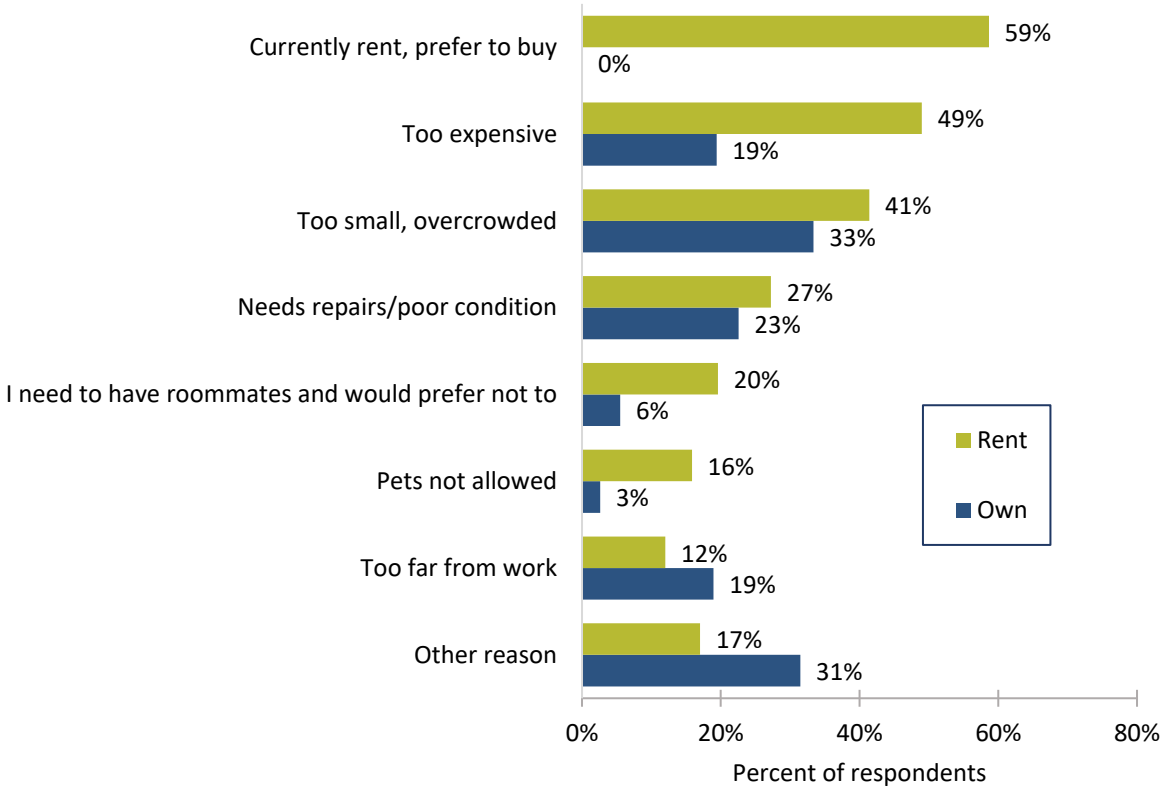


Source: 2021 Employee/Household Survey

The 55% of respondents that were less than fully satisfied with their home were asked for more detail.

- Most renters that are not fully satisfied want to buy a home (59%). This equates to 46% of renters overall in the Region. Renters wanting to buy primarily earn below 120% AMI. About 68% of survey respondents would consider purchasing a deed restricted home.
- One-third of owners are in homes that are too small. This indicates that many are stuck in their homes; that there are not sufficient options for owners to upsize as their family grows. Another 23% stated their home needs repairs, indicating that programs that can help with low cost loans or grants would be of benefit.
- Commuters into Teton County, Wyoming, for work were interestingly less likely to select all of the below problems, except "too far from work," which was selected by 60% of commuters. In other words, the commute is a trade off for households that move further away to purchase homes and find more suitable housing.
- Hispanic/Latino households had similar responses to the below, except renters were less likely to want to buy, equating to 37% of renters overall. Primary difficulties finding housing included homes being too expensive and little availability. The majority that want to buy earn under 80% AMI (68%). Other reasons provided included lack of credit, immigration issues, limited income, and space for children (i.e., homes too small). The average size of renters wanting to buy is about 3.7-persons.
- "Other" issues provided included:
    - For renters, housing instability (fear of losing home, home selling, rent rise, etc.), having to live with family or roommates, and having a home tied to work (no flexibility).
    - For owners, having to have roommates, property taxes too high, and being stuck in a home that the household has outgrown.

If you are not fully satisfied with your residence, why not?



Source: 2021 Employee/Household Survey

"We want to have kids and cannot afford or find more space for that next step."

"The threat of being kicked out - either through landlord selling or raising the rent to predatory levels - is constant."

-2021 Employee/Household Survey comment

Forced to Move

Current housing trends highlight the instability of the rental market in the Teton Region. When renters were asked if they had been forced to move in the past three years, nearly half (46%) said yes, and many more than once. This equates to over 2,000 renter households in the Region.

Over 2,000 renters (46%) in the Teton Region were forced to move an average of 2-times each over the past three years.

Renters that were forced to move had to do so an average of two-times during the past three years for the following reasons:[7]

- 23% had to move because the home was sold by the owner;
- 18% had to move due to a significant rent increase (which averaged $660 in the Region);
- 11% had to move because the unit was directly converted to a short-term rental; and
- 11% had to move because the owner moved in.

Apartments and mobile homes are less susceptible to all of the above instability factors, excluding rising rents, than owner-leased condominiums, townhomes, and single family homes. Rentals that are rent restricted, such as low income housing tax credit rentals, are also protected from significant market rent increases.

The percentage of renters affected by each of the above factors was fairly consistent for households residing in each of the counties in the region. Notable differences include:

- Households commuting from Lincoln County were more likely to indicate "significant rent increase" as a reason for displacement (24%). Survey comments indicate that some experienced rent increases in Teton County, Wyoming, and then moved to Lincoln County to find homes.
- Short-term rental conversion affected a higher percentage of Teton County, Idaho, households than the other counties (18%), where state legislation limits the ability to restrict short term rentals.

> *"We are facing potentially losing over half of our employees due to losing their rental housing. Each one of them is frantically seeking long term rentals. The rentals they are currently in are being turned into VRBO's..."*
>
> *-2021 Employer Survey Comment (Idaho employer)*

To further understand the general stability of households, or not, in the Region, the English version of the survey also asked respondents if they plan to move within the next five years and, if so, if they are moving because they "have to" or because they "want to." As shown below:

- Twelve percent (12%) of respondents plan to leave the Teton Region within the next five years because they have to. This includes 4% of respondents that own their homes and 26% of renters. ***In Teton County, Idaho, and Teton County, Wyoming, this would equate to 1,250 renter households being forced to leave***.
- Results were similar across the Region, with the exception of renters in Teton County, Idaho, who were less likely to leave the Region because they "have to" (19%).

[7] Both the English and Spanish survey versions asked renters if they were forced to move. The specific reasons why renters were forced to move were asked on the English version of the survey only. Open ended responses provide additional insight on the Spanish version (reference Appendix).

Within the next five years, do you plan to:

	Owners	Renters	TOTAL
Stay in your current residence	78%	23%	57%
Move within the Region	11%	45%	24%
Because you have to:	*2%*	*20%*	*9%*
Leave the Region	11%	32%	19%
Because you have to:	*4%*	*26%*	*12%*

Source: 2021 Employee/Household Survey

Households being forced to leave primarily earn between 50% and 200% AMI – the majority of the income spectrum. Residents from all stages of life are also affected – single persons, young families, working households, and retirees. Reasons centered around the unaffordability of the area, losing housing due to rentals being sold or price increases, tired of the housing instability, no homes available, and *"having stable housing that is LESS than 30% of my annual income is now important to actually build the life I want."*

"After 11 years of living, local year round employment and thinking we could make it work long term starting a family, the dream was sold out from under us... Even though we make really good money now there is no possibility of owning a home. Sad to leave this community."

"Can't afford a rental or house. I'm a full-time teacher."

"Can't afford to stay as a retired individual."

"Moving 4 times in three years is physically, mentally, and financially too much to handle."

-2021 Employee/Household Survey comments

Housing Units Needed

This section summarizes information that can be found in more detail in the Housing Units Needed[8] chapters in each of the county reports.

Current and Future Housing Needs

There is a current shortage of housing for local residents and employees in the Teton Region. ***There is an estimated need for about 5,300 housing units in the Teton Region to address the following components of demand through 2027***:

- Increase the rental supply to a functional level (i.e., 5% vacancy rate) and house persons who are living in their car, hotels, couch surfing, etc. (i.e., currently unhoused);
- Keep up with job growth (ranging from 2.4% in Teton County, Wyoming, up to 4.8% per year in Teton County, Idaho), which includes filling the 15% to 19% of unfilled jobs in the Region; and
- Replace employees as they retire (between 10% to 15% in the Region over the next 5 years).

Each component of the above demand, along with the recommended price and tenure mix, for each county is provided in the county reports.

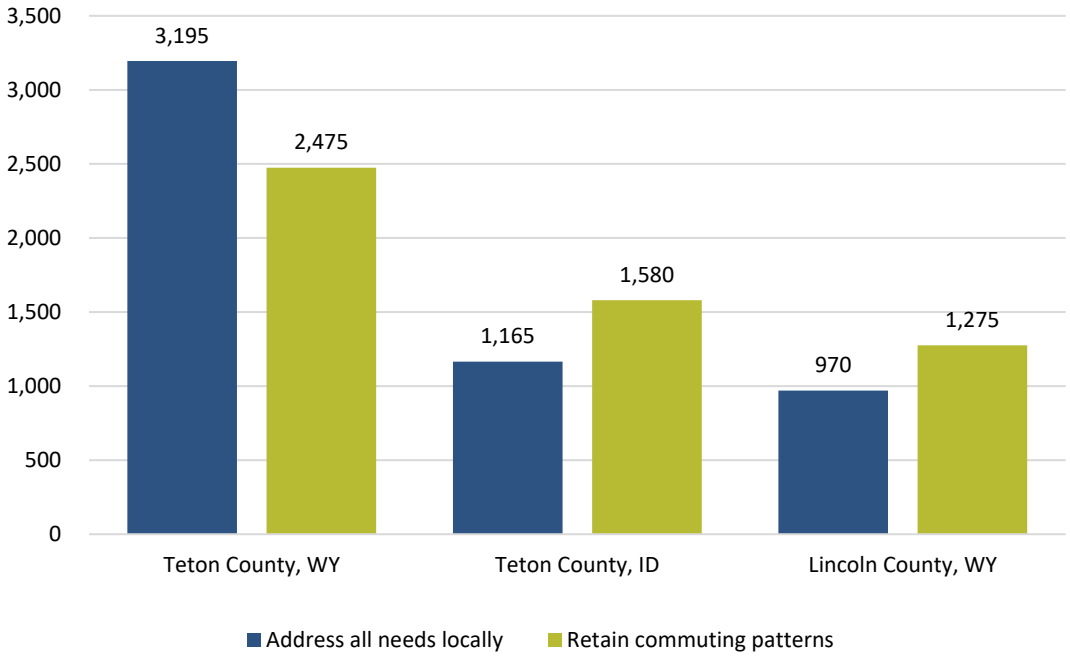
About 60% of homes in Teton County, Idaho, and N. Lincoln County, and 80% in Teton County, Wyoming, will need to be priced below market prices to support local residents and employees. Core price ranges vary by county, but generally span rents between $850 and $2,000 per month for a three-person household and homes for ownership between $200,000 up to $750,000 for the Region. This will require local policies, subsidies, and creative partnerships to produce, building upon the existing achievements in the Region in this regard.

It is important to note that ***communities rarely address 100% of the demand***. By understanding the different components of demand, however, each county will have more information upon which to set goals and priorities and target available resources. ***How much housing is addressed within each county in the Teton Region depends largely upon program capacity and policy decisions***.

Finally, the amount of housing needed will vary depending on whether the current commuting patterns in the Teton Region are retained or more workers are housed at the place of impact – i.e., where jobs are created. If housing is provided at a pace matching the demand within each county, then the number of units needed in Teton County, Wyoming, will be higher than if current commuting patterns are retained. If current commuting patterns are retained, then more housing needs to be provided in Teton County, Idaho, and N. Lincoln County to absorb workers filling jobs in Teton County, Wyoming. Future direction is largely dependent upon the availability of local resources and policy direction to prioritize allocating needed resources toward housing for local residents and employees.

[8] Chapter 8 for the two Teton counties and Chapter 6 for N. Lincoln County

Housing Needed Through 2027, Teton Region Counties
(5,330 total – 60% to 80% priced below market)



Strategy Recommendations

There is good momentum for addressing housing needs in the Teton Region. And continued momentum is needed to help address the gap of over 5,300 homes at prices that local residents and employees can afford. ***The magnitude of the issue requires a robust and regional response from all sectors of the community (public, private, non-profit) working collaboratively to engage community support and accelerate housing solutions.***

From a regional perspective, addressing housing needs in one county will impact a neighboring county. It is, therefore, important to ***maintain a regional dialogue about the problem, recognize the local and regional implications of housing polices, and work together on solutions and policies that carry benefits and impacts across jurisdictions.***

Further, coordination of housing efforts could result in efficiencies and enhance effectiveness through sharing of expertise, lessons learned and resources. ***Creation of a Regional Housing Initiative or Forum could be a first step.*** Continuing to track regional housing conditions and achievements, along with updating the information in this report every five-to-ten years, will also be important for understanding and showing progress over time, what initiatives are most effective, and where more resources should be allocated.

Finally, each county in the Teton Region varies widely in the amount of resources currently committed and able to be committed to addressing housing needs in the Region. As a result, ***recommendations specific to each county are provided within each county report.***

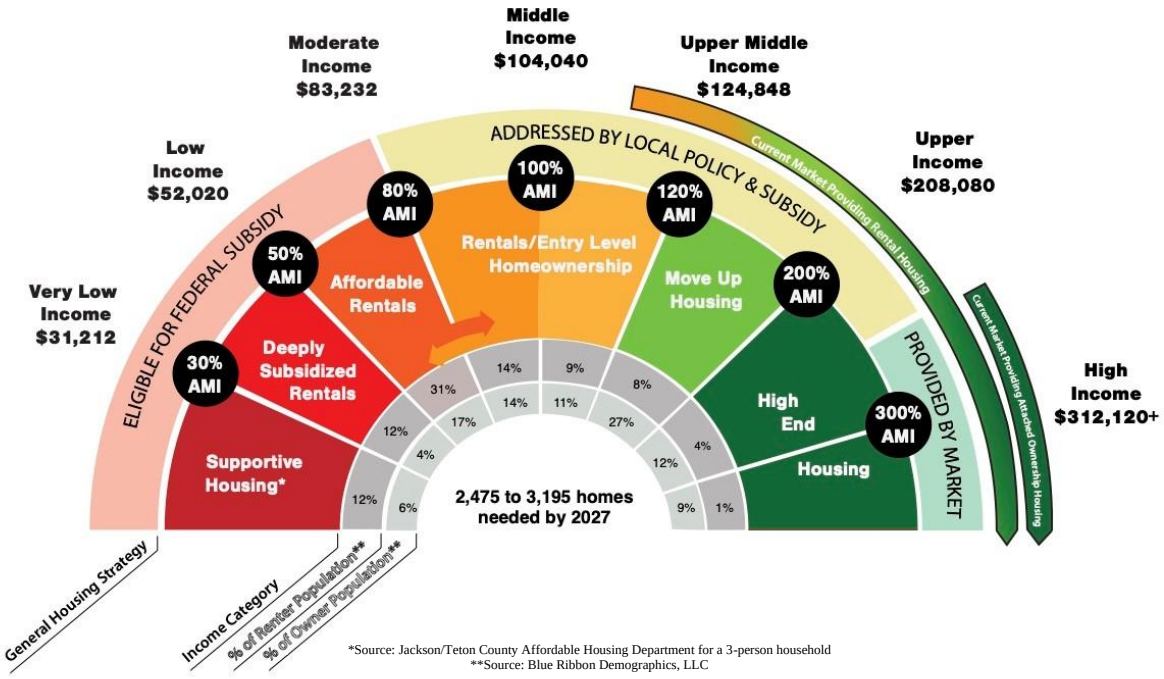
Teton County, Wyoming

Chapter 1 – Report Snapshot and Recommendations

Overview of the Teton County, Wyoming, Housing Needs Assessment

This Assessment centers on the understanding of what households can afford for housing in Teton County and explores where their needs are being met, and where there are gaps. It uses the definition that housing is affordable when monthly housing costs (rent or mortgage, plus utilities, insurance, and property taxes) do not exceed 30% of a household's gross income (i.e., income before taxes).

Teton County WY Spectrum of Housing Needs (January 2022)



*Source: Jackson/Teton County Affordable Housing Department for a 3-person household
**Source: Blue Ribbon Demographics, LLC

The housing bridge, illustrated above, presents a picture of what affordability in Teton County for its residents and workforce should look like. The bridge portrays a spectrum of housing that is affordable and most likely to be sought by households in different income groups. It indicates the percentage of households earning incomes in each income range and the type of housing likely to be needed at the different income levels. The bridge depicts what may be ideal for most communities – the availability of housing that is affordable to households at all income levels and provides options for changing life circumstances.

It is from this perspective that the housing needs assessment was conducted. The housing bridge summarizes what you are about to read. It illustrates the mix of housing needed by residents making their living in the county and at which income level. It shows where the market is providing housing and where it is not; and how much additional housing is needed to address current shortfalls and keep up with future job growth. More specifically:

- The housing rental market for residents and local employees searching for homes is expensive. A three-person household earning about $110,000 per year coming to Teton County may find housing that would be defined as affordable in the market.
- Households making their living locally are basically priced out of market rate ownership housing – it has simply gotten too expensive.
- To address the current housing shortfall and keep up with future job growth, ***at least 80% of the 2,500 to 3,200 homes needed by 2027 in the county will need to be priced below market***. Addressing housing needs will require local policies, subsidies, and creative partnerships, building upon the already significant achievements of the town, county, local organizations, employers, private sector, and community in this regard.

The information that follows provides the story behind this bridge. It summarizes the local housing challenges felt by residents, employees, employers, and the community as whole; and the great strides being taken to improve housing options for residents and employees to support a thriving and vibrant Teton County community.

Recent Successes and Recommendations

Summary of Recent Successes

There are many successes to celebrate. The Jackson/Teton County Affordable Housing Department, Jackson Hole Community Housing Trust, Habitat for Humanity, private sector developers and non-profit community have been working hard to address the current housing gaps in the community. Employers have also been notably active, some of which have had robust housing assistance programs in place for a decade or more and others recently coming to the table. In particular, since 2014:

- The community has **implemented most recommendations** of the 2014 Housing Needs Assessment and the 2016 Housing Action Plan. This is impressive.
- The rate of **deed restricted housing production has increased** in recent years. Since 2014, 411 units have been built and 358 more are planned. A concerted effort by the Jackson/Teton Affordable Housing Department to secure and provide land in combination with mitigation funding, public/private partnerships and 2:1 incentive bonus in the land use code have made this possible.
- The community has a **diverse toolbox** of housing programs and strategies in place, and committed local agencies with capacity and expertise. Housing professionals have explored and implemented many innovative ideas including land use incentives, preservation, and public private partnerships.
- The community passed a Special Purpose Excise Tax that **dedicated $5.5 million for housing** in 2019.
- Private donors have recently engaged in solutions such as The Community Housing Fund and **specific philanthropic support.** For example, the JHCHT received $10 million from the Hughes Charitable Trust. The county is partnering with the Cummings Foundation, which is donating $11.5 million in land and investing $10 million cash at no return.
- Flat Creek Apartments will help address the greatest need - **rentals below 80% AMI**.

- Non-profits engaged on **affordable homeownership** are making steady progress. More is needed!
- **Employers are assisting** at least 800 seasonal and year-round employees with housing units, stipends, or other assistance to help relieve family burdens and increase stability. Opportunities for improved coordination, education, and collaboration exist.
- Over $37 million in public funds have been invested to create 241 deed restricted units (either built or in development), including 94 units built by Habitat for Humanity or the Jackson Hole Community Housing Trust.
- Over $95 million in private capital has been leveraged by public funds to create 241 deed restricted units.
- The production of units with employment-, income-, and/or price-limits has helped to **retain 61% of workers living locally**.

The Path Forward

As summarized above, there is good momentum and foundation for addressing housing needs in the community. And much more is needed. Deed restricted housing is currently being produced at a rate of about 80 units per year. Projecting out to 2027, there is a need for about 3,200 housing units. At 80 units/year the community would produce 400 units, which would only address about 13% of the need.

Communities rarely make the policy decision to tackle the full need, as scarce resources, other community priorities and constraints are considered. We recommend that the community set housing goals and implement solutions beyond the status quo. ***The extent of the issue requires a robust and regional response from all sectors of the community (public, private, non-profit) working collaboratively and transparently to build and engage community support and accelerate housing solutions.***

Recommendations

These big picture recommendations set the table for diving into more detail in the next phase: developing the community's housing strategy plan. The below recommendations can be revised, expanded, and made more specific and actionable through that community collaboration process. The recommendations are organized in broad categories, as follows:

Regional Nature of Housing

Significant demand for homes throughout the Teton Region from local residents and employees will continue. Thousands of employees that work in the county reside in neighboring Teton County, Idaho, Lincoln County, Wyoming, and other areas. This means that, the extent to which Teton County, Wyoming, and other counties in the Teton Region address their housing needs will impact each other. It is important to maintain a regional dialogue about the problem, recognize the local and regional implications of housing polices, and work together on solutions and policies that carry benefits and impacts across jurisdictions.

Grow Funding and Capacity

- Increase funding sources with all currently available tools including public, private, and non-profit approaches.
- Create a predictable and transparent manner to allocate public funds to non-profit and for-profit development partners. Consider creating a Housing Trust Fund that creates separations between the allocation entity and the development approval entity.
- Build local and regional collaborations to influence state legislators in order to obtain a meaningful and reliable long-term funding source, such as a Real Estate Transfer Tax or change to the Lodging Tax, and improve access to federal pass-through funds for housing (e.g., American Rescue Plan Act (ARPA) and Infrastructure Investment and Jobs Act).
- Other potential opportunities include the Tourism Improvement District & Housing Trust Fund which are both being considered at the state level.

Expand Who is at the Table

- Engage and empower community stakeholders to address the housing issue by increasing and bridging collaboration and coordination between housing providers, businesses, and developers.
- Employers have long been engaged in housing solutions, and are seeking greater participation going forward. Convene employers and form cohorts to engage in specific solutions such as pooling resources to build employee rental housing and providing management assistance to ease the "housing business" side of the equation.
- Actively engage representation from the Latinx community and diversify outreach and education to ensure community members can better access resources. This community has specific challenges and concerns that should be addressed when planning and building housing solutions.
- Dedicate resources to a non-governmental entity to educate the community about the value of having the workforce living locally, housing terms, projects in the pipeline, and to track and demonstrate community-wide successes. Look to existing organizations to help fill this niche where possible.
- Engage leaders and stakeholders in the Teton Region to understand and help mitigate impacts associated with housing 22% of the county's the workforce in neighboring counties in the Region. Examples include supporting housing investments in neighboring communities (e.g., through technical assistance, shared resources, and collaborative planning) and establishing and funding a more robust regional public transit system.

Align Resources with the Greatest Needs

- Better leverage public funds with non-profit partners, such as the Jackson Hole Community Housing Trust and Habitat for Humanity, to target specific niches in the spectrum of need and enable these organizations to stabilize employment and ramp up capacity.
- Ensure preservation of the limited supply of "naturally occurring" affordable housing, such as mobile homes, small apartments, and accessory units.
- Grow programs to support tenant rights and help alleviate housing insecurity.
- Expand investment in strategies that use the existing housing stock to serve the workforce, including the Preservation Program, and consider adding a short term rental conversion program.

- Focus public investments on affordable workforce housing proportional to the need for both rental and ownership. Recent development is proportionally heavy for households earning over 120% AMI. The best practice of focusing public investments on permanent deed restrictions is already in place. Consider focusing near term investments (e.g., over the next five years) for households earning less than 120% AMI. Larger per unit investments will be needed, but the resulting housing inventory will be more diverse and better serve the workforce.
- Continue to use incentives that encourage and support the private sector to create workforce housing that is employment based for households earning more than 120% AMI, both rental and ownership. Private sector led efforts are a good fit for addressing this aspect of the housing need.

Create More Development Opportunities

- The current policy of concentrating workforce development within the town of Jackson supports many community goals and priorities; however, land is limited and expensive. Explore options that may expand access to land opportunities for community housing.
- Exempt deed restricted housing from the growth cap.
- Create opportunities to further activate the private sector in housing solutions, including purchasing deed restricted units in new buildings, and creating a revolving impact fund that could reduce pre-development risk.

Chapter 2 – Community Demographics

This chapter describes a few key characteristics of the people and households in Teton County, Wyoming, including growth over time, age, ethnicity, the mix of owner and renter households, type of housing occupied, and household income. This information provides a picture of community change over time and inform the size, type, and tenure of housing needed by residents.

Population and Households

The population of Teton County, WY, increased by about 2,000 residents from 2010 to 2020. This amounts to a population increase of 0.9% per year on average, which is higher than that of Wyoming (0.2%) over the same time period.

Population: 2010 to 2020

	2010	2020	% growth (2010 to 2020)
Population	21,294	23,331	10%

Sources: 2010 Census, 2020 Census

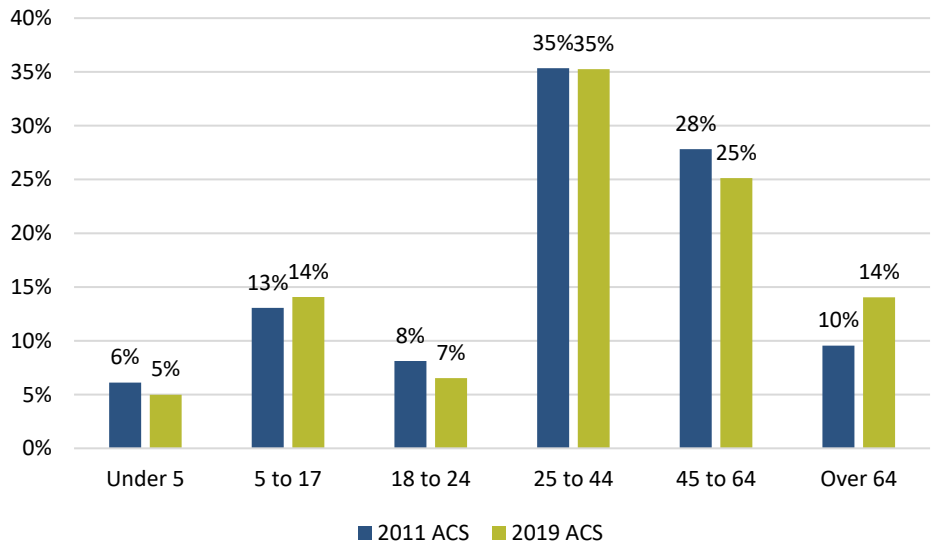
Age

The county's median age has increased from about 37 to 39. This is mostly due to an increase in persons over 65, rather than any significant change in younger age groups.

The core workforce age 18 to 64 has changed very little since 2011. In particular, persons age 25 to 44 represent the largest share of the county's population (35%), which has been consistent since 2011. The predominance of restricted workforce housing options has helped keep this younger population in the community.[9]

[9] See Chapter 6 – Housing Program Accomplishments and Challenges

Population Distribution by Age: 2011 to 2019



Sources: 2011 and 2019 5-year ACS

Ethnicity

The racial and ethnic composition of the county has changed little in the last decade based on census information. The number of people who identify as Hispanic or Latino increased slightly from 2010 to 2020 and now amount to about 3,300 residents, comprising about 14% of the population.

As discussed in other sections of this report, Hispanic/Latino households have generally had a more difficult time locating suitable housing in the county than other households. On average, these households tend to have lower incomes and larger households (3.8 persons on average), contributing to their challenges.[10]

Hispanic or Latino Population: 2010 to 2020

	2010	2020
Hispanic or Latino	15%	14%

Sources: 2010 Census, 2020 Census

Tenure (own or rent)

Owner-occupancy of homes has been relatively stable in Teton County over at least the past ten years at about 60%. When solely households with employees that work in Teton County are considered, however, the ownership rate varies. Based on 2021 employee/household survey responses:

- About 47% of employees that live in the county own their home.
- In contrast, 61% of commuters into Teton County, Wyoming, own their home.

[10] See Regional Overview for more information

This difference illustrates the long observed trend that when employees want to purchase homes, many leave the county to do so.[11]

Percent of Resident-Occupied Households by Tenure: 2011 - 2019

	Owners		Renters	
	2011	2019	2011	2019
Teton County, WY	61%	60%	39%	40%

Source: 2011 & 2019 5-Year ACS

Unit Type

Overall, 49% of all households and 28% of all renters live in single-family homes or cabins and about 41% live in multi-family units (apartments, townhomes, or condominiums).

About 4% of renters reside in accessory dwelling units (160 households), indicating the extent to which this type of home contributes to resident housing. With about 1,050 accessory dwelling units in the county,[12] this means that about 15% of units are utilized by local renters.

About 2% of respondents indicated they are currently not housed, but rather couch surfing, camping, or living in a vehicle (equivalent to 165 households). Two-thirds of these households are lower income, earning below 80% AMI.

Type of Housing Occupied by Tenure: Teton County, WY, 2021

	Own	Rent	Total
Apartment or condominium	11%	42%	26%
Townhome/multi-plex	18%	12%	15%
Single-family house/Cabin	67%	28%	49%
Mobile home	2%	4%	3%
Accessory dwelling/in-law/caretaker unit	0%	4%	2%
Motel/Hotel or Dormitory housing	0%	3%	2%
Not housed (couch surfing, car, tent, etc.)	0%	2%	2%
Other*	1%	3%	2%
TOTAL	100%	100%	100%

Source: 2021 employee/household survey

*Employee or affordable housing, basements, rooms, and with family common among "other" respondents

Household Size

The distribution of households by number of people per household by tenure helps to illustrate the size of homes needed by residents. The 2019 ACS estimates that there are about 2.5 persons per home on average in Teton County, Wyoming, a figure that has declined by about 14% since 2011.

[11] See Chapter 5 – Housing Market
[12] See Chapter 4 – Housing Inventory

Average Household Size: 2011 to 2019

	2011 ACS	2019 ACS	2021 Employee /Household Survey
Total households	2.9	2.5	2.6
Own	2.7	2.5	2.6
Rent	3.2	2.5	2.6

Sources: 2011 and 2019 5-year ACS

Responses to the 2021 employee/household survey show larger household sizes than those reported by the 2019 ACS, averaging about 2.6-persons per home, and substantially fewer one-person households.

In addition, a higher percentage of households reported residing with roommates, other family members, or with family and roommates in 2021 (10%) than in the 2014 survey (6%) when the same question was asked, as well as a lower percentage of households living alone (21% vs. 29%, respectively).[13]

This is not surprising given the rising cost of homes for Teton County residents, short supply, and loss of rentals through home sales, conversion to short term rentals, or other factors.[14] Many households have been forced to double-up or move in with family as a result of these conditions, if they have been able to stay in the area.

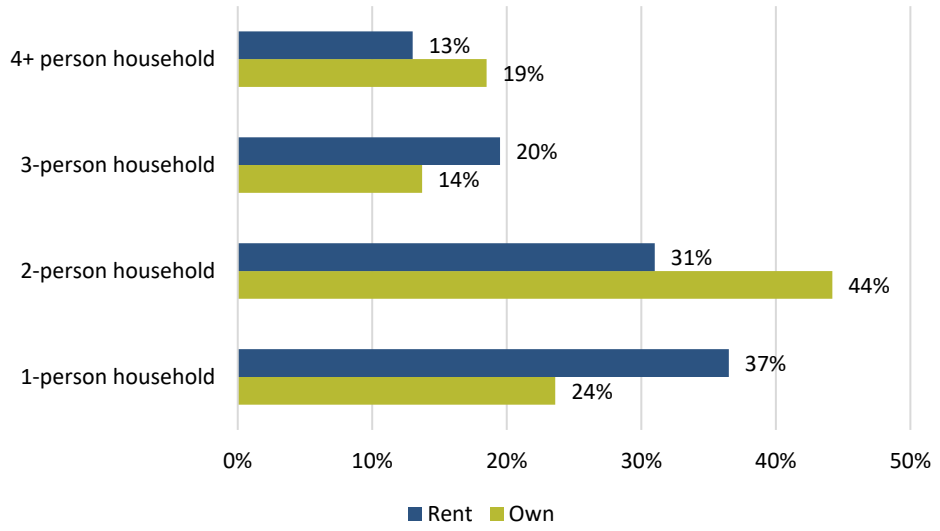
> *Myself and my partner raise our 5 yo daughter, but we also have a single roommate who rents our second bedroom. Our daughter does not have her own room . . ."*
>
> *-2021 Employee/Household Survey Response*

When considering housing for local residents moving forward, household sizes prior to COVID are a better reflection of needs than current household sizes, which reflect emergency housing measures for many. The below chart reports the pre-COVID household size distribution, showing that:

- Renters are primarily 1-person (37%) and 2-person households (31%).
- Owners are also predominately 1-person (24%) and 2-person (44%) households.
- The low incidence of larger households is reflective of the comparatively low percentage of households occupied by families with children in Teton County (23%).[15]

[13] 2014 housing survey for the Western Greater Yellowstone Area Housing Needs Assessment, Rees Consulting, Inc., et al.
[14] See Regional Overview and Chapter 5 – Housing Market
[15] See Regional Overview

Household Distribution by Size and Tenure: 2019



Source: 2019 5-year ACS

Household Income

The median family income reported by the U.S. Department of Housing and Urban Development (HUD) for a family of four increased from $90,700 in 2015 to $115,600 in 2021, an increase of 4% per year on average.

Median Family Income for Teton County, WY, 2021

Persons per Household	50% AMI	80% AMI	100% AMI	120% AMI
1	$40,460	$64,736	$80,920	$97,104
2	$46,240	$73,984	$92,480	$110,976
3	$52,020	$83,232	$104,040	$124,848
4	$57,800	$92,480	$115,600	$138,720
5	$62,424	$99,878	$124,848	$149,818
6	$67,048	$107,277	$134,096	$160,915

Source: HUD, Jackson/Teton County Affordable Housing Department[16]

The income distribution of Teton County households by AMI is shown below. Housing that is available to residents should generally be priced proportionate to household income distributions. When focusing on local employee households in Teton County, Wyoming, however, the AMI distribution of all households skews high due to the large number of wealthy individuals that do not work in the area, but

[16] HUD makes an adjustment so that the 80% numbers actually calculate at 70%. The HUD adjustment applies for federal funding such as LIHTC, but Jackson/Teton County use the actual 80% number to calculate sales and rental prices for local restrictions.

that may claim residency for tax advantages.[17] This discrepancy is considered when calculating the housing needs for the county.[18] Responses to the survey illustrate this discrepancy:

- The average income of households comprised of residents working outside the region is over four-times that of local working households, and
- Households with no workers earn about 40% more than local workers.

Average Household Income by Work Status: Teton County Residents

Commute out/do not work local*	Do not work*	Live and work locally
$588,150	$185,700	$135,900

Source: 2021 Employee/Household survey
*Modest sample sizes: illustrates comparative trend only

Based on existing resident distributions, significant differences between owners and renters are apparent:

- About 68% of renters earn below 100% AMI, meaning the majority of rents for residents should be priced at or below this level.
- About 56% of owners earn higher incomes over 120% AMI; however, about 24% have low or very low incomes.

Teton County, Wyoming, Household Distribution by AMI: 2021

	3-person AMI	Own	Rent	Total
<50%	$52,020	12%	28%	19%
50 - 80%	$83,232	12%	26%	18%
80% - 100%	$104,040	12%	14%	13%
100% - 120%	$124,848	9%	10%	9%
120% - 150%	$156,060	13%	6%	10%
150% - 200%	$208,080	13%	6%	10%
200% - 300%	$312,120	6%	3%	5%
>300%	>$312,120	24%	7%	17%
Total %	100%	100%	100%	100%
Total #	-	5,845	3,830	9,675

Note: percentages may add to other than 100% due to rounding
Source: HUD, Jackson/Teton County Affordable Housing Department, Blue Ribbon Demographics, LLC, consultant team

[17] See Chapter 4 – Housing Inventory
[18] See Chapter 8 – Housing Units Needed

Chapter 3 – Jobs, Seasonality and Commuting

Jobs Estimates and Projections

There are about 32,500 jobs in Teton County, Wyoming.

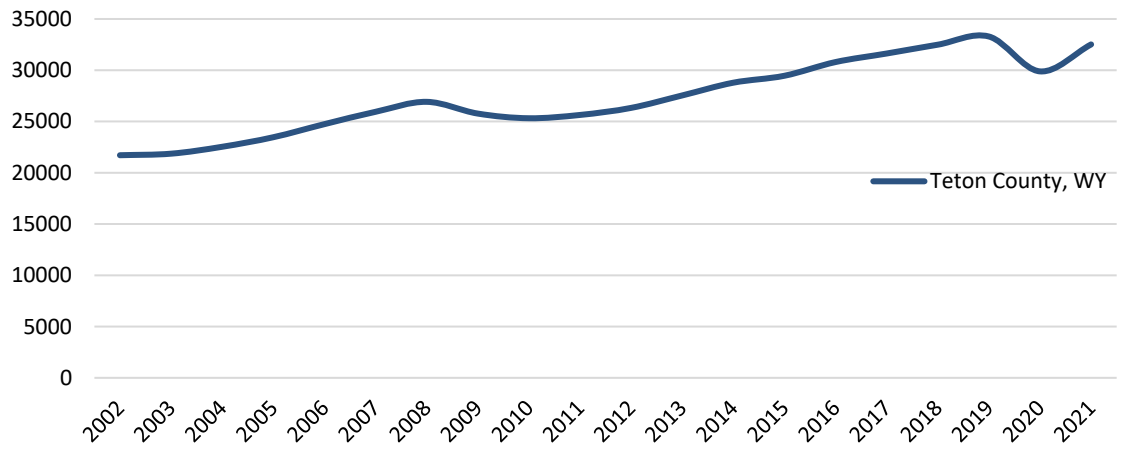
Job Estimates and Projections: 2010 to 2027[19]

	2010	2015	2021 (est.)	2027	Annual Growth Rate 2010-2019	Annual Growth Rate 2021-2027
Teton County, WY	25,318	29,463	32,520	37,584	3.1%	2.4%

Source: QCEW, BEA, Consultant Team

Jobs in Teton County, Wyoming, grew at a rate of 3.1% year on average since 2010 (the low point of the prior recession). The number of jobs declined about 10% in 2020 during the COVID pandemic, but have almost recovered to 2019 levels. Looking forward, job growth is estimated to continue at a rate similar to the past 20 years.[20]

Job Estimates: 2002 to 2021



Source: QCEW, BEA, Consultant Team

Seasonality of Jobs

Teton County, Wyoming, has the greatest seasonality of employment in the study area. The seasonal job changes have been consistent for the past 20 years, with the exception of the 2020 COVID pandemic,

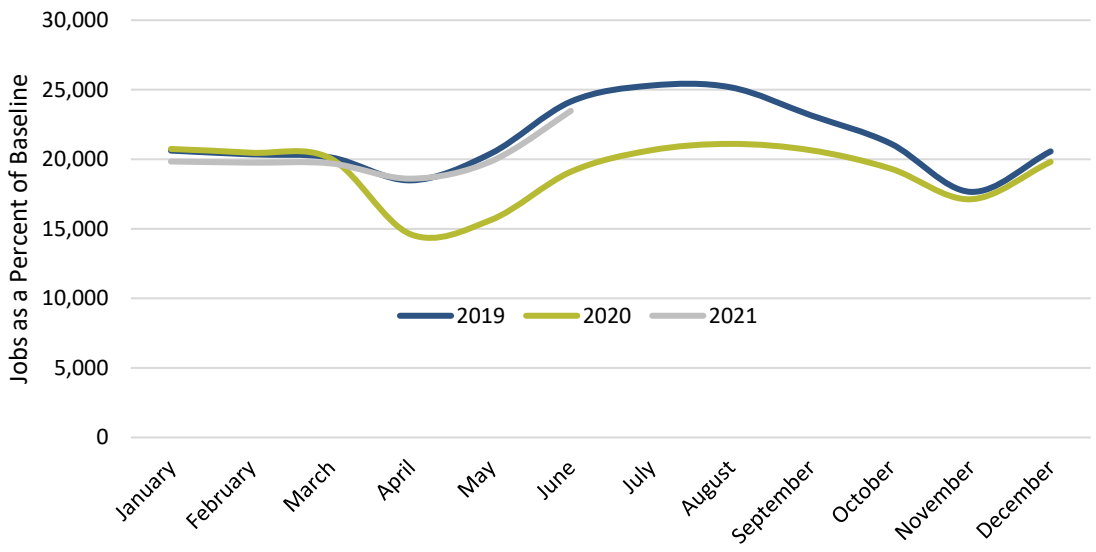
[19] Estimates are calculated by adjusting the QCEW count of wage jobs by the BEA percentage of jobs held by proprietors to ensure all jobs (wage and proprietor) are included in the estimate.

[20] The 2021-2027 growth rate estimate is equal to the 2001-2019 average annual growth rate. The Wyoming Division of Economic Analysis projects a job growth rate of 0.84% for southwest Wyoming, which may reflect the larger region, but is inconsistent with the actual job growth Teton County has seen over the past 20 years.

when employment decreased in April through September. Employment in 2021 is again tracking with 2019 employment and seasonality trends. As shown below:

- Jobs increase the most in the summer (43%), with a smaller peak in the winter (17%). In 2019, about 7,600 seasonal summer jobs and 3,000 seasonal winter jobs were added to base employment.
- Accommodations and food services accounts for at least two-thirds of the seasonal job fluctuation in both the summer and winter. Arts, entertainment and recreation also contribute to summer and winter peaks, and retail and bar/restaurant show notable job increases in the summer.

Jobs by Month Teton, WY: 2019 - 2021



Source: QCEW

Baseline and Peak Employment, 2019

Year-round Jobs (base employment)	Peak Summer Jobs	Peak Winter Jobs
17,658 (April, Nov)	25,300 (July)	20,625 (Jan)

Source: QCEW

About 28% of year round residents in Teton County, Wyoming, hold at least one seasonal job during the year. This means that employers do not need to recruit from outside the area to fill many seasonal jobs. Employers responding to the employer survey estimate that about 43% of seasonal employees return to work for them from prior seasons, on average.

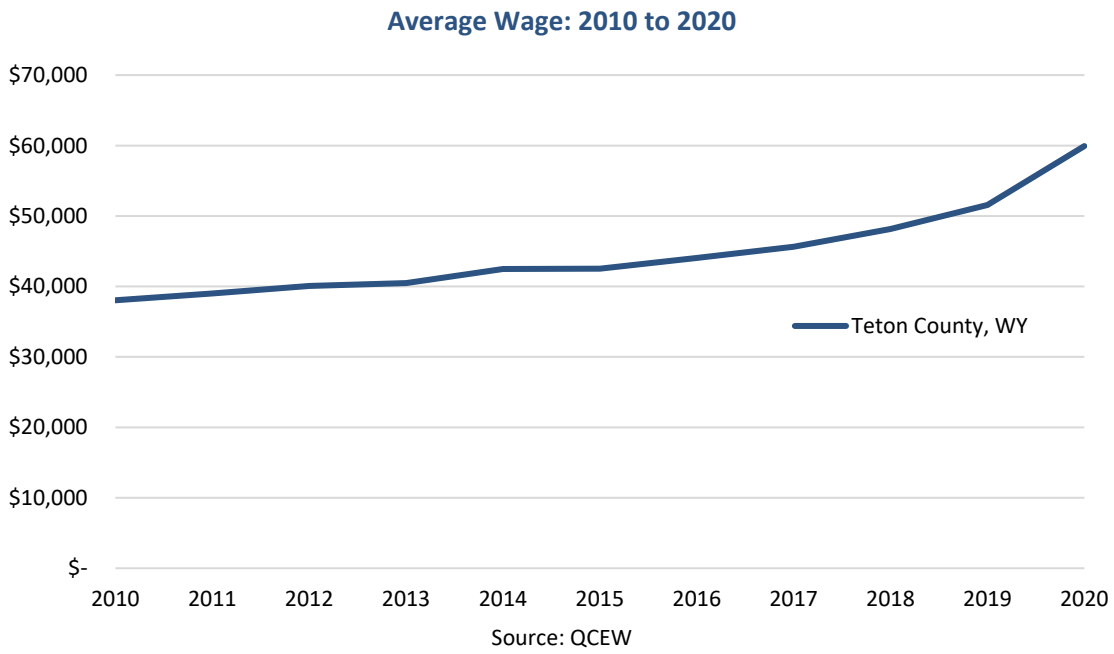
Seasonality of Employment by Place of Residence

	Year-round Job(s) Only	Seasonal Job(s) Only	Year-round Plus at Least One Seasonal Job
Teton County, WY	72%	9%	19%

Source: 2021 Employee/Household Survey

Wages and Jobs by Sector

The average wage paid in Teton County, Wyoming, in 2020 was about $60,000. Wages have increased an average of 7% per year since 2015, including a 16% increase in 2020. Despite the fast rise this past year, wage increases were still far below changes in housing prices (see Chapter 5 – Housing Market). Preliminary 2021 wage data indicates growth will continue.

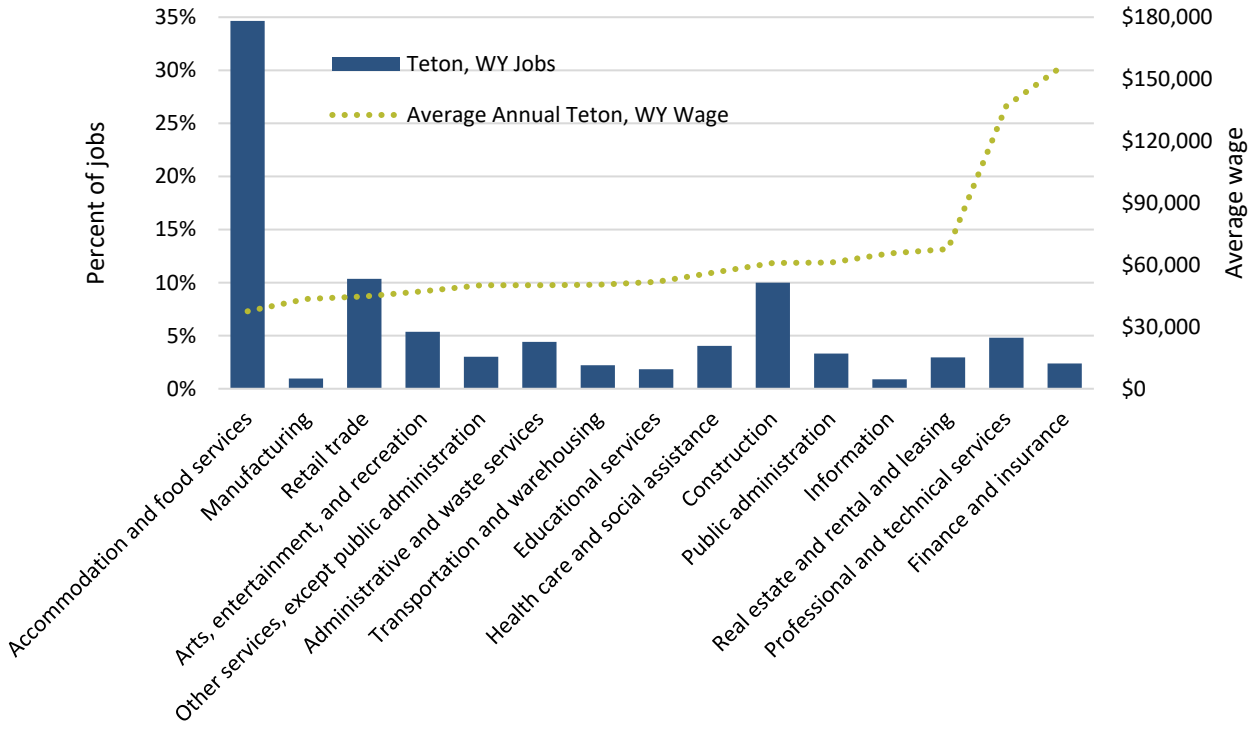


Source: QCEW

- Jobs in Teton County, Wyoming are more tourist oriented than the other counties in the Region. About 35% of county jobs are in the lowest paying industry – accommodations and food service. Jobs in this sector fell sharply in 2020 after showing steady growth since 2012, but have mostly recovered to 2019 levels.
- Construction, which pays an average wage, was the only industry with significant job growth in 2020, but the number of construction jobs is still below the 2007-2008 peak.
- Only professional & technical services and finance & insurance pay substantially higher wages than the average. These industries, however, only comprise about 7% of jobs in the county.

> *"There is no scenario where someone working in the local economy, outside real estate or finance, can make their living and participate in the housing market."*
>
> *-Stakeholder interview*

Jobs (2019) and Wages (2020) by Industry Sector



Source: QCEW

Jobs per Employee and Employees per Household

- The number of jobs per employee and the number of employees per employed household are used to translate job growth into the number of housing units needed by workers to fill new jobs.
- Workers in the Teton Region, hold about 1.3 jobs on average during the year and have about 1.9 employees per household.
- The number of jobs held fluctuates with the seasons. Employees hold an average of 1.4 jobs over the summer and 1.3 jobs over the winter. Many employees, particularly in lower paid service positions, need to hold more than one job to afford to live in the area. This was noted both by employers, as well as respondents to the survey.

Average Jobs per Employee by Season: Teton Region

Year-round Jobs per Employee	Additional Summer Season Jobs	Additional Winter Season Jobs	Average Jobs Held During the Year
1.1	0.3	0.2	1.3

Source: 2021 Employee/Household Survey

Employees per Household with Earnings, 2019

	Teton County, WY
Households with Earnings	7,593
Employed Population Age 16 and Over	14,430
Employees per Household	1.90

Source: 2019 5-Year ACS

Based on these estimates, employees filling the 32,520 jobs in Teton County, Wyoming, reside in about 13,065 households.

	2021
Total Teton County, WY, jobs	32,520
Jobs per employee	*1.31*
Total employees filling jobs	24,825
Employees per household	*1.9*
Total employee households	13,065

Source: QCEW, BEA, 2019 5-Year ACS, 2021 employee/household survey, Consultant Team

Commuting

Teton County, Wyoming, is an employment center in the region, employing local residents, as well as those residing in other counties. Between 39% and 42% of employees who work in Teton County, WY, commute into the area for work from homes outside of the county.[21] This reflects average year-round commuting, meaning it includes employees filling year-round and seasonal jobs. This equates to between 9,680 and 10,425 workers traveling into the county for work.

# of commuters:	Teton County, WY
Total jobs (2021)	32,520
Jobs/employee	1.3
Employees filling jobs	24,825
% commuting in for work	39% - 42%
# commuting in for work	9,680 - 10,425

Source: QCEW, BEA, 2019 5-Year ACS, 2021 employee/household survey, Consultant Team

Commuting patterns within the region show that:

- About 13% of employees commute in to Teton County, Wyoming, from Teton County, Idaho, and 9% commute in from Lincoln County, Wyoming.

[21] Commute percentage range is estimated from multiple sources. Employers on the 2021 employer survey reported that 39% of employees commute from homes outside of Teton County, Wyoming. Adjusting the US Census Longitudinal Employer-Household Dynamics (LEHD) for proprietors in combination with LAUS data indicates that 42% of county jobs are filled by commuting employees.

- The vast majority of workers living in the county are employed locally (93%). Most residents that are employed outside of the county work for employers outside of the Teton Region, many via remote work.

	Where Workers in Teton County, WY, Live	Where Residents in Teton County, WY, Work
Teton County, WY	61%*	93%
Teton County, ID	13%	<1%
Lincoln County, WY	9%	<1%
Other	16%	7%
TOTAL %	100%	100%
TOTAL # of workers	24,825	16,500

Source: LEHD, QCEW, LAUS, 2021 Employer survey, Consultant Team
*Data sources indicate that the percentage of workers living locally is between 58% to 61%

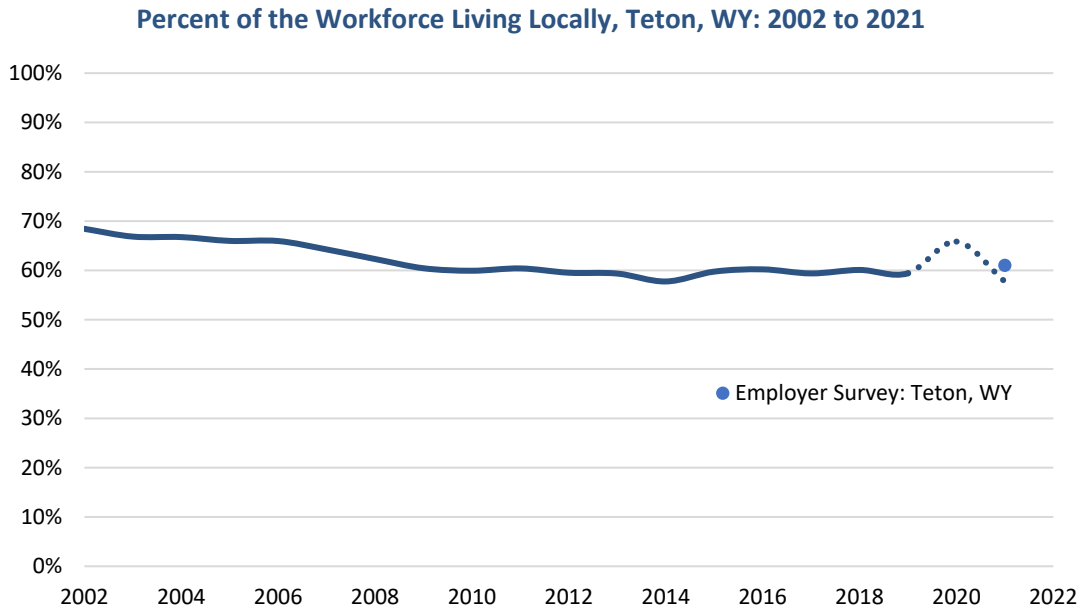
There is a literal crisis going on in this area. … I make "good" money for what I do but still have to commute an hour a day because I could never afford to live in Jackson.

-2021 Employee/Household Survey Comment

The percentage of in-commuters is of particular interest in Teton County, Wyoming, given that a goal of the Comprehensive Plan is to ensure that 65% of employees have opportunities to reside in housing in the county. As shown below, the percentage of the workforce living locally has remained relatively consistent (about 60%) for the past 10 years[22], indicating that, despite the housing challenges in the area, a consistent percentage of workers have been able to find local housing opportunities.

About 25% of working households that live in Teton County, Wyoming, reside in employer-provided and income- or employment-restricted housing provided through the Jackson/Teton Affordable Housing Department, Jackson Hole Community Housing Trust, Habitat for Humanity, and others. Without this housing, only about 55% of employees would be living locally instead of the current 61%.[23] More work is needed, however, to achieve the 65% goal.

[22] The COVID year shows a break in this long term trend, with recent 2021 data indicating a return to pre-COVID commute percentages.
[23] See Chapter 6 – Housing Program Accomplishments and Challenges



Note: dotted line indicates preliminary data; final data release is not yet available
Source: LEHD, QCEW, LAUS, 2021 Employer Survey, Consultant Team

Forced to Commute

The 2021 Household and Employee survey asked employees where they work and how often they use different travel modes to get to work.

- Commuters into Teton County, Wyoming, drive alone an average of 3.8-days per week.
- The average in-commuter coming from Teton County, Idaho, travels 28 miles one-way to work. In-commuters coming from N. Lincoln County, Wyoming, travel 46 miles one-way on average.

Commuting patterns result in significant costs and vehicle miles traveled. The below shows the importance of providing housing near jobs, especially for low wage employees.

> *"I find it frustrating that in order to find a more "affordable" home that I need an hour commute at least."*
>
> *-2021 Employee/Household Survey Comment*

- Over the course of a year, in-commuters from Teton County, Idaho, will drive over 10,000 miles traveling to work; in-commuters from N. Lincoln County will travel over 17,000 miles.
- At the federal mileage rate of $0.585 per mile, in-commuters from Teton County, Idaho, pay $6,290 and in-commuters from N. Lincoln County pay $10,240 – or between about $500 and $850 per month.

Average Commute Miles Traveled and Cost Per Year: 2021

Commute between Teton County, WY and:	Teton County, ID	N. Lincoln County, WY
Average miles commuted ONE WAY (2021 survey)	28	46
Days per week commuter drives alone (2021 survey)	3.9	3.9
Round-Trip miles per week	220	360
Miles per year (assuming 50 weeks of commuting)	***10,750***	***17,500***
Cost per mile (2022 federal IRS rate)	$0.585	$0.585
Cost per year	***$6,290***	***$10,240***

*conservative - cost to drive self only (does not include cost to carpool/other modes)
Source: IRS, 2021 employee/household survey, Consultant Team

About 41% of in-commuters stated that they would prefer to live in Teton County, Wyoming, if housing they could afford was available. Variations are apparent based on the employee composition of households and where they are coming from:

- Households with at least one household member working in their county of residence are much less likely to prefer to live in Teton County, Wyoming, (32%) compared to households in which all working members commute to the county (49%). As households become more settled in their place of residence (which may include some members gaining local employment), their desire to relocate declines.
- In-commuters from Teton County, Idaho, are also less likely to prefer to live in Teton County, Wyoming, than in-commuters from N. Lincoln County, at a respective 35% and 50%. While the cost, distance, and difficulty of the commute affects in-commuters from both counties, survey comments from Lincoln County in-commuters uniquely indicate that the comparative lack of services and amenities affects their local satisfaction.

% of commuters that would prefer to live in Teton County, WY	
All commuter households	41%
Split household (at least one household member works in their county of residence and one or more commutes)	32%
Commuter household (all employed household members commute)	49%

Source: 2021 Employee/Household Survey

Employer Commute Assistance

About 42% of employers in Teton County, Wyoming, indicated that they provide their workers with some work commute options or assistance. Employers providing assistance cover the full range of business types in the county. Of employers providing assistance, telecommuting was the primary option (45%) as shown in the table below. As an alternative to commute assistance, one employer noted in the survey that they opened a second office in Teton County, Idaho, to reduce commuting.

Type of work commute options or assistance:	% of Employers
Telework / work from home flexibility	45%
Travel stipend (i.e., travel time compensation, etc.)	30%
On-site vehicle for employee errands	27%
Bus passes / coupons	26%
Bus/shuttle (operated/financed at least in part by the business)	10%
Carpool / Vanpool program	6%
Other (e.g., company vehicles, gas card, mileage reimbursement)	19%

Source: 2021 Employer Survey
*Totals exceed 100% because employers could select multiple options.

Unfilled Jobs and Turnover

Teton County employers responding to the survey reported that an average of 15% of jobs were unfilled. Prior to COVID, unfilled job rates were more typically 5% to 7% in most mountain resort communities.

Unfilled Jobs	
# jobs unfilled	4,940
% jobs unfilled	15%

Source: 2021 Employer survey, interviews

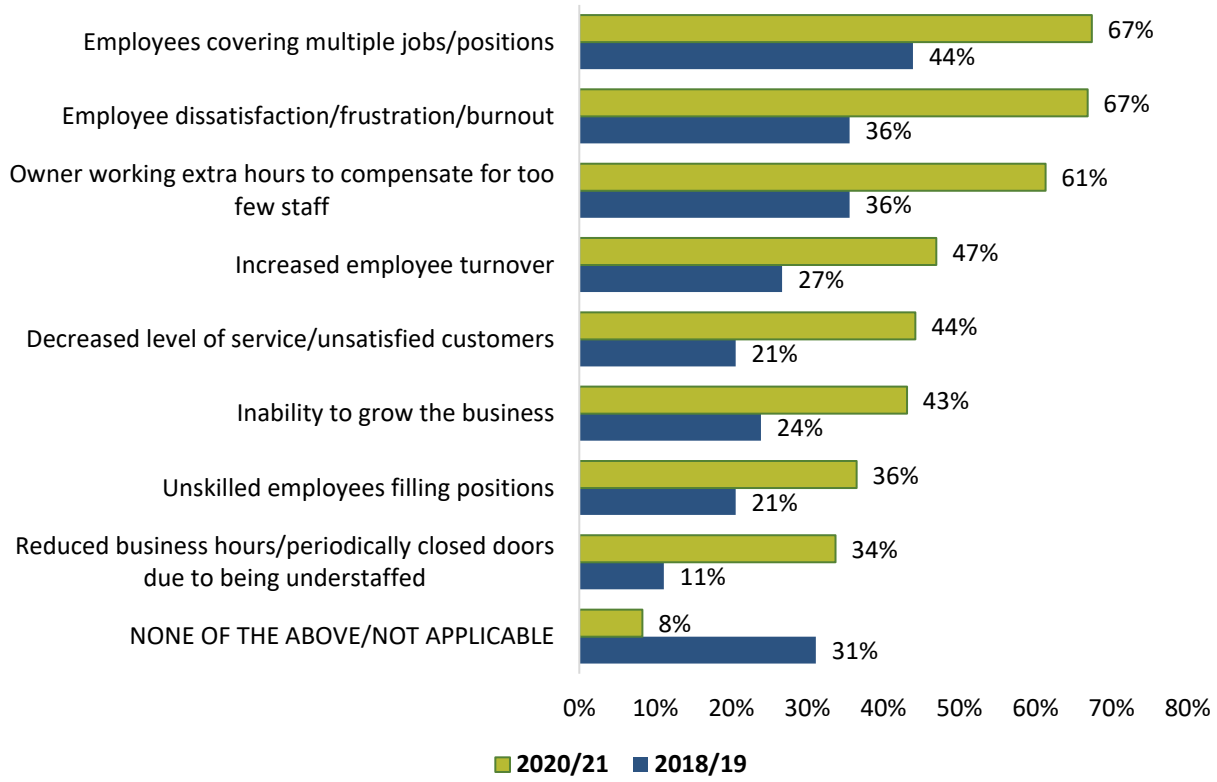
With unfilled positions, businesses struggle to provide quality services and operate profitably. This is particularly challenging since COVID with the added business from more residents in town and for prolonged periods, combined with high visitation rates. As shown below, almost all businesses responding to the survey experienced problems related to being understaffed this past year (92%). For many, however, these problems are not new – nearly two-thirds of businesses in the county experienced understaffing issues prior to COVID.

> *"I no longer want to own my business due to the employment challenges compounded by the housing crisis."*
>
> *- 2021 Employer survey comment*

- Over 60% of businesses experienced problems that relate to employee burnout, including employees covering multiple jobs/positions, the owner working extra hours, and resulting frustrated and dissatisfied employees.
- Another 43% to 48% experienced issues related to the ability to provide quality services, including increased employee turnover, reduced level of service/customer satisfaction, and an inability to grow the business.
- Finally, about one-third had to reduce their business hours or close their doors due to being understaffed. Comments on specific impacts include:
    - Decreasing operating hours, including closing doors for one or more days per week, or permanently, due to an inability to adequately staff.
    - Reducing job intake or decreasing existing client base by 25% or more.

- Estimated lost revenue from reduced hours or closed days ranging from $1,000 to $7,000 per day and $50,000 up to $1,000,000 per year.

Has your business experienced any of the following problems related to being understaffed?



Source: 2021 Employer survey

The high incidence of unfilled jobs is paired with additional challenges.

Low unemployment rate. Unemployment rates in the late-summer and fall of 2021 were lower than they have been in the past 20 years and are well below the seasonal average. Finding employees to fill jobs was a challenge prior to COVID when the unemployment rate was just below 3%.

Unemployment Rate, September, Teton County, WY

	Unemployment Rate
September 2021	1.6%
September 2001-2020 Average	2.9%

Source: LAUS

Decline in J-1 Visa[24] workers. As a result of the COVID pandemic and shut-downs in 2020, J-1 Visa workers were less available. About 7% of employers in Teton County, Wyoming, and Teton County,

[24] A J-1 Visa is a non-immigrant visa for a limited duration issued by the United States to research scholars, professors and exchange visitors participating in programs that promote cultural exchange, especially to obtain medical or business training within the U.S. All applicants must meet eligibility criteria.

Idaho, responding to the survey reported hiring J-1 employees in 2021, primarily in bar/restaurant, lodging/accommodations, recreation, and retail industries; however, fewer were hired than before the pandemic.

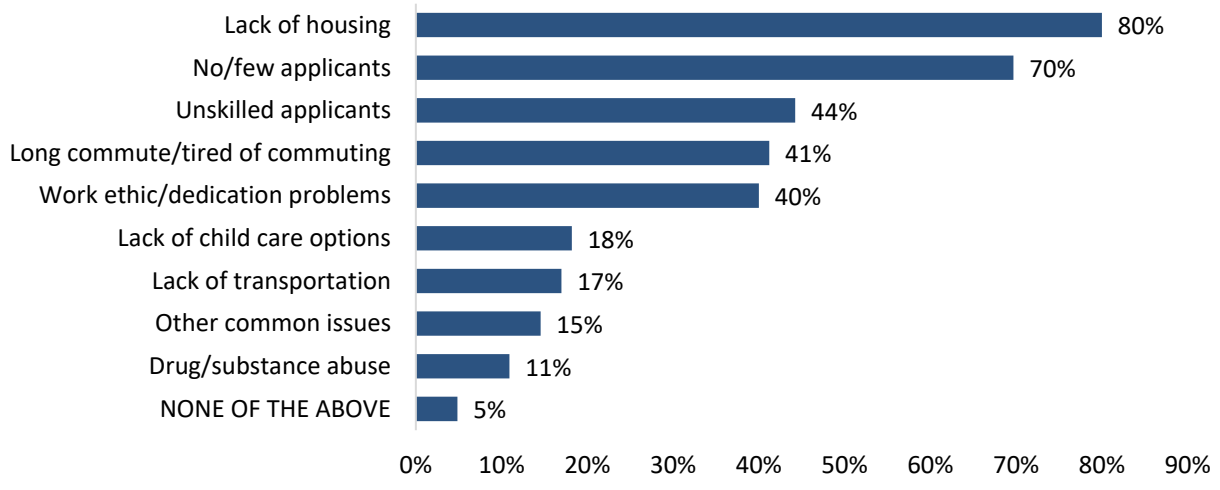
- In summer 2021, employers hired J-1s to fill about 2% of jobs in the two counties (about 750 jobs). The number hired was about 58% lower than in 2018/19.
- Employers anticipate hiring J-1s near pre-pandemic levels in 2022, helping to fill about 5% of jobs in the two counties (about 1,800 jobs).

Since the number of jobs has recovered from 2020, the lack of these workers is strongly felt. J-1 employees typically fill lower skill/lower paid positions that businesses must now recruit for locally.

Lack of and high cost of housing. Not only can new workers not find available housing, but homes that are available are too expensive for local wages. This affects entry-level and high-end management positions alike. Employees making over $100,000 per year struggle to find homes in the area. Young families have particular difficulty. This problem is not unique to Teton County, Wyoming. Neighboring Teton County, Idaho, and Lincoln County, Wyoming, are encountering similar problems as prices rise.

- When employers were asked about issues they experienced when finding or keeping qualified employees, the lack of housing was the number one issue (80% of respondents).
- Workers tired of long commutes have also impacted about 41% of businesses. With strong job markets in surrounding areas, these workers are susceptible to leaving their employment and accepting jobs closer to home.
- Lack of transportation and childcare were also cited by 17% and 18% of employers respectively. Many employers already offer transportation, while others may be considering it as a service to increase their ability to attract and retain workers.
- Several employers listed "other" issues, primarily noting the discrepancy between wages/cost of living, employees losing rental housing, and COVID exposure and vaccination issues.

Issues experienced in finding or keeping qualified employees:



Source: 2021 Employer survey

Employee turnover and difficulty recruiting. About 88% of employers in the county responding to the survey had employees leave and 77% had potential hires decline positions due to the inability to locate suitable housing in the area.

- The number of employees that left employment equates to 7% of jobs in the county; meaning that 7% of jobs were vacated and had to be refilled. Candidates were found for another 10% of jobs, but declined offers of employment.
- Turnover is costly to the business. Aside from affecting business hours and operations (as discussed above), it costs money to recruit and train new employees. Some studies have estimated that it costs about 20% of an employee's salary to replace that employee[25] costs that quickly add up with repeated turnover.

> *Losing an employee making $22/hour may not sound like a big deal, but it can take six months to train a new employee, which is a huge up front investment. The housing assistance we provide has absolutely been worth it. We have reduced turnover and associated costs significantly.*
>
> *-2021 Employer interview*

"How many people, in your estimation did not accept a job or left your employment in the past 12 months because they lacked or could not find housing they could afford in the area?"

	% of employers experiencing the problem	Average # of employees lost per business	% of total jobs in the county represented
Employee(s) left	88%	3.5	7%
Potential hire did not accept job	77%	5.8	10%

Source: 2021 Employer survey

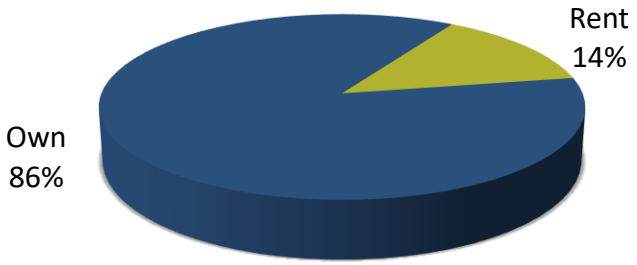
Retiring Employees

Based on survey responses, about 13% of employees working in Teton County, Wyoming, expect to retire within five (5) years. This equates to about 3,200 employees.

- Pending retirees tend to hold more senior positions and be skilled staff. Businesses with succession plans may be able to fill skilled positions from within, but then need to fill the interior position that is vacated.
- Housing is another concern. About 86% of employees that expect to retire have stable housing because they own their homes. Many purchased 10 or 20 years ago or during the 2007/08 recession. New employees struggle to find homes to rent and the vast majority do not earn enough to purchase.

[25] See, e.g., The Center for American Progress, "There are Significant Business Costs to Replacing Employees," Nov. 2012, available at: https://www.americanprogress.org/issues/economy/reports/2012/11/16/44464/there-are-significant-business-costs-to-replacing-employees/

Tenure of Employees that Plan to Retire Within 5 Years:



Source: 2021 Employee/Household Survey

Pending retirees and the aging population present potential other challenges. For retired residents that prefer to age in place, lower maintenance, smaller patio homes or attached product are often desired as residents age. The need for senior care services and life care or assisted care options will also increase. Finally, rising property taxes are a burden on income-earning households under the current environment, much less for senior households on fixed incomes.

Chapter 4 – Housing Inventory

Housing Units – Number and Occupancy

Teton County, WY has 13,156 housing units based on local estimates.[26] Housing units have been added at a rate of about 1.3% per year since 2015, which is a faster rate than during the previous five years (about 0.8% on average).

Housing Unit Estimates, Teton County, WY: 2010 to 2021

	2010	2015	2021	2015-2021 Annual Growth Rate
Housing Units	11,650	12,160	13,156	1.3%

Source: Teton County and town of Jackson Planning Department

About 73% of Teton County housing units are occupied by resident households. The other 27% are second homes, short-term rentals, or vacant in the transition of being sold or rented. The lack of a state income tax in Wyoming results in a higher claimed occupancy rate than daily occupancy rate[27], but trends show little change in occupancy characteristics over the past 20 years.

Occupancy and Tenure, Teton County, WY: 2000-2020

	2000	2010	2020
Occupancy Rate	75%	70%	73%

Source: 2000, 2010, 2020 Census

Types of Units

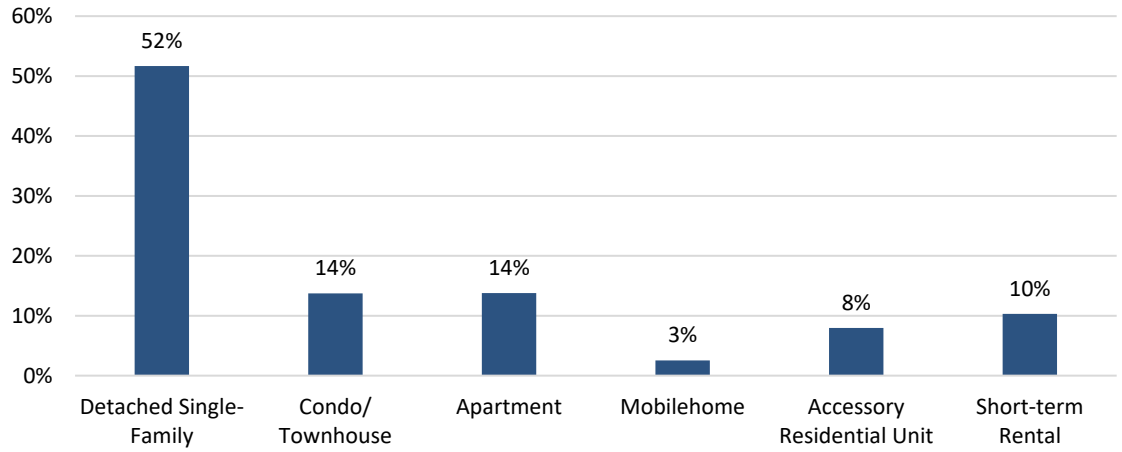
Detached single-family homes account for half of the units in Teton County, Wyoming. Of the remaining:

- 14% are condominiums or townhomes.
- 14% are rental apartments in multifamily or mixed-use buildings.
- Most of the accessory residential units (8% of the housing stock) can be used as guesthouses or rented to the workforce. Some, however, are required to be occupied by the workforce and cannot be used as guesthouses.
- The short-term rentals (10% of housing stock) can be rented-short term or occupied as a residence. The vast majority of short-term rentals are in the unincorporated County, as described below.

[26] Housing units are locally reported by the Teton County and the town of Jackson Planning Departments based on Teton County Assessor records and building permits. They vary from Census numbers because they do not include units on federal land or condo-hotel units. The 2020 Census unit count showed fewer units added since 2010 than building permit data. Building permit data is used for the purposes of this report.

[27] The annual ACS estimate of occupancy, based on a sample of residents in the community each year, is about 10 percentage points lower than Census counts, the latter of which asks every person in the country to state their place of residence. IRS filings from Teton County also exceed household estimates by the Census.

Type of Units, Teton County, WY: 2021



Source: Town of Jackson, Teton County, WY, Consultant Team

Housing unit occupancy by income level indicates the extent to which different housing types may provide "naturally occurring" affordable housing. The below table shows the type of housing units occupied by income level (AMI). The sample includes respondents that are residing in market rate housing, meaning that the table excludes respondents that are living in employer-assisted or income, employment, rent or price-limited homes. As shown:

- Households with incomes greater than 120% AMI are more likely than other households to live in single family homes and less likely to live in multi-family units.
- Households earning between 80% and 120% AMI are just about as likely as lower-income households to live in multi-family units.
- Accessory dwelling units predominately provide housing for households earning between 50% to 120% AMI.
- Households earning under 80% AMI are the most likely to reside in mobile homes or currently not permanently housed, but rather couch surfing, camping, or living in a vehicle.

Type of Unit Occupied by AMI: Teton County, WY, 2021
(Respondents Residing in Market Rate Homes)

	Less than 50%	50 to 80%	80 to 120%	120 to 200%	Over 200%
Apartment or condominium	37%	31%	30%	16%	11%
Townhome/multi-plex	12%	12%	15%	18%	12%
Single-family house/Cabin	35%	40%	48%	61%	76%
Mobile home	6%	3%	0%	0%	0%
Accessory dwelling/in-law/caretaker unit	2%	7%	4%	2%	1%
Motel/Hotel or Dormitory housing	0%	1%	0%	0%	0%
Not housed (couch surfing, car, etc.)	3%	2%	1%	1%	0%
Other	3%	3%	1%	2%	0%
TOTAL	100%	100%	100%	100%	100%

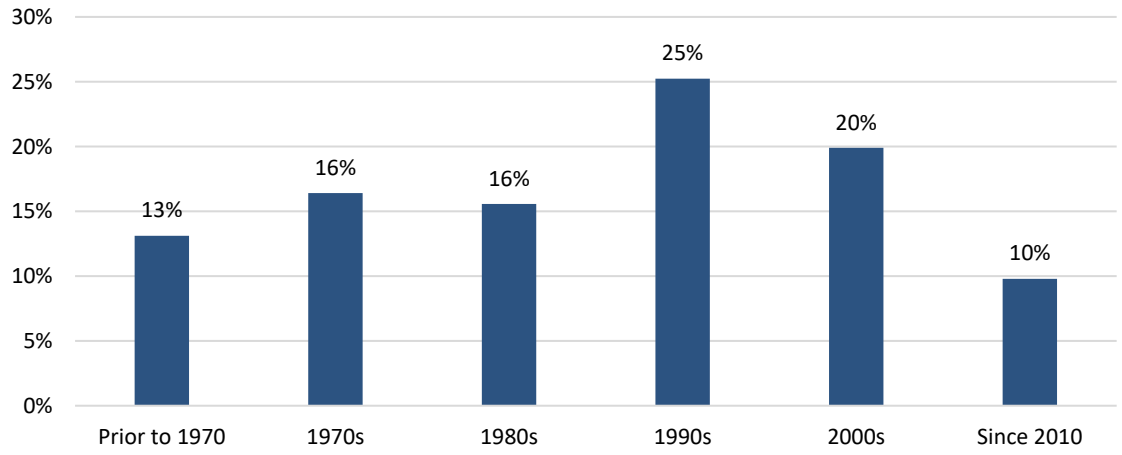
Source: 2021 employee/household survey

Age of Units

Assessor records show a declining rate of development in Teton County, Wyoming.

- Teton County, WY more than doubled in size in the 1970s and kept strong housing production until the peak of housing development in the 1990s.
    - About 45% of housing stock in Teton County, WY was built prior to 1990.
    - Another 25% was built in the 1990s.
- Only 30% of the housing in Teton County, WY has been built or significantly upgraded in the past 20 years.

Age of Units, Teton County, WY: 2021



Source: Teton County, WY Assessor, Consultant Team

Building permit data, which is only available back to 2002, indicates a growth rate of 205 units per year in the 2000s. The building permit data reflects the slowdown in development from 2010 to 2018, with a sharp increase in production in 2019 and 2020.

The uptick in multi-family develop accounts for the increase in supply. The number of detached single-family homes built each year is relatively constant, even in years like 2019 and 2020 when the total number of units jumps.

Units Added per Year, Teton County Wyoming

	2002-2010	2011-2018	2019	2020
Detached Single Family	97	77	103	88
Condo/Townhouse	51	30	78	67
Apartment	36	24	37	67
Mobile home	0	0	0	0
Accessory Residential Units	18	22	38	31
Total	**203**	**153**	**256**	**253**

Source: Town of Jackson, Teton County, WY, Consultant Team

Short Term Rentals

In Teton County, Wyoming, and the town of Jackson, short-term rental is defined as a rental period of 30 days or less. In Teton County, 10% of renters responded that they were forced to move in the past three years due to conversion of their unit into a short-term rental. While this represents significant displacement of renters (about 380 renter households), it is a lower percentage than in Teton County, ID (18%) where there are fewer limits on short-term rentals.

In the town of Jackson there are 192 permitted short-term rentals. By zoning, short-term rentals must be located within the Lodging Overlay or a designated resort, and a short-term rental permit is required. As a result, short-term rental is prohibited in most of the town, and has been since the Lodging Overlay and resort designations were put in place in 1994. The town does periodic monitoring and enforcement of unpermitted rental.

In unincorporated Teton County there are another 1,163 units in designated resorts than can be rented short-term or occupied long-term. As in the town of Jackson, short-term rental is prohibited outside of designated resorts and has been since 1994. The vast majority of existing units allowed to short-term rent received that approval before 1994. A short-term rental permit is not required in the county. The county does complaint-based enforcement, but does not actively monitor short-term rentals.

Employer Assisted Housing

In recent years, particularly since the COVID pandemic, the ability of employees to find housing they can afford has become more challenging and employers expressed concern that people cannot find places to live. Local wages have not kept up. Employers report that turnover has been high and there is a constant need to search for and train new staff.

To improve the ability to recruit and retain employees, employers throughout the Teton Region have been increasing efforts to help employees find and afford housing and are having a significant impact, as shown in the below table. About 36% of employers in Teton County that responded to a summer 2021 survey indicated that they are providing housing assistance to their employees (64 of 179 respondents).

Employers assisting with housing cover the entire industry spectrum. Some employers have robust housing assistance benefits and programs that have been in place for decades (e.g., St. John's Health, Jackson Hole Mountain Resort, Teton Science Schools), whereas others are relatively new to helping with housing, acting in emergency response to recent housing shortages and price increases.

Employers are providing numerous types of assistance, as summarized in the below table.

- The most frequent type of assistance provided by employers is directly providing housing. The scale of this assistance ranges from one or just a few units for smaller employers to almost one hundred for large employers. Some are currently building more, and many are looking to do so in the future. Yet, the cost to do so is a major obstacle.
- Housing stipends were noted as being, in many cases, more cost effective than buying or building housing for employees. One employer recently raised their stipend by 33% to $1,000 per month to keep up with rising prices. Some challenges with this tool include that, without

increased supply, it puts more upward pressure on rents, and the stipend often goes into the pocket of out-of-area owners rather than recirculating in the local economy.

Employer-Provided Housing Assistance: 2021

Type of Assistance	Number of Businesses	Amount of Assistance
Employer-owned or employer-leased units rented to or provided as compensation to employees	45	707 beds
Employer-provided units for employees to purchase	3	34 units *(all but six provided by the town of Jackson or Teton County)*
Temporary / relocation housing	8	45 units *(most provided by St. John's Health)*
Down payment / mortgage assistance to buy a home	6	12 employees assisted last year
Rent assistance - help with first/last/deposit	10	57 employees assisted last year
Housing stipend	15	Average stipend of about $1,000 per month; some employers provide as much as $5,000 per month

Source: 2021 Employer Survey, consultant team
NOTE: the summary excludes businesses in Alta, which are summarized in the Teton County, Idaho, section; and exclude units provided inside Grand Teton National Park.

When asked how providing assistance has impacted their business, respondents acknowledged that there are tradeoffs.

- Assistance costs money ("expensive," "less revenue," "cost passed on to clients") and has program management requirements ("have 12 full time staff dedicated to take care of housing").
- Benefits include attraction and retention of staff, predictable rent and secure housing for employees, workforce and staffing stability, and for some "without employee housing, we wouldn't be able to operate our business."

> *Allowed business to have sufficient staffing, with added burden of landlord role, which confuses typical employer/employee boundaries.*
>
> *-2021 Employer survey comment*

For employers that do not provide housing assistance, the primary reason was that they cannot afford to provide assistance (61%) and just over one-third prefer to pay higher wages instead. About 3% stated that they provided housing in the past that was not successful.

Employer Reasons for Not Providing Housing Assistance to their Employees	
Cannot afford to provide housing or housing assistance	61%
I prefer to pay higher wages instead	37%
Do not want to be in the housing business	29%
Do not have the expertise or knowledge to help with housing	19%
Housing assistance is not needed for our employees	18%
Housing is the employee's responsibility	17%
Provided housing in the past that was not successful	3%

Source: 2021 Employer Survey, consultant team

There is an opportunity to collectively engage employers in housing solutions to share and build upon the already rich experiences and successes of employers in the community. Sixty-percent (60%) of employers indicated that they would be interested in providing assistance in the future. When asked what would encourage or help them provide housing, about one-half indicated that partnerships, participating with other employers, and matching grants would help.

What would encourage or help you to provide housing or housing assistance?	
Partnering with government, private, or non-profit entities	49%
Opportunities to participate with other employers	47%
Matching grants	45%
Low-cost loans	29%
Technical assistance	11%

Source: 2021 Employer Survey, consultant team

Interviews with employers reinforced survey responses. There is growing recognition among local employers that local companies, organizations, and governmental jurisdictions must work together toward solutions.

Redevelopment

Over the past 20 years, redevelopment has increased. Since 2017, 113 residential units have been demolished to make way for new development. On those sites, 167 units have been built - a net increase of 54 units. In many instances, however, new homes being built are more expensive than those they replaced.

- The mostly commonly demolished unit type were apartments. However, there was still a net increase of 15 apartments through redevelopment.
- The 15 mobile homes demolished for new development were not replaced as mobile homes. Nine were redeveloped as 12 employer-owned, workforce apartments. Six were redeveloped as a hotel.

Residential Units Gained & Lost Through Redevelopment, Teton County, WY, 2017-2020

	Razed	Redeveloped	Net Change
Detached Single Family	32	37	5
Condo/Townhouse	2	49	47
Apartment	62	77	15
Mobile home	15	0	-15
Accessory Residential Units	2	4	2
Total	**113**	**167**	**54**

Source: Town of Jackson, Teton County, WY, Consultant Team

Pending Development

A significant number of units are currently being planned and built.

- 68% of units with a building permit are restricted, but only two units are restricted to be affordable below 80% of median income.[28]
- There are fewer units at the development plan stage, most of which are market rate units.

	Building Permit	Development / Sketch Plan	Pre-application
0-50% Median Family Income	1	1	14
50-80% Median Family Income	1	0	14
80-120% Median Family Income	65	4	16
Workforce	151	4	16
Market	103	50	193
Total	**321**	**59**	**253**

Source: Jackson/Teton County Affordable Housing Department

[28] See Chapter 6 – Housing Program Accomplishments and Challenges for more information

Chapter 5 – Housing Market

This chapter evaluates how key aspects of the housing market have changed in recent years. It provides an overview of:

- Home sale and rental prices,
- Recent and current availability of homes,
- The affordability of homes to local residents and employees, and
- Real estate agent and property manager observations about housing market changes in the past 20 months during the COVID-19 pandemic.

All information below is for Teton County, Wyoming, unless otherwise specified.

Home Ownership Market

Price Trends (2015 to October 2021)

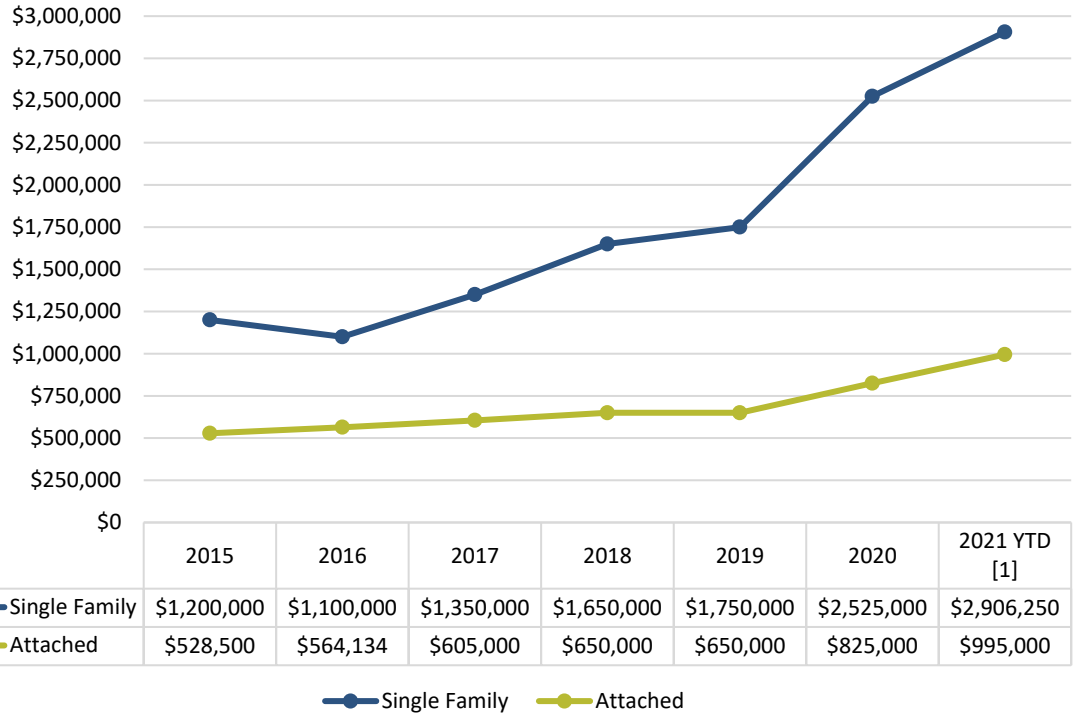
The housing market in Teton County, Wyoming has long been challenging for the local workforce to afford. These challenges have gotten worse in the past two years. As seen in the figure below, prices have rapidly increased, effectively pricing the local workforce out of market rate housing.

- The median sale price of attached product during the first ten months of 2021 was $995,000 and over $2.9 million for a single family home.
- Sale prices have been rising 16% per year on average since 2015 for single family homes and 9% for attached condominiums and townhomes. From 2019 to 2020 alone, median single family home prices jumped 44% and attached product increased by 27%.

"I have money saved for a down payment, and I make over 6 figures a year working full time in Teton County and I STILL can't afford to buy."

–2021 Employee/Household Survey Comment

Median Sale Prices: 2015 to October 2021



	2015	2016	2017	2018	2019	2020	2021 YTD [1]
Single Family	$1,200,000	$1,100,000	$1,350,000	$1,650,000	$1,750,000	$2,525,000	$2,906,250
Attached	$528,500	$564,134	$605,000	$650,000	$650,000	$825,000	$995,000

Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Price Per Square Foot

The annual average sale price per square foot from 2015 through 2020, and sales through October 2021, also shows significant increases.

- From 2015 to 2020, the average price per square foot increased for both single family homes and attached product by 11% and 9% per year on average, respectively.
- The average price per square foot of single family homes sold in the first ten months of 2021 increased by 25% over the 2020 average, and 35% for attached product.

Average Sale Price Per Square Foot: 2015 to October 2021

	Single Family	Attached
2015	$567	$521
2016	$519	$558
2017	$615	$578
2018	$806	$655
2019	$800	$681
2020	$940	$786
2021 YTD [1]	$1,176	$1,062
CAGR 2015-2020	11%	9%
% change 2020 to 2021 YTD [1]	25%	35%

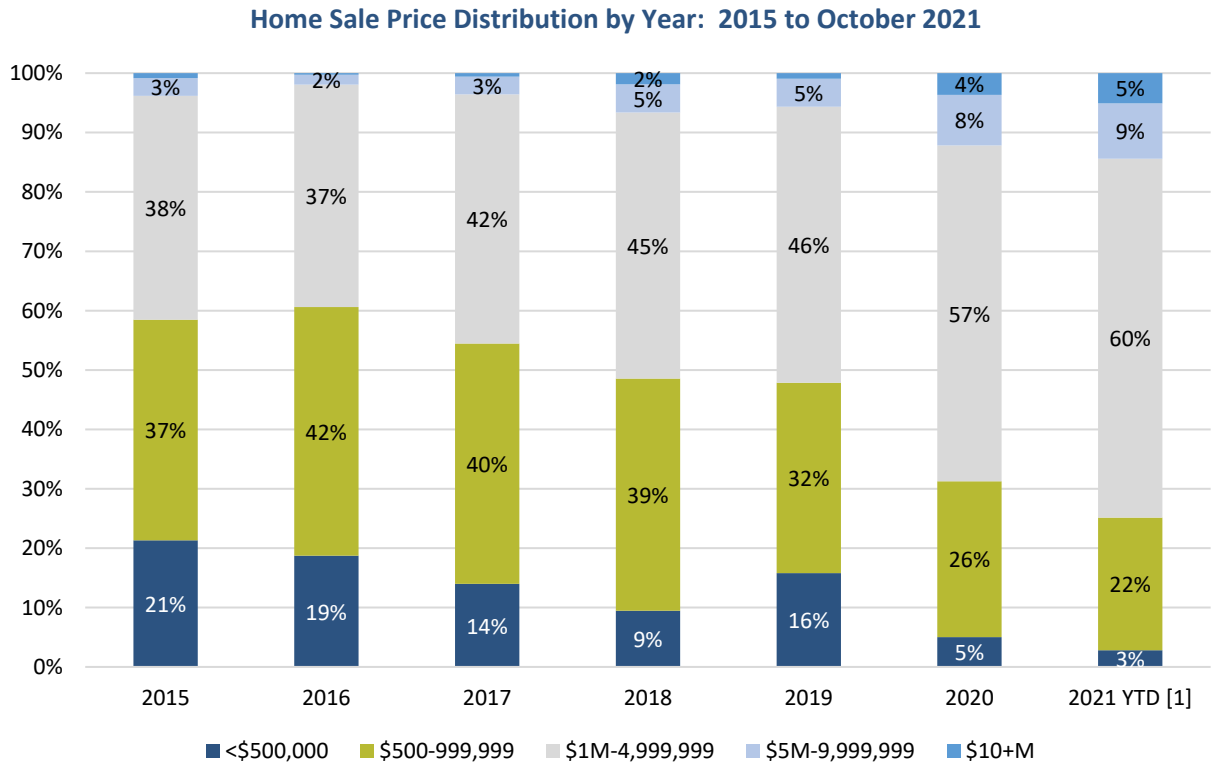
Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Homes for sale under $500,000 have all but disappeared from the market, and those from $500,000 to $1 million have significantly declined.

- The share of sales under $500,000 fell from 21% in 2015 to 3% in 2021. Since 2015, almost all homes sold for less than $500,000 were attached product. Only 21 single family homes sold for under $500,000 from 2015 through October 2021.
- The share of sales between $500,000 and $1 million fell from 37% in 2015 to 22% in 2021.
- Seventeen (17) homes sold during this period were deed restricted units, which sold for a median price of $317,500; significantly below market prices. All but one were condominiums.

When someone comes to me with $500,000, I have nothing in Teton County, Wyoming – we need to talk Victor or Alpine.

-Real estate agent interview

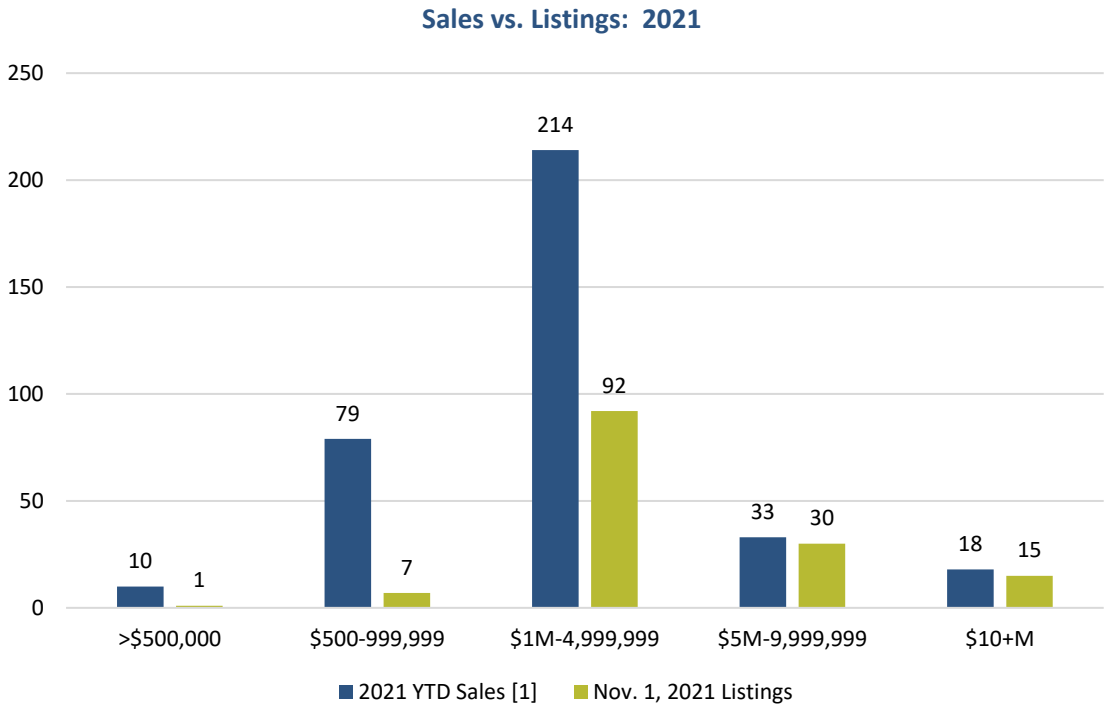


Note: inclusive of sales with a known price greater than zero; percentages not labeled are 1% or less
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Availability

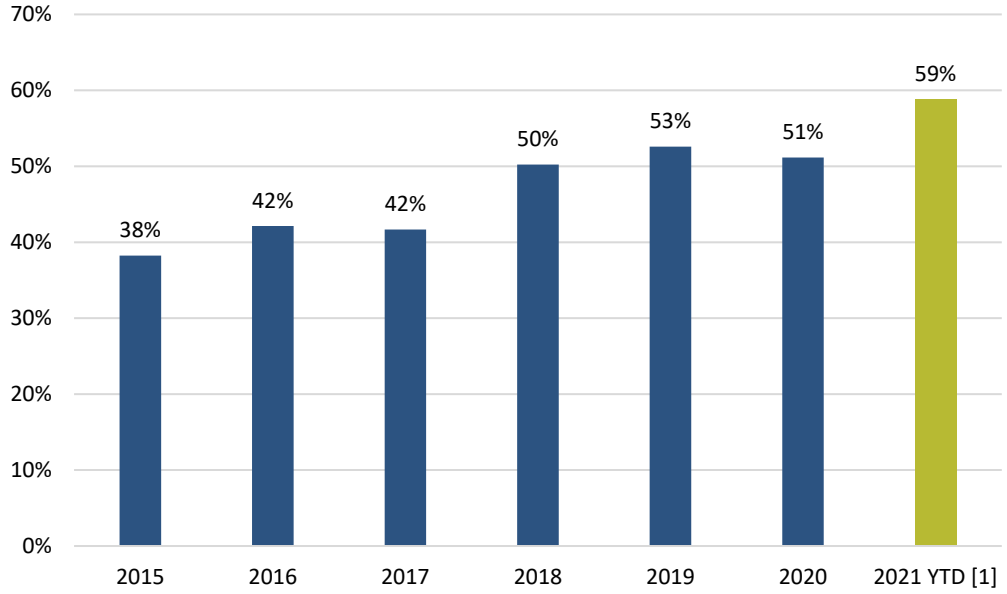
A general industry standard is that when the number of homes available for sale is below a 6-month supply, it is a seller's market – meaning that there are more buyers than homes available to purchase, resulting in rising prices.

Teton County is in an extreme seller's market, particularly for homes priced under $1 million. The number of homes listed in November 2021 shows an average supply of only 3.4-months. This varies from a 0.6-month supply under $1 million up to 4.6-months for homes priced over $1 million. Only eight homes are priced under $1 million.



[1] last sale on Oct 29, 2021, inclusive of sales with a known price greater than zero
Source: MLS, consultant team

Not only is housing scarce, but the percentage of cash sales also increased during the pandemic, adding to the challenges for local residents to compete for homes. As shown below, 59% of homes sold through October 2021 for cash; rising from 51% in 2020 up from 38% in 2015.



Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Local Workforce Affordability

Current home listings are well out of reach for most local resident households. The median list price of single family homes in November 2021 was $4.4 million and $1.8 million for attached product, averaging $1,602 per square foot. More specifically:

- A sampling of the lowest priced single family listings includes:
  - A recreational summer cabin that does not include the land for $275,000
  - A 2 bedroom log home southwest of South Park for $699,000.
  - The third least expensive single family home was listed for $1,350,000.
- There were six condos/townhouses listed under $1 million on November 1, starting at $699,500 up to $995,000.

Affordability of Current Listings Compared to Average Household Income

AMI	Max Affordable Price (3-person household) [1]	Owner Household Distribution	Nov. 1, 2021 Listings	
			Single Family	Attached
0-50%	$195,700	12%	0%	0%
50.1-80%	$313,100	12%	1%	0%
80.1-150%	$587,000	34%	0%	0%
150.1-200%	$782,700	13%	1%	4%
200.1-300%	$1,174,100	6%	0%	16%
>300%	>$1,174,100	24%	98%	80%
Total	-	100%	100% (100 listings)	100% (45 listings)

[1] Max purchase price assumes 30-year mortgage at 5.37% with 5% down and 20% of the payment covering taxes, HOA, PMI and insurance.

May not sum to 100% due to rounding.

Sources: HUD, Jackson/Teton Affordable Housing Department, Ribbon Demographics, LLC, MLS, consultant team

Changes over past 20 months

From March 2020 when COVID-19 was declared a pandemic to May that year, there was a sizeable slowdown in residential real estate sales as people sheltered in place. As summer 2020 arrived, the flood gates opened as people sought refuge from urban environments or capitalized on work at home policies. An already hot real estate market caught fire. One interviewee said it was like a switch got flipped and real estate agents were inundated with calls from buyers.

> *"There is an unlimited global demand for housing in our area and a finite supply of homes, land, labor and materials. The problems sometimes feel insurmountable."*
>
> *– Contractor interview*

This slowdown and spike in activity is reflected in the MLS data. There were only 58 homes sold in the second quarter of 2020 and 204 in the third quarter, a roughly 250% increase.

Interviews with Realtors and property managers provided key insights into market changes during and since 2020:

- Teton County, Wyoming, has long been a preferred location for wealthier homeowners to purchase in part due to favorable tax laws. The federal tax code changes in 2018 increased this interest, which again increased during the COVID pandemic.
- The majority of buyers were not from the area and were a mix of retirees, those soon to be retired, and remote workers. The occupation of remote workers varied, but interviewees often mentioned locales such as Wall Street and Silicon Valley.
- Locals who sold generally moved out of the county. Many capitalized on high sale prices to retire elsewhere or start another life chapter. Few repurchased in the area due to the high prices, unless they were able to downsize.
- Most homes were sold to new resident owners or second home owners. Some sellers gave preference to existing local residents, but rising prices and competing (often cash) bids meant that most locals were priced out.
- The rise in real estate value has translated into an increase in assessed value and higher property taxes owed, which has strained many homeowners' budgets and forced others to sell and leave the area.

> *"[We are] looking to expand our family, but we cannot do so with the current space and have no availability to move into a bigger unit."*
>
> *-2021 Employee/Household Survey comment*

Rental Market

Rent Trends and Local Workforce Affordability

Rents have increased significantly in the past couple of years. Some properties have risen 50% or more. Typically properties that have a turnover in tenancy will increase rents significantly, with landlords and property managers resorting to a "throw out a price and see what sticks" approach during the pandemic. While many owners kept rent increases to no more than 3% to 5% for renewing tenants, others increased rents by $500 or more, displacing many renters.[29]

> *We were in trouble before, but COVID sent the market into orbit.*
>
> *-Property manager interview*

Property managers noted that most of the higher priced rentals (e.g., over $5,000 per month) are filled by non-local workers: second home renters or work from home tenants employed in higher paying jobs outside of the area. The competition and resulting rent increases have been devastating to local workers seeking rentals. Also contributing to rising rents are escalating home values, which in turn increase property taxes and, therefore, rents charged by landlords to cover costs.

[29] See Regional Overview

The below table illustrates the typical rent ranges in Teton County compared to the average price of available rentals advertised in October and November 2021. As shown:

- Advertised rentals generally fall on the high side of the ranges given. This is largely because most managed rentals are filled by word of mouth and are never advertised. The units listed, therefore, tend to be higher priced homes that local employees cannot afford.
- Households need to earn a minimum of 115% of the area median income to afford average advertised rents. This starts at an income of $106,000 to afford a one-bedroom rental.
- Renters also need significant resources to move into units. Most rentals require an upfront payment for the first and last month rent, plus security deposit typically equal to the monthly rental rate. Meaning, if the monthly rental rate is $3,000, tenants need to pay $9,000 to move in. This is an insurmountable barrier for many renters. Several employers have been helping employees cover these costs to avoid losing their employees.[30]
- Local working residents typically search for rentals priced under $3,000. About 25% of advertised rentals were priced over $5,000, which is out of range for most residents.

> *"For many years if you had two jobs it was enough for one person to pay rent and have some left over. But this year people must have at least three jobs."*
>
> *-2021 Employee/Household Survey comment*

Rent Prices by Bedroom Size: 2021

	0/1-bedroom	2-bedroom	3+-bedroom	Overall Avg.
Property manager interviews (typical range)	$1,500-$2,500	$2,000-$3,000	$3,000-$5,000	$1,500-$4,500
October-November 2021 average listed rents	$2,656	$3,685	$4,183[2]	$3,469
AMI affordability[1]	115%	142%	181%	133%
Income needed to afford rent	$106,240	$147,400	$167,320	$138,720
Number of average wages needed to afford rent	1.8	2.5	2.8	2.3

[1]Note: calculation assumes 2 people in a 0/1 bedroom units and 3 people in 2- and 3-bedroom units
[2] Calculation excludes 13 rentals priced over $5,000 per month, which increases the average to $9,164
Source: Property manager interviews, online rental listings (local property managers, JH News, Craigslist, Facebook, Zillow, Hotpads, Apartments.com), consultant team

Survey respondents were asked how much they pay for rent. As shown below:

- Rents paid by residents in Teton County fall on the lower end of rent ranges presented in the above table. In other words, they occupy older units and/or have been in their units for several years and their rents have not increased to full market rate.

> *"[I] Have a second job to pay for gas to commute to Jackson."*
>
> *-2021 Employee/Household Survey Comment*

[30] See Chapter 4 – Housing Inventory for more information about employer assisted housing.

- Employees that commute in for work pay less for rent than county residents. When the average commute cost of $500 per month[31] (or more) is added to rent, however, this difference is eroded. Commuters end up paying more on average for rent plus commute costs than employees living in the county pay for rent.

Rents Paid by Bedroom Size: Teton County Residents and Commuters, 2021

	0/1-bd	2-bd	3+-bd	Overall Average
Live in Teton County, WY	$1,549	$2,099	$2,581	$1,987
Commute in for work	$1,306	$1,535	$1,793	$1,577

Source: 2021 Employee/Household Survey

Availability

As a general rule, vacancy rates at or below 3% are very low, double-digit vacancy rates are very high, and a vacancy rate of around 6% that is trending downward typically indicates to developers that construction of additional units should begin.

Rental unit turnover in Teton County tends to be highest in May and, secondarily, in November. A search for rentals during October and November 2021 only produced 48 rental listings. This is equivalent to less than 1% vacancy per month. Additionally, about 25% of listings were priced way out of reach of the local workforce (e.g., $15,000-$25,000 per month). Property managers and real estate agents noted that:

- Near-zero vacancy rates in Teton County have been common for at least the past several years. What is new is that rising rents and low availability in Victor, Idaho, and Alpine, Wyoming, mean that renters unable to find housing in Teton County, Wyoming, are now seeking homes further out, such as Pinedale, Wyoming, to the south and Saint Anthony and Ashton, Idaho, to the west. The commute to Jackson is three hours round trip in good weather from these communities.
- Units that become available are typically filled within days, if not hours.
- Most property managers do not maintain a waitlist due to the volume of calls they receive.

Adding to low vacancies is also a loss of long term rentals this past year.[32] One property manager lost 90 of their 180 units this past year due to owners selling their rental or converting to short term rental.

When vacancy rates are this low, the rental market is near capacity and cannot absorb new residents or employees moving to the area. This results in several issues:

- Renters have difficulty moving from one unit to another as their circumstances change or landlords impose higher rents or new rules;

[31] See Chapter 3 - Jobs, Seasonality, and Commuting
[32] See Regional Overview

- Renters fear reporting needed repairs to landlords due to concerns of retaliation through rent increases or non-renewal of leases. About 12% of renters responding to the employee/household survey noted this as a problem;
- New employees struggle to find housing when hired by local businesses;
- Rents increase at rates much faster than incomes; and
- Landlords have little incentive to make repairs and capital investments.

My roommates and I are very lucky to live in our current home (cabin/shack, whatever you want to call it) but to consider ourself lucky to cram into a 2 bedroom house (I live in a laundry room converted into a bedroom) that is falling down is absurd. We fear to ask the landlord to make basic repairs to the house because we don't want her to raise the rent.

-2021 Employee/Household Survey Comment

Chapter 6 – Housing Program Accomplishments and Challenges

Tools and strategies to address community housing needs have been in operation and development for over 20 years in Teton County and commendable progress has been made. The purpose of this chapter is to capture what has been accomplished with regard to community housing production and programs. Particular focus is on changes seen since the prior housing needs assessment was completed in 2014. This section reviews existing subsidized housing inventory, projects in the works, and structures and organizations in place to facilitate more housing options for local residents and employees.

This section will be useful when devising the Housing Action Plan to understand what has worked well and where changes or alternative approaches may be helpful to address existing and projected needs.

Deed Restricted/Subsidized Housing Inventory

Since 2014, about 411 new deed restricted units have been added to the local inventory. Deed restricted units now represent about 14% of total housing units in the County.

New Deed Restricted Inventory 2015 – 2021

	Owner	Rental	AMI ≤50%	AMI 51%-80%	AMI 81%-120%	AMI >120%	Total
2014 Baseline	**522**	**965**	**126**	**202**	**586**	**93**	**1,488**
New Since 2014	103	308	10	40	161	200	411
%	25%	75%	2%	10%	39%	49%	100%
Created/year	15	44	1	6	23	29	59
Total Deed Restricted Created	625	1,273	136	242	747	293	1,899

Source: 2014 Housing Needs Assessment, Jackson/Teton County Affordable Housing Department

New units created have been predominantly rental housing (75% of new units), and nearly half are priced for households above 120% Area Median Income. Only 10 units have been produced to support households below 50% Area Median Income.

The rate of production for new deed restricted units has been about 59/year. This rate of production has generally been trending upwards, with the lowest production in 2017 at 12 units and an average of about 82/year since then.

"Without housing options that are affordable to the full spectrum of the local workforce, we will not achieve our goals of stewarding our ecosystem, managing our growth, and enhancing our quality of life. We may fail to provide basic services like public safety, utilities, education, healthcare, and road maintenance."

– 2021 Supply Plan

Expiring Restrictions

The expiration of some restrictions poses a challenge to growing the overall deed restricted inventory; 52 restrictions burned off since 2014, and an additional 35 are set to expire by 2030. Jackson/Teton County Affordable Housing Department has been able to re-restrict some of these expiring units. At a cost of about $150,000 per deed restriction, this process takes valuable resources that could otherwise be used to secure new restrictions and underscores the importance of permanent restrictions.

Total Deed Restricted Inventory – Including Expirations

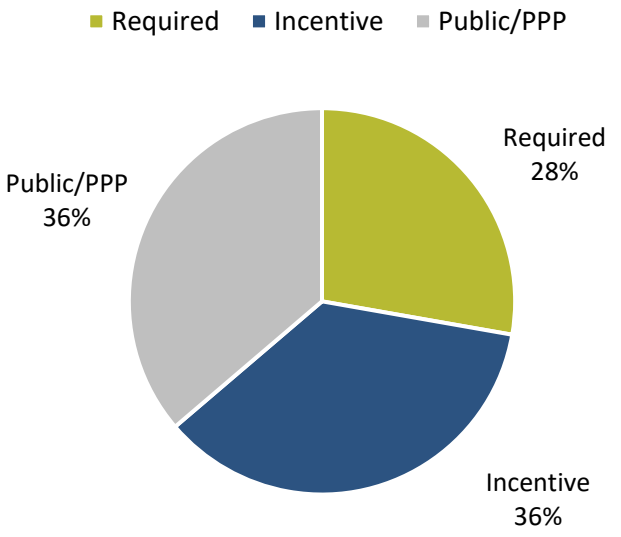
			AMI				
	Owner	Rental	≤50%	51%-80%	81%-120%	>120%	Total
Total Deed Restricted Created	625	1273	136	242	747	293	1899
Lost to Expiration	-52	-	-	-	-36	-16	-52
Current Total Deed Restricted	573	1273	136	242	711	277	1847
%	31%	69%	7%	13%	38%	15%	100%

Source: 2014 Housing Needs Assessment, Jackson/Teton County Affordable Housing Department

Production Tools

Over the past seven years, regulations, incentives, and public/private partnerships have produced a similar percentage of the deed restricted housing inventory. A more comprehensive list of tools used for housing production is included in Appendix B.

Source of Deed Restricted inventory 2015-2021



Source: Jackson/Teton County Affordable Housing Department, consultant team

- **Commercial Mitigation** is the primary regulatory tool. This tool requires new commercial development to mitigate some of the housing need for the new employees associated with the business. Commercial Mitigation has produced 108 units for sale and for rent to households below 120% AMI since 2014.
- **The 2:1 Workforce Housing Density Bonus** incentive was part of the 2018 update to the Jackson Land Development Regulations. A total of 140 deed restricted units serving households earning above 120% AMI have been constructed utilizing this incentive program. The density bonus allows developers to create 1 square foot of deed restricted housing for every 2 square feet of market housing, increasing the efficient use of land. Appendix G of the *2021 Jackson and Teton County Affordable Housing Supply Plan* can be referenced for more information.
- **Public Private Partnerships** have created 106 deed restricted units. This has been the most effective tool for producing housing priced affordable for households earning below 80% AMI and between 80% to 120% AMI.

By Sector

The two non-profit housing providers in the area, Jackson Hole Community Housing Trust and Teton Habitat for Humanity, are focused on providing affordable homeownership opportunities. By engaging in public private partnerships, these two entities have helped add 102 units to the deed restricted inventory since 2014. This represents 12% of the total deed restricted units created, but 81% of all new homeownership units. These two entities have been successful in aligning their production with deep affordability. Habitat for Humanity has created 24 units serving 30% to 80% AMI households, and has an additional 18 planned.

Scaling up the work of these two agencies would provide significant community housing benefit. There is also a gap in the local housing provider landscape that focuses on developing rental housing below 80% AMI.

Pipeline - New Deed Restrictions Anticipated

Jackson/Teton County Affordable Housing Department, Jackson Hole Community Housing Trust (JHCHT), Teton Habitat for Humanity, and several private sector developers have collaborated to create a robust pipeline of projects in the predevelopment and planning entitlements phases. The new deed restricted units proposed represent a significant increase in the level of historic production. The majority of these units are being produced through public-private partnerships.

Project Pipeline

			AMI				
	Owner	Rental	≤50%	51%-80%	81%-120%	>120%	Total
Pipeline - In Planning Approvals	87	205	16	15	85	176	292
Pipeline - In Predevelopment	18	48	48	18			66
Total Pipeline	105	253	64	33	85	176	358
%	29%	71%	18%	9%	24%	49%	100%

Source: 2021 Jackson and Teton County Affordable Housing Supply Plan, interviews

About 358 additional deed restricted units are anticipated based on the projects in the development pipeline. Assuming these all get built over the next three years, this would represent a significant increase in the annual production rate, at about 120 units/year. There will likely be pressure to provide further public investment and philanthropy for of each of these projects, as they face escalating construction costs and labor shortages (see Chapter 7 – Housing Resources, Opportunities and Constraints for more information about construction/development costs).

Production continues to favor rental housing (71% of planned units). Nearly half the proposed units have income targets for households above 120% AMI (49%).

Waitlists

There are currently four avenues for those seeking deed restricted housing, using a variety of selection methods.

- Direct application to property managers of deed restricted rentals
- A weighted drawing process administered by Jackson/Teton County Affordable Housing Department
- A date/time-based waitlist administered by Jackson Hole Community Housing Trust
- Curated process administered by Teton Habitat for Humanity

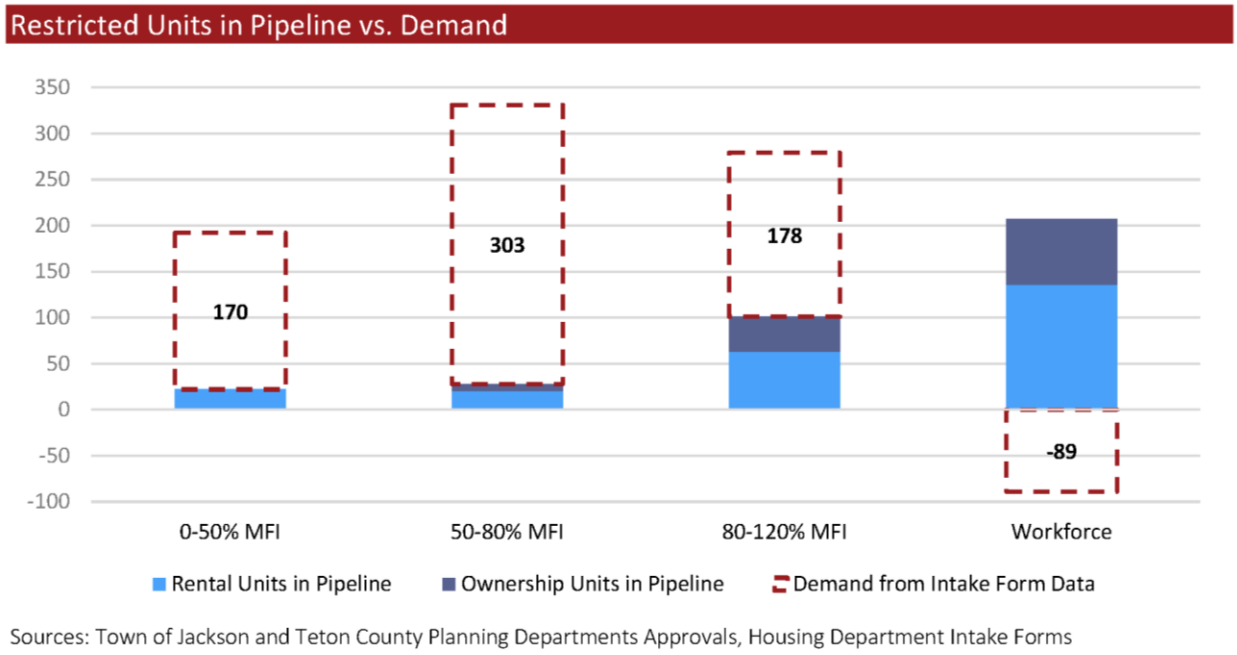
Each agency has a significant pool of applicants for any housing that becomes available, and there is most likely redundancy among the people waiting on various lists. From the consumer perspective this is not an efficient system.

Regarding waitlist trends, demand far exceeds supply of housing units. Habitat for Humanity recently had 40 applicants for three homes. They reported most applicants had incomes between 30-50% AMI. Jackson Hole Community Housing Trust has 350 interested households on their waitlist. Average income for buyers at King Street, currently in the sales process, is 89% AMI.

The *2021 Jackson and Teton County Affordable Housing Supply Plan* provides a compelling case for increased focus on rental housing for households below 80% AMI and homeownership opportunities for households below 120%.[33] Based on the Jackson/Teton County Affordable Housing Department's Intake Forms, ***90% of people looking for housing have incomes under 120% AMI.*** There are about 650

[33] 2021 Jackson and Teton County Affordable Housing Supply Plan page 3

households with incomes below 120% AMI seeking housing, far more than the 182 units planned at these price points. In contrast, there are only about 120 households seeking housing priced above 120% AMI, fewer than the total units planned. This mismatch between demand and production is driven by the 2:1 Incentive tool, the high cost of construction, and the unit mix in public/private partnerships underway. Action planning should include a discussion about the tradeoffs of deeper subsidies to achieve units that are affordable to local wage earners, even if fewer units are created overall.



Sources: Town of Jackson and Teton County Planning Departments Approvals, Housing Department Intake Forms

Source: Page 3 of 2021 Supply Plan

One potential outcome of the significant inventory of units in the over 120% category coming online is that households with lower incomes will "rent burden" themselves to live in the new units, because there are no other options in the market. This dynamic presents a mixed policy outcome.

On the one hand, rent burden can lead to housing instability. Rent burdened households have reduced ability to pay for basic needs beyond housing, withstand short term financial hardships, and save. Rent burden also drives forced "financial co-habitation," meaning that households are combining to afford rent, when they would prefer to live alone. On the other hand, the new housing will create some opportunities for people to find housing where there was none (although it may be beyond their budget), reduce commutes, and have higher quality housing. The new housing created may also remain more affordable over time, as rents on unrestricted housing continue to climb (see Regional Overview for more information and details about cost burden and overcrowding).

Price Points for Affordable and Workforce Housing

The Jackson/Teton County Affordable Housing Department published the following rates for rental properties. Workforce rental rates are not capped but are restricted for occupancy by local workers. It is uncertain how these rents will perform compared to the market over time. We recommend tracking

rents paid and income of occupants in these higher priced deed restricted rentals over time to better understand cost burden, recruitment and retention of employees, and housing satisfaction.

Affordable Rental Rates: 2021

	0 - 50%	50% - 80%	80% - 120%
Studio	$516	$860	$1,375
1-bedroom	$607	$1,012	$1,618
2-bedroom	$694	$1,156	$1,850
3-bedroom	$780	$1,301	$2,081

Source: https://www.tetoncountywy.gov/1829/Maximum-Affordable-Rental-Rates; Effective April 9, 2021 until updated by HUD in 2022

Two for sale deed restricted projects are just completing construction. King Street, built by the Jackson Hole Community Housing Trust is 100% under contract, with units priced below 120% AMI. Kelly Street site, which is 12 units of for-sale workforce housing, is advertised to be deed restricted for full-time residency, with at least one member of the household earning at least 75% of their income in the county. Both developments are public-private partnerships with the Jackson/Teton County Affordable Housing Department.

Kelly Street Asking Prices: 2022

Type	Square Footage	Bedrooms/ bathrooms	Price
Condo	513	1/1	$395,000
Condo	877	2/2	$695,000

Source: https://www.440wkelly.com/

Demographics of Those Served

Who lives in workforce housing is determined in large part by whether the homes were built for owner or renter occupancy, the type and size of units, and targeted incomes and price points. By strategically targeting housing for households not otherwise served by market rate homes, the mix of households occupying deed restricted homes differs from households occupying market rate housing.

> *"Nobody is building housing that addresses the housing needs of hourly wage workers."*
>
> *– Stakeholder interview*

As shown below, employer-assisted and restricted and workforce housing provided in Teton County, Wyoming:

- Helps families with children to purchase homes.
- Permits working age residents to purchase homes and gain stability in the community. This is particularly important as homeowners in market rate homes reach retirement age.
- Helps renters live without roommates and still afford rent, adding to their satisfaction and increasing their likelihood of remaining in the community.
- Provides more affordable homes in better condition. Renters in restricted rentals are much less likely to be housing cost burdened (37%) than in market rate rentals (51%).

	Restricted/Workforce Housing	Market rate housing
Percent of Households in Teton County, WY	22%	78%
Tenure		
Own	43%	55%
Rent/Other	57%	45%
Household Income		
<80% AMI	52%	35%
80 to 120% AMI	21%	21%
120 to 200% AMI	18%	21%
>200% AMI	4%	24%
Average household income	**$71,460**	**$112,432**

Source: 2021 Employee/Household Survey

	Owners		Renters	
	Restricted/ Workforce	Market rate Housing	Restricted/ Workforce	Market rate housing
Housing costs as a percentage of income:				
<30%	79%	67%	63%	49%
30 to 50%	13%	22%	29%	34%
>50%	8%	11%	8%	17%
Household composition				
Adult living alone	**25%**	**15%**	**35%**	**19%**
Single parent with children	5%	3%	5%	6%
Couple, no children	26%	42%	24%	25%
Couple with children	**40%**	**27%**	11%	12%
Roommates	3%	3%	**15%**	**23%**
Family and roommates	0%	2%	2%	4%
Other	2%	8%	8%	12%
Age of household members:				
Under 5	**16%**	**11%**	7%	7%
5 to 17	**33%**	**23%**	12%	11%
18 to 29	10%	12%	36%	39%
30 to 44	**52%**	**32%**	49%	52%
45 to 64	**55%**	**46%**	24%	22%
65 and over	**5%**	**32%**	6%	9%

Source: 2021 Employee/Household Survey

Workforce housing has also provided opportunities for essential and core service employees to purchase homes locally, including health care and social assistance, education, entertainment and recreation, non-profit, and service workers. The ability for workers to purchase homes promotes worker stability by reducing housing stress; providing a pride of investment in the community; and increasing job satisfaction, attendance and performance, and thereby reducing job turnover.

Teton County, WY, Households that Own: Types of Jobs Held

	Workforce housing*	Market rate
Retail, bar, restaurant, lodging	16%	16%
Arts, recreation (ski area, guiding, etc), entertainment	**18%**	9%
Health care and social assistance	**13%**	9%
Management, professional, banking, computers, finance	11%	24%
Education	**16%**	9%
Civil servant	10%	8%
Construction	5%	10%
Real estate, property management	2%	7%
Non profit	**12%**	8%
Personal and home services	**15%**	8%
Other	4%	5%
At least one worker employed in Teton County, WY	97%	83%
Owners only	97%	72%

*Includes restricted housing or employer-provided housing (such as deed restricted ownership; rentals with price, income or employment limits; etc.).
Source: 2021 Employee/Household Survey, consultant team

Effect on Local Workforce Occupancy Rate

About 61% of employees in Teton County live in the county, which has remained relatively consistent for the past 10 years.[34] The provision of restricted and employer-provided housing has a definite impact on this measure. As shown below:

- Employees that live and work in Teton County, Wyoming, occupy about 7,970 housing units in the county. About 2,000 (25%) of the 7,970 households with a local employee reside in employer-assisted or income-, employment-, rent- or price-limited homes.
- If the current inventory of 2,000 restricted and employer-provided homes were instead market-rate homes without any restrictions on occupancy, then only about 1,200 of the 2,000 homes would be occupied by a local employee.
- With 800 fewer units housing county employees, the percentage of jobs filled by local employees would drop by about 6-percentage points, from 61% to 55%.

[34] See Chapter 3 – Jobs, Seasonality and Commuting

Keeping the workforce local helps avoid the negatives of commuting and helps the community and economy as discussed in detail in other sections of this report.

Estimated Change in Local Employee Households if Restricted Homes Were Market Rate	
Total households with a worker employed in Teton County (jobs section)	13,065
% in Teton County	61%
Local households with employees filling jobs	7,970
Employee households occupying restricted homes	2,000
If restricted homes were market rate:	2,000
Occupancy rate (housing inventory section)	73%
Occupied units	1,460
Percentage with a worker employed locally (see above)	83%
Total local worker households	1,200
Difference in occupancy (2,000 – 1,200)	800
Revised local working households (7,970 – 800)	7,170
% households with local employees	55%

Source: See referenced sections of the report in the table, consultant team

Ethnicity

In the region, about 15% of households identify as Hispanic/Latino. A similar 13% of households residing in Deed Restricted homes are Hispanic/Latino. Variations are apparent by income level, however.

> *"For me it is difficult because I don't have credit"*
>
> *-2021 Employee/Household Survey Comment (Spanish version)*

Hispanic/Latino households are under-represented in the housing inventory that is serving households below 80% of AMI. About 27% of non-Hispanic/Latino households that earn under 80% AMI are residing in employer-assisted or restricted housing compared to 18% of Hispanic/Latino households that earn under 80% AMI.

	All Respondents		Living in Employer/ Restricted housing	
	Not Hispanic/Latino	Hispanic/Latino	Not Hispanic/Latino	Hispanic/Latino
<80% AMI	32%	62%	51%	64%
80 to 120% AMI	21%	21%	25%	26%
120 to 200% AMI	26%	13%	20%	9%
>200% AMI	20%	4%	5%	2%

Source: 2021 survey

From the survey, several survey respondent comments from the Spanish version refer to the inability to get loans or qualify for deed restricted housing due to things due to lack of credit, or lack of documentation of legal status. The presence of pets, children, and larger family status where also cited as challenges. Nearly all (88%) reported having difficulty locating housing in the past couple of years.[35]

Increasing outreach, education, and reducing barriers for Latinx families could help promote equity within the deed restricted and employer owned housing. Creating more housing priced below 80% AMI will also support the Latinx community.

None of the housing agencies currently track households by ethnicity. Habitat for Humanity reported serving many of households from the Latinx community, but did not provide specific data. Starting to track households by ethnicity and pursue affirmative fair housing marketing is recommended to ensure equitable access to local housing resources.

Other Housing Programs in Operation

Jackson/Teton County Housing Authority

The Jackson/Teton County Housing Authority is a regional housing authority that exists to purchase and own affordable properties. It has the ability to carry debt, acts as property manager of the properties it owns, and reviews Critical Services Provider applications for housing. It is directed and authorized by the Town Council and Board of County Commissioners and staffed by the Jackson/Teton County Affordable Housing Department.

Jackson/Teton County Affordable Housing Department

The Jackson/Teton County Affordable Housing Department (Housing Department) is responsible for implementing the Comprehensive Plan goals related to ensuring a variety of workforce housing opportunities so that at least 65% of those employed locally also live locally. The Housing Department seeks to use incentives, regulations, and partnerships to increase the supply of housing to keep pace with the growing need. The Housing Department is also responsible for the Housing Supply Plan. The Housing Department Director reports to the Board of County Commissioners and the Town Council. Teton County is the lead agency overseeing housing. The Housing Director receives recommendations from the Housing Supply Board and the Jackson/Teton County Housing Authority Board.

In addition to supporting increasing the supply of deed restricted housing and ensuring ongoing program compliance, the Housing Department operates four additional programs:

1. Preservation Program – offers up to $200,000 or 20% of home value, whichever is less, to prospective buyers or current property owners to deed restrict existing housing stock. This new program has created three deed restricted units. An additional $2 million is budgeted to secure about 13 more units in 2022. If the pilot program is successful, the Housing Department anticipates pursing about 10 units per year. The program to date has been funded by the town, county, and $45,000 of philanthropy.

[35] See Regional Overview - Housing Problems for more information about housing problems for owners and renters

2. First/Last/Deposit Pilot – a collaboration with community stakeholders, including One22, to provide assistance with first and last month's rent and security deposit for working households. $50,000 is budgeted for 2022.
3. Accessory Residential Unit (ARU) Program – Design competition to create "pre-approved" accessory structures that could be built within the town of Jackson. $100,000 is budgeted for 2022.

Jackson Hole Community Housing Trust

The Jackson Hole Community Housing Trust (JHCHT) is a private, non-profit organization. It builds affordable housing in the Jackson Hole area with support from partners, tax deductible donations and public funding sources. In 2021, the organization received $15 million in philanthropic support. These funds far exceed historic annual donations, and will help to accelerate three additional development projects.

JHCHT has developed or acquired 181 permanently deed-restricted single-family homes, duplexes, townhomes and condominiums since its inception in 1990. JHCHT typically focuses on affordable homeownership, although they have some affordable rental units as well. Projects tend to be smaller scale; the largest site has 36 units. Developments have historically primarily served households below 80% AMI, but JHCHT desires to also serve up to 120% AMI.

JHCHT is completing construction and sales of King Street ownership homes. All 24 units are under contract. The project was made possible with a contribution of $1.25 million plus land from the town of Jackson, $2.1 million from philanthropy, and the sale of two commercial spaces.

JHCHT has four additional developments planned, which could produce about 100 units. Three developments will be for sale and one will be rental housing. The organization has expressed interest in increasing housing production. Access to capital is one of their major hurdles. They have also expressed the need for more predictable financial commitments, which would enable them to plan and commit to more housing development and fund additional staff capacity.

Habitat for Humanity of the Tetons

Habitat for Humanity is a non-profit that builds and repairs houses using volunteer labor and donations to make homes and renovations affordable for low-income households. It requires new homeowners to participate with volunteer hours, provide money for a down payment, and pay a mortgage on a 0% interest loan. Homeowners make mortgage payments to Habitat, which sells the loans and reinvests proceeds to build more homes. Habitat focuses on building homes that are priced for households earning between 30-80% AMI, and uses several strategies to attain those price points, including philanthropic support from individuals, businesses, and government.

Habitat for Humanity has completed 51 homes since it was formed in 1995 and has 18 more homes now in the development pipeline. Habitat is currently building about six homes per year, which is their preferred rate of production. Ramping up further would require a second crew, and would be challenging from a staff, volunteer, and philanthropic perspective. While their current focus is within Jackson Hole, they have periodically had discussions about extending their geographic reach to other communities.

> *"We can't build enough to satisfy everyone, there has to be level setting among stakeholders about what our community goals are at some point."*
>
> *-Habitat for Humanity Executive Director*

Similar to other builders, land and construction costs represent the greatest risks for Habitat. In addition to escalating costs of labor and materials, Habitat has faced an additional challenge from the global supply chain shortages. National vendors for materials like paint, windows, and appliances have historically donated or provided materials at reduced rates to Habitat. In the past 18 months, as these companies have struggled to fill orders for materials, their support has diminished.

Another unique attribute is their volunteer labor. While work was disrupted by COVID for about 13 weeks in spring of 2020, Habitat has been able to get back on track with their volunteer program.

Shelter JH

ShelterJH is a 501(c)4 membership-based non-profit founded in 2016. ShelterJH members build grassroots and political power to support community members living where they work, creating a more resilient future for Jackson Hole. As a 501(c)4 instead of the typical 501(c)3, ShelterJH can endorse, oppose, and support candidates to help keep housing supporters in office. They work to empower members to be their own housing advocates and lead the movement for housing justice.

The Casper Housing Authority

The Casper Housing Authority administers Housing Choice Vouchers (Section 8) for the Teton Region. The program supports renters by providing a subsidy for the rent amount above 30% of the voucher holders' income. Very few vouchers are in use in the region, based on the limited number of vouchers available and the rental rates that exceed the "fair market standards" that govern this federal program. Casper Housing Authority's participation in the Flat Creek Apartment project through project based vouchers has increased the financial feasibility of that project.

Homeless Services

There is no permanent supportive housing for homeless individuals or families in the area, however, several non-profits and faith-based groups provide temporary assistance. These groups include Good Samaritan Mission, St. John's Episcopal Church, Community Safety Network, and One22.

Chapter 7 – Housing Resources, Opportunities and Constraints

Government and Institutionally Owned Land

Providing land at low or no cost can be an effective strategy for catalyzing new affordable and workforce housing. The *Jackson and Teton County Annual Housing Supply Plan* relies heavily on this approach, and the Jackson/Teton County Affordable Housing Department (Housing Department) has been successful in creating public/private partnerships as a result. Eight public/private partnership projects are underway and will produce 358 new affordable units in the next few years.

Taking the land cost out of the development proforma is a helpful start to creating affordability, but, in today's construction market, is not sufficient on its own to meet the needs of most local employees.

The *2020 Jackson and Teton County Annual Housing Supply Plan* (Appendix G) has an inventory of government owned parcels that might be suitable for housing. Most of the parcels are less than an acre. The Jackson/Teton County Affordable Housing Department has been proactive in initiating public/private partnerships on these lands and has an informal goal to do one development partner request for proposals (RFP) per year. As the Housing Department utilizes existing land inventory, there is a risk that decreasing supply of government and institutionally owned land and escalating land values will reduce housing production.

Developers and planners observe that affordable housing production will increasingly come from redeveloping underutilized land within the town of Jackson. When land becomes available, the agency needs both funding and organizational capacity to move quickly. Securing land for future public/private partnerships is also important for responding to housing needs over the long term.

Local Funding Sources

Local Government

The Housing Department has invested about $36 million in workforce and affordable housing over the past five years. These investments have supported the creation of 246 deed restrictions, mostly on new construction. The funding sources supporting these investments are summarized in the below table.

Jackson/Teton County Affordable Housing Department Sources 2017-2021	
Mitigation Fees	$7,806,296
General Fund	$7,000,000
2019 SPET	$1,509,842
Land Owned, Appraised Value	$16,060,000
JTCHA	$156,638
2006 SPET	$3,900,405
Total	**$36,433,181**

Source: Jackson/Teton Affordable Housing Department, consultant team

Housing Department funds have been invested in capital projects via land and direct funds to the project. On average, investments total just under $150,000 per unit. The lowest per unit assistance was The Grove III at $79,000/unit. The highest assistance was for Redmond Street Rentals at $204,000/unit. Developers have expressed that a more predictable and transparent process for fund allocation would be beneficial.

Jackson/Teton County Affordable Housing Department Per Unit Investment 2017-2021

	Cost per unit
Total average across all types - land and cash	$149,106
Average for own	$96,292
Average for rent	$167,669
Average for workforce (greater than 120% AMI)	$98,182*
Average for affordable (less than 120% AMI)	$151,165*
Land only	$111,696

*analysis excludes Jackson Street, which is both affordable and workforce
Source: Jackson/Teton County Affordable Housing Department, consultant team

The 2019 Special Purpose Excise Tax (SPET) commits $5.5 million for housing. The Housing Department has deployed about $1.5 million. With an average investment of $150,000 per unit, the remaining $4 million could help create about 26 additional deed restricted units. Rising construction costs and the need for more units below 80% AMI, however, will likely require higher per unit investments.

"For this year, staff proposes to at least quadruple public investment in housing and to focus this investment on multifamily housing that serves households earning <120% of median family income."

– 2021 Supply Plan

The town of Jackson and Teton County have also supported the Housing Department with General Fund Allocations of $7 million over the past five years. In-kind support through fee waivers and staffing resources also contribute to housing programs and initiatives.

Federal passthrough grants from the American Rescue Plan Act will bring one-time infusions of about $3 million to the town of Jackson and $4 million to the county. These funds will likely go into the general fund, and a portion could be used for housing and housing-related infrastructure.

Non-profit and Private Sector

As noted above, Habitat for Humanity and the JHCHT use local philanthropy to help close the gap between construction costs and what local residents can afford. Other non-profit and private initiatives include:

"Other Non-profits have small armies of employees. If the community stepped up and invested in Habitat and JHCHT in a similar way – they could make the housing we need happen."

– Stakeholder interview

- ***Community Foundation of Jackson Hole*** – This organization raised about $35 million in 2020, of which about $15 million was from Old Bill's Fun Run. Housing solutions and housing

philanthropy have not been a major focus for the Community Foundation. In recent years, the Jackson/Teton Affordable Housing Department reported receiving a $40,000 grant, and JHCHT reported receiving a $25,000 grant to be used over three years.

- ***Teton Board of Realtors*** – Community Housing Fund – This initiative was launched in August 2021. It is a voluntary contribution whereby realtors, buyers and sellers can designate a contribution as part of a real estate transaction. Proceeds will support Habitat, the JHCHT, and Jackson/Teton County Housing Authority. Twenty-two real estate agents pledged $150,000 to seed the fund and complete the capital campaign for the JHCHT's King Street Development.

Development Environment

The development environment in Jackson and Teton County presents many challenges for creating workforce housing. These challenges include the remote, rural nature of the community, and associated difficulty getting resources, and competition for skilled labor and materials. The regulatory environment of Jackson and Teton also offers a mix of positive and challenging aspects.

Teton County and Jackson completed a major update to the Land Development Regulations in 2018. Some of these changes, such as the 2:1 Density Bonus, have already produced results. Others, such as the elimination of Inclusionary Zoning, may have had negative impacts, but are challenging to measure. A full summary of the tools that can work for and against the ability to build housing cost-effectively is included in Appendix B.

The primary observation by developers was not that specific land use codes needed improvements, but rather that the overall process is slow due to the layers of regulation and the Planning and Building department frequently being short staffed. It is challenging to attract and retain skilled labor to process development applications, such as building inspectors and planners. At the time of this study, Teton County was working to fill seven of sixteen full time positions in the Planning and Building department. The hiring manager reported a direct link between the cost of housing in the area with the high turnover in his department and difficulties hiring new employees, affecting both entry- and mid-level positions.

Developers also expressed the need to reduce risk in the entitlements process by making more uses "by right" or administrative in nature. The two tools that developers were most positive about were the 2:1 Density Bonus and the Jackson/Teton Affordable Housing Department provision of land and infrastructure. One developer suggested extending density bonuses to other land use zones, "provided the additional density was for locals housing." For example, when building a new restaurant in a commercial zone, extend a density bonus to build units for local workers on the same parcel.

Cost of Residential Construction

The cost to develop housing varies by multiple factors, including location, target demographic, density, and product type. The primary residential development costs include land acquisition, construction costs, soft costs, site work, and financing. Overall, developers and contractors reported on the current challenges to build affordably in the area as greater than ever before. These challenges include high land, labor, and construction materials costs, which are making it ever more difficult to overcome the

gap between cost to build and what local wage earners can afford. Labor shortages and overall escalating costs also add significant risk to community housing development.

Land Acquisition

Land costs vary considerably, depending on the location of the parcel, zoning, and access to infrastructure. Average land price for community housing projects between 2017 and 2021 was about $112,000 per unit; however, this is rising. Land zoned for multi-family uses recently appraised for over $7 million per acre. Assuming 20 units per acre could be built, this would translate to a per unit land cost of $350,000. The limited availability of land and competition with other uses, such as luxury housing, are putting tremendous upward pressure on land values.

> *"Just putting the land under the deal doesn't pencil anymore, it won't create anything that remotely resembles affordable."*
>
> *- Stakeholder interview*

Construction Costs

The industry standard for cost to construct the building is typically 60% to 70% of total development costs, although in five recent community housing developments in Jackson, the range was actually broader (53% to 85%). Local developers and contractors report that the cost of construction for a townhome or multifamily product with medium-level finishes ranges from $375 to $450 per square foot, which includes materials and labor only (i.e., land, soft costs, site work, and developer fee are excluded). Contractors reported that single-family homes cost no less than $700 per square foot to build. The rest of this analysis centers on attached housing.

The average construction cost per square foot for the five recent projects was $336, with $382 for site built and $267 for modular. High-end finishes (stone, cedar siding, granite) increases construction costs. Contractors reported that the cost to build market rate construction of attached residential product with high-end finishes begins at $700 per square foot, with "the sky as the limit."

Developers and contractors noted worsening conditions with regard to construction costs, and stated that they would not be able to replicate the cost per square foot of these recent projects. One contractor recommended using a 25% cost escalator for projecting costs on anything that does not yet have a building permit.

> *"We are facing competition for labor from all of the surrounding communities now, and I need to build in $60,000 hotel allowances for crews from other markets. This adds up fast."*
>
> *– Contractor interview*

While supply chain issues have impacted construction materials nationally and globally, developers and contractors working locally emphasized that labor is the greatest challenge and driver of cost increases. Lower paid positions are especially hard to fill, which is attributed to the tight housing market and sharp decline in J-1 Visas, creating significant competition for employees. Contractors reported labor shortages across all trades and levels of experience and noted that many subcontractors left the

Jackson area in recent years as housing prices became more unaffordable.

High construction costs are also limiting the opportunity to provide amenities like structured parking, which could make more efficient use of limited land.

The Jackson/Teton Affordable Housing Department and other funders should be prepared to provide greater gap funding to create the same level of affordability over the next few years.

> *"Scale is really important. Larger projects give us the ability to draw labor from markets like Salt Lake City. We can drive down construction costs a bit with this strategy."*
>
> *– Contractor interview*

Soft Costs

Soft costs are expenses that are not considered direct construction costs and include architectural, engineering, permitting, taxes, insurance, and legal fees. Soft costs were reported to average 13% to 25% of total project costs. Developers of affordable housing reported being able to keep soft costs lower than they would be for market rate projects. The ability to waive some town of Jackson fees for 100% Deed Restricted development helps developers. Water and sewer fees cannot be waived and are more substantial. Overall, the fee environment for community housing development in Jackson is not overly onerous compared to other mountain towns.

Developer Profit

When building community housing in Jackson, both non-profit and for-profit developers reported accepting lower developer fees compared to what they might earn building community housing elsewhere, or building market rate housing. Habitat for Humanity and JHCHT charge only a project management fee to cover staff time. For the proposed Low Income Housing Tax Credit (LIHTC) development, Flat Creek Apartments, Blueline Development reported that the developer fee will be capped below industry standards. Lower developer fees help reduce overall project costs, but further restricting developer fees may act as a disincentive for developers to take on the risks of building housing in this environment.

Site Work

Site work includes grading the site, installing utilities, paving roads and parking, etc. Stie work costs vary significantly based on site location. Site work can be a barrier if off-site infrastructure is required or if infrastructure upgrades are needed. One developer expressed how the need for off-site improvements killed the financial feasibility of a community housing project he was pursuing. Aside from that, local developers did not express many hurdles associated with site work, but did express concerns this would be a bigger issue as infill opportunities within Jackson become scarcer. Public sector participation in site work and infrastructure capacity can help to reduce risk and create affordability, similar to what occurred at Grove III.

Financing Costs

Financing costs generally make-up less than 5% of the total development costs. Financing mechanisms used to develop affordable housing, however, can cost more than traditional financing, such as LIHTC, or when multiple funding sources are used. Financing costs are often included in soft costs.

Total Development Costs

Based on an assumption of $425/square foot cost to build, 20% soft costs, and 10% developer fee, and land value above, it costs about $847,250 to build a 900 square foot condo or apartment. To make this home affordable for a household at 100% of Area Median Income would require an additional subsidy of about $456,250.

> *"When we build a $15m house, there are 50 guys working there, and it goes on for 30 months. We need to house these people. Then the caterers, landscapers, housekeepers etc.etc.; they all need housing too. I think we should build four/five [deed restricted] units to go with every $10+million home. Real money needs to change hands."*
>
> *– Contractor interview*

Cost to Build – 900 square foot condo or apartment: 2021

	Assumptions	Cost
Labor and Materials (hard costs)	$425/sq ft	$382,500
Land and infrastructure	20 units on 1 acre at $7million/acre	$350,000
Design, fees, financing (soft costs)	20% of hard costs	$76,500
Developer fee	10% of hard costs	$38,250
Total Development Costs		**$847,250**
Price affordable for households at the median income [1]	100% AMI,	$391,000
Gap (subsidy needed)		**$456,250**

[1] Max purchase price assumes 30-year mortgage at 5.37% with 5% down and 20% of the payment covering taxes, HOA, PMI and insurance.

Source: consultant team

Chapter 8 – Housing Units Needed

This section addresses the question:

> *How many additional housing units are needed to address housing deficiencies for residents and support the labor force needed to sustain businesses and the economy.*

Needs are projected through 2027 and quantified in two categories:

- Catch-Up Needs – the number of housing units needed now to address current deficiencies in housing based on employees needed to fill unfilled jobs and the number of units needed for a functional rental supply.
- Keep-Up Needs – the number of units needed to keep-up with future housing demand through 2027 based on job growth and jobs vacated by retiring employees. Housing shortages worsen when local job growth and the need for more workers exceeds the growth in available housing units.

This section estimates housing units needed to support employers, keep up with future job growth and improve housing options for area residents based on information presented in other sections of this report. Estimates are a subset of the total demand for housing in the county. Estimates do not include current waitlists for housing, overcrowding, or households that will be forced to leave due to housing conditions.[36] Nor do figures represent the entire housing market – remote workers or retirees moving in from elsewhere, second homeowner purchases, and other market segments, which are outside the scope of this analysis.

Catch-up Needs (Current Conditions)

Unfilled jobs

Labor is in short supply, both locally and nationally. In such a competitive environment, the near-zero rental vacancy rates, and high and rising home prices and rents, make it even more difficult to attract labor to the area. Eighty-percent (80%) of employers stated that the lack of housing affected their ability to find and keep employees. More housing that local employees can afford is needed for businesses to hire and retain the workers they need to thrive.

Employer survey respondents reported that 15% of jobs were unfilled this summer, which is high and has been affecting business operations and employee satisfaction. Because all jobs are rarely filled, the following estimate seeks to lower the unfilled job rate to 5%, which was more typical prior to the pandemic.

About 84% of employees reside in the Teton Region. If this pattern is maintained, then the number of homes needed locally is about 1,115 to bring the current 15% unfilled job rate down to a 5% rate.

[36] See Regional Overview – Housing Problems and Chapter 6 – Housing Program Accomplishments and Challenges

Units needed to help fill jobs	
A. Current unfilled jobs (15%)	4,940
B. Reduced unfilled jobs (5%)	1,625
Jobs to fill (A – B)	3,315
Jobs per employee	1.3
Employees per household	1.9
Housing units needed	1,330
% of employees living in the Teton Region	84%
Housing needed for Teton County, WY, employees to live in the Teton Region	1,115

While this catch up need is important to understand for relieving current business employee shortages, much of this figure is also incorporated in the estimate of future job growth. This potential for double-counting is addressed in the summary of housing needs below.

Functional Rental Supply

The current rental supply in the county is not functional because vacancies are below 1%, placing substantial upward pressure on rents. When vacancy rates are this low, the rental market is near capacity and cannot absorb new residents or employees moving to the area, much less provide opportunities for current residents to find more suitable rentals as their housing needs change. Renters are "stuck" in their homes, and subject to burdening rent increases.

- A 5% vacancy level, while still low, provides some choice and availability of units for residents and employees. To increase the vacancy rate to 5%, about 200 rental units are needed.
- To also provide housing for persons who are now camping or living in motel rooms would require about 165 additional units.

Rentals Needed for a Functional Market	
Total rentals (2021)	3,830
Number of rentals if 5% vacancy rate	4,030
New rental units needed	200
Units needed for unhoused persons	165
Total additional rentals needed	365

Future (Keep-Up) Needs

Retiring employees

Employers will need to fill the jobs vacated by retirees in addition to any newly created jobs. Some retirees will leave the area upon retirement; however, when they sell their homes, the majority will be purchased by second-home owners or remote workers rather than local employees.

About 13% of employee/household survey respondents stated they expect to retire over the next five years. Assuming that 80% of retiree homes will not be available to new employees filling vacated jobs, 1,345 homes will be needed.

About 84% of employees reside in the Teton Region. If this pattern is maintained, then 1,125 homes are needed locally.

Retiring employees	
% to retire by 2027	13%
# to retire	3,200
Employees per household	1.9
Total housing units	1,685
Needed housing units (80% of retired)	1,345
% of replacement employees living in the Teton Region	84%
Housing needed for Teton County, WY, employees to live in the Teton Region	1,125

New Jobs

To keep up with estimated job growth over the next five years (5,064 new jobs), approximately 2,035 additional housing units will be needed. Because this study focuses on the Teton Region as a whole, the below estimate shows how many housing units are needed to keep new workers in the Teton Region based on current commuting patterns. The next section shows how many of these units may be needed in Teton County based on various assumptions.

About 84% of employees reside in the Teton Region. If this pattern is maintained, then 1,705 housing units are needed locally.

Estimated Housing Needed by the Workforce Filling New Jobs, 2021 – 2027

	Low
Increase in Jobs between 2021 to 2027	5,064
Jobs per Employee	1.31
Employees per household	1.9
Housing needed	2,035
% of employees living in the Teton Region	84%
Housing needed for Teton County, WY, employees to live in the Teton Region	1,705

Regional Distribution of Catch-Up and Keep-Up Needs

Based on estimated catch-up and keep-up needs in Teton County through 2027, an additional 3,195 housing units will be needed. The number of housing units needed in Teton County will vary depending upon whether the total housing need is provided locally, or if current commuting patterns within the

Teton Region are retained and units are constructed based on where employees presently live. As a job center in the Teton Region, if current commute patterns are retained, then the number of units needed within Teton County declines, but is displaced to Teton County, Idaho and N. Lincoln County. Under the current commuting patterns, the number of units needed in Teton County is about 2,475, whereas the need would be 3,195 if housing was aligned with the location of new jobs.

In Teton County, Wyoming, about 80% of the housing needed should be priced below-market. As discussed further below, this means ownership housing priced below $780,000 (200% AMI) and rentals priced below $2,600 per month (100% AMI).

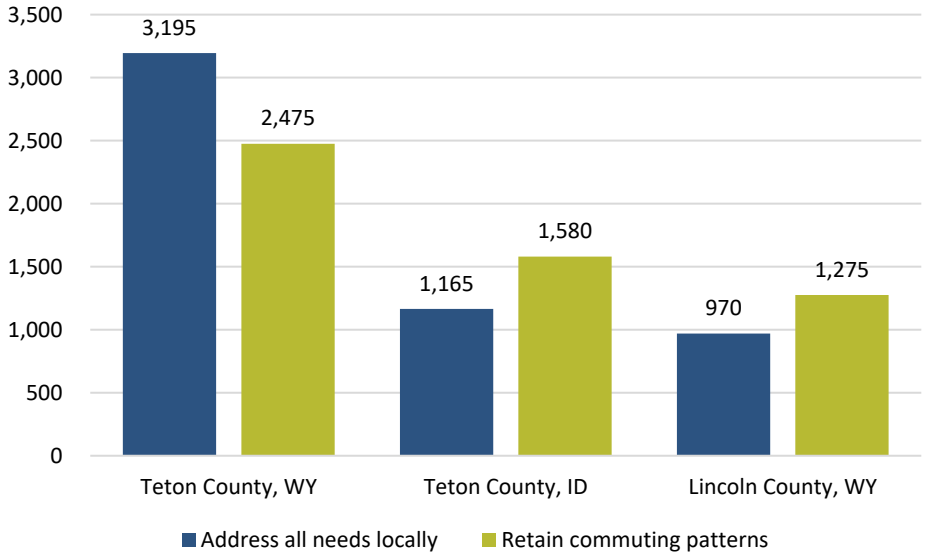
Summary of Housing Needs Through 2027

	Address All Needs Locally	Retain Commuting Patterns
Catch-Up	**365**	**365**
Unfilled Jobs (reduce from 15% down to 5% unfilled)	*1,115*	*830*
Functional rental supply	365	365
Keep-Up	**2,830**	**2,110**
New jobs (2.4% growth)	1,705	1,270
Retiring employees (13% retiring)	1,125	840
TOTAL through 2027	**3,195**	**2,475**
Below market (80% of units)	2,555	1,980
Market rate (20% of units)	640	495

*Housing needed to fill currently unfilled jobs is shown in the table to illustrate the existing shortage of housing related to filling current positions. This number, however, is largely a subset of the new job growth estimate so is not included in the overall total to conservatively prevent double-counting.

The figure below shows the total housing needs through 2027 in the study area based on whether all needs are addressed locally or if current commuting patterns are retained.

Housing Needed Through 2027, Teton Region Counties
(5,330 total – 60% to 80% priced below market)



Needs by Own/Rent and Income

Ownership and rental housing for local employees and residents is needed. While the majority of workers filling new jobs will rent homes (about 70%), a significant percentage of current renters (46%) want to buy homes.[37] If ownership opportunities are provided, this can then free up rentals for occupancy. These dynamics support retaining the current tenure mix in the county among locally employed households: 47% own and 53% rent.

The precise ratio, however, is dependent upon the community's desired direction and housing policy. Rentals are needed to help recruit new workers and residents to the region; ownership is needed to retain year-round residents and support community stability.

Summary of Housing Needs by Own/Rent Through 2027

	Low (housing aligned with commuting patterns)	High (housing located where jobs are created)
Units needed through 2027	**2,475**	**3,195**
Ownership	1,165	1,505
Rental	1,310	1,690

The following table shows the income targeting for the additional units needed based on the income distribution of renter households that work in Teton County. As shown below:

[37] See Regional Overview - Housing Problems

- Market rate rentals in the county currently serve households earning over 120% AMI. The vast majority of new rentals need to be priced to be affordable to households earning below 120% AMI; 55% should be priced below 80% AMI.
- There are 253 rentals in the pipeline for development covering a range of affordability levels from 50% AMI through unrestricted market prices.
    - Rentals above 120% AMI are the largest segment and, when constructed, will address about 50% of the need at this price point (164 of units needed). This supply will add a significant boost to supply at this range.
    - A much lower 6% of estimated needs will be addressed by pipeline development under 120% AMI. Increasing the development of this product is needed.

Rental Units Needed by AMI Through 2027, Teton County, WY

	AMI				
	≤50%	50.1% - 80%	80.1% - 120%	120.1 - 200%	>200%
Max. Income	$52,020	$83,232	$124,848	$208,080	>$208,080
Max. Affordable Rent	$1,300	$2,080	$3,120	$5,200	>$5,200
Renter Income Distribution	24%	31%	23%	17%	5%
Rental Units Needed by AMI*	**360**	**465**	**345**	**255**	**75**
Pipeline development	62	11	3	----- 164 -----	

Incomes at each AMI are reported for a 3-person household

* Units Needed total is based on the mid-point of the low and high housing need estimates

The following table shows the income targeting for the additional units needed based on the income distribution of owner households that work in Teton County.

- The majority of owners earn under 200% AMI. The current housing market provides some attached product that households earning 250% AMI could afford, but single family homes are well above this. Market rate for sale product is basically not existent at prices that residents making their living in the county can afford.
- When considering ownership product for local residents and employees, most should be priced between $300,000 up to $780,000 (80% to 200% AMI). For renters looking to buy, product priced for households earning primarily between 50% AMI up to 120% should be the focus.
- Prior to the recent boom in prices in the Teton Region, homes priced below $500,000 were available in Teton County, Idaho, which is where many employees working in Teton County, Wyoming, searched for and found homes to buy. This is no longer a viable option; however, households searching for homes over $500,000 can still find some product. As options in neighboring counties diminish, it becomes even more important to provide opportunities for this demographic locally.
- About 118 homes for ownership are in the development pipeline, a substantial 90% of which will be priced for owners earning under 120% AMI, meeting about 15% of the estimated need in this income range. Twenty-four (24) homes are priced for households earning under 80% AMI - a great achievement in the high cost market. This is a good target for first time homebuyers.

Ownership Units Needed by AMI Through 2027, Teton County, WY

	AMI					
	≤50%	50.1% - 80%	80.1% - 120%	120.1 - 200%	200.1 - 300%	>300%
Max. Income	$52,020	$83,232	$124,848	$208,080	$312,120	>$312,120
Max. Affordable Purchase Price*	$195,700	$313,100	$469,600	$782,700	$1,174,100	>$1,174,100
Owner Income Distribution	10%	17%	25%	27%	12%	9%
Ownership Units Needed by AMI**	**135**	**225**	**335**	**360**	**165**	**120**
For sale listings	0	0	0	3	7	135
Pipeline development	2	22	82	----- 12 -----		--

Incomes at each AMI are reported for a 3-person household

*Assumes 5.37% interest rate 30-year loan, 5% down, and 20% of costs to taxes, insurance, HOA

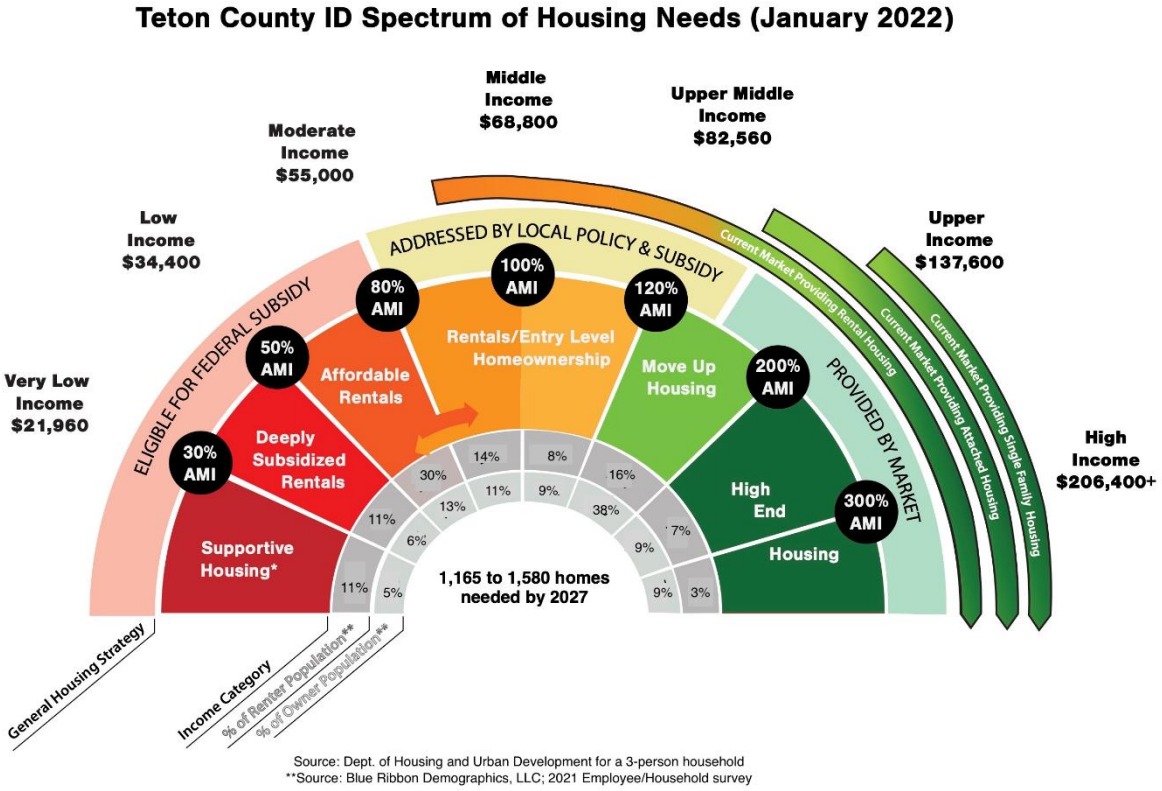
** Units Needed total is based on the mid-point of the low and high housing need estimates

Teton County, Idaho

Chapter 1 – Report Snapshot and Recommendations

Overview of the Teton County, Idaho, Housing Needs Assessment

This Assessment centers on the understanding of what households can afford for housing in Teton County, and explores where their needs are being met, and where there are gaps. It uses the definition that housing is affordable when monthly housing costs (rent or mortgage, plus utilities, insurance, and property taxes) is equal to no more than 30% of a household's gross income (i.e., income before taxes).



Source: Dept. of Housing and Urban Development for a 3-person household
**Source: Blue Ribbon Demographics, LLC; 2021 Employee/Household survey

The housing bridge, illustrated above, presents a picture of what affordability in Teton County for its residents and workforce should look like. The bridge portrays a spectrum of housing that is affordable and most likely to be sought out by households in different income groups. It indicates the percentage of households earning incomes in each area median income range and the type of housing likely to be needed at the different income levels. The bridge depicts what may be ideal for most communities – the availability of housing that is affordable to households at all income levels and provides options for changing life circumstances.

It is from this perspective that the housing needs assessment was conducted. The housing bridge summarizes what you are about to read. It illustrates the mix of housing needed by residents making their living in the county and at which income level. It shows where the market is providing housing and where it is not; and how much housing is needed to address current shortfalls and keep up with future job growth. More specifically:

- The rental housing market for residents and local employees searching for homes has gotten expensive for local wage earners. A three-person household earning about $60,000 per year coming to Teton County may find something that meets the definition of affordable in the market. By this summer, if rents keep rising as fast as they have been, an income closer to $70,000 per year will be needed to afford market rate rentals.
- Households making their living locally were able to find a few attached homes to buy (condominiums, townhomes, etc.) for under $400,000 (150% AMI) in the first 10 months of 2021, although homes in this price range are now essentially nonexistent. Market rate single family homes are now mostly over $500,000 (175% AMI). This is a big shift from just two years ago when three-fourths of homes were priced under $500,000.
- To address the amount of housing needed to catch up to current shortfalls and keep up with future job growth, ***at least 60% of the approximately 1,165 to 1,560 homes needed by 2027 in the county will need to be priced below market***. This will require local policies, subsidies, and creative partnerships to produce, building upon the already significant achievements of the cities, county, local organizations, employers, private sector and community in this regard.

The document that follows provides the information and story behind this bridge. It summarizes the local housing challenges felt by residents, employees, employers, and the community as whole; and the already great strides being taken to improve housing options for residents and employees to support a thriving and vibrant Teton County community.

Recent Successes and Recommendations

Summary of Recent Successes

The local jurisdictions and employers have been working hard to address the current housing gaps in the community. There are many successes to celebrate. In particular:

- Local stakeholders have created the *Affordable Housing Strategic Plan* and *Housing Supply Plan*, clearly spelling out the challenges and proposed strategies to address them. Local jurisdictions have adopted the *Affordable Housing Strategic Plan* and implementation has started.
- The Joint Housing Authority has been established. Funding for an executive director is secured. The organization has an active Board of Commissioners with strong expertise in housing and planning. Local jurisdictions have also committed staff time and funding. The city of Victor recently entered into an agreement with the Joint Housing Authority to lease land at Sherman Park for a potential 72-unit affordable housing project.
- Employers have increased their engagement in providing employee housing, currently assisting over 300 seasonal and year-round employees with housing units, stipends, or other assistance to help relieve family burdens and increase stability.
- The city of Driggs has partnered with Northwest Real Estate Capital Corporation for the development of affordable rental housing in downtown Driggs at Depot Square. The team secured Low Income Housing Tax Credit funding to build 30 restricted rentals affordable for residents earning between 30% and 60% AMI. Community development block grant funding and tax increment financing revenue from the Driggs Urban Renewal Agency were also part of this project's financing.

- Local jurisdictions have added housing as a top priority in their comprehensive plans, and started assessing local zoning regulations to increase the diversity of housing types.

The Path Forward

As summarized above, there is good momentum and foundation for addressing housing needs in the Teton Valley. And continued momentum is needed to help address the gap of up to 1,580 homes. ***The magnitude of the issue requires a robust and regional response from all sectors of the community (public, private, non-profit) working collaboratively to engage community support and accelerate housing solutions.***

Recommendations

The below recommendations can be revised, expanded, and made more actionable through community conversations and policy direction by elected and appointed officials.

Regional Nature of Housing

The demand for homes in Teton Valley from local residents and employees, as well as workers in Teton County, Wyoming, is extensive and will continue. This means that, the extent to which each county in the Teton Region addresses their housing needs will affect housing needs in other communities in the Region. It is important to maintain a regional dialogue about the problem, recognize the local and regional implications of housing polices, and work together on solutions and policies that carry benefits and impacts across jurisdictions.

Implement the Affordable Housing Strategic Plan and Supply Plan

The community is on the right track with these recently adopted plans. Additional considerations that will support implementation include:

- Assess and update housing goals by tenure in light of the extensive housing (both rental and ownership product) needed, available and planned land and funding resources, and community priorities. In doing so, recognize that communities rarely make the policy decision to tackle the full need, as scarce resources, other community priorities and constraints are considered.
- Activate the Supply Plan strategies by pursuing the public/private partnerships needed to produce housing. This includes multiple steps:
    - Create more detailed project feasibility assessments to attract skilled builders/developers for projects.
    - Cultivate local expertise in constructing deed restricted housing in the Valley. This may include, for example, a Habitat for Humanity Affiliate, a local builder, a community land trust, or the Housing Authority.
    - Plan a consistent pipeline of projects. This shows dedication to projects, helping to attract skilled builders/developers, and helps guide resource allocation.
- Create deed restriction stewardship and applicant selection processes before units come online. Many mountain towns have a laundry list of lessons learned in the stewardship and management of deed restrictions, which can help the Housing Authority start on the right path.

- Implement the local funding source recommendations that are currently being refined as part of the *Affordable Housing Strategic Plan*. The most successful housing programs have a layer of funding strategies, including revenue from housing rents and sales, transaction fees, local government sources, grants, loans, philanthropy, among others. Specific considerations include:
    - State and federal resources. Depot Square illustrates the effectiveness of these resources.
    - There is a promising bill in legislation to create State Housing Fund of $50 million, providing access to additional federal funds and tax credits of about $120 million.
    - American Rescue Plan (ARPA) and Infrastructure and Jobs Act funding can be leveraged to help produce needed housing. ARPA funds can be used to construct new low to moderate income housing and/or build infrastructure to support developers who commit to a portion of their development being deed restricted.
- Track progress and monitor the housing supply – good record keeping can ensure that the housing program remains on track. Monitor and educate the community of progress – community housing units produced and program successes. Also track building permit activity, changes in short term rental use, and loss of units through redevelopment and sales.
- Actively educate local residents on available housing programs and options. Ensure marketing reaches all segments of the population that can benefit to ensure broad knowledge of and, therefore access. This includes seniors, the Hispanic/Latino community, local employees, etc.

Share Successes

Another hallmark of successful housing initiatives for local residents is robust community outreach, engagement, and story-telling. Invest in educating the community about the value of having the workforce living locally, housing terms, and projects in the pipeline. Track and demonstrate community-wide successes. A good program can be the cornerstone to get units built, community buy-in, and political will. Bringing a diversity of voices into the conversation is vital. A good website is an important starting point, with a dashboard that highlights successes.

Continue to Improve the Regulatory Environment

Update zoning to improve the ability to build a variety of housing within the cities and make the regulatory environment more favorable.

- The Valley is in a good position to utilize low base zoning to craft an effective density bonus program to facilitate the private sector to produce deed restricted product (e.g., similar to the 2-for-1 program in the town of Jackson). The valley's cities could also consider a policy that delivers deed-restricted affordable housing in exchange for rezone or annexation. The lack of regulatory options, such as inclusionary zoning and linkage, in Idaho, makes it even more important to have incentives that engage the private sector.
- More multi-family rentals at all price points would be helpful, as well as more attached for sale housing. Ensure zoning allows and facilitates the type of development wanted.
- Review Accessory Dwelling Unit (ADU) regulations and consider incentives tied to affordability requirements.
- Disallow short term rentals in new inventory to protect the limited housing supply for local occupancy. State statutes (HB 511 and HB 216) limit the ability to restrict existing short-term

rentals, but voluntary covenants on new product are a likely option. Explore the ability to further regulate short term rentals based on community health, safety, and welfare standards.

- When planning homes for residents, consider larger family needs and options for intergenerational living. Larger families, and particularly the Hispanic/Latino community, noted problems locating suitable housing based both on a lack of larger units for families and limitations on the number of people per home. Co-op housing might be explored for intergenerational living options.
- Review parking requirements, setbacks, and minimum lot sizes to ensure efficient use of land.

Support the Momentum of Employers

Create more structure for employers to learn from each other and work collaboratively on new development and master leasing programs. This could take the form of a summit or standing meeting focused on opportunities for employers to work together to address their employee housing needs. There may also be a role for a public or private entity to help with property management so that employers do not also have to be landlords.

Further Study Senior Needs

The population is aging, the workforce is aging, and many seniors desire to age in place. Lower maintenance, smaller patio homes or attached product are often desired as residents age. The need for senior care services and life care or assisted care options will also increase. There are currently no assisted living centers or skilled nursing facilities in the Teton Valley. This study is focused more broadly on community needs as a whole; the specific needs of seniors deserve more targeted research.

Preserve Homes Upon Resale

Consider a voluntary deed restriction policy. Much of the Teton Valley workforce owns homes that were attainable before the dramatic rise of home prices. Consider a voluntary deed restriction program for homeowners who desire to keep their units available to the workforce and local residents after sale.

Chapter 2 – Community Demographics

This chapter describes a few key characteristics of the people and households in Teton County, Idaho, including growth over time, age, ethnicity, the mix of owner and renter households, type of housing occupied, and household income. This information provides a picture of community change over time and inform the size, type, and tenure of housing needed by residents.

Population and Households

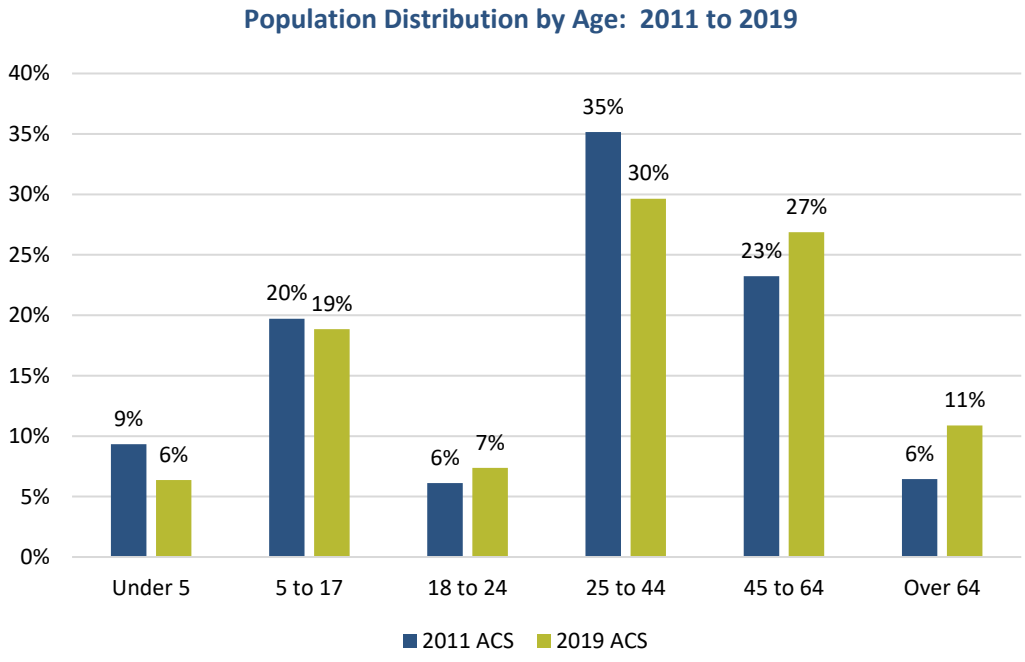
The population of Teton County, Idaho, increased by just under 1,500 residents from 2010 to 2020 and more than 700 households. This amounts to a population increase of 1.4% per year on average, which is slightly lower than that of Idaho overall (1.6%).

	2010	2020	% growth (2010 to 2020)
Population	10,170	11,630	14%

Sources: 2010 Census, 2020 Census

Age

The county's median age has increased from about 34 to 37 years since 2011. The share of the population age 45 and up has increased to about 38% of residents. The workforce is getting older – shifting from the early career, 25-44 demographic, to the late career, 45-64 demographic. The comparative decline in the percentage of persons under 5 years of age and the younger workforce (25 to 44) indicates the county is losing, or at least not replacing, younger families and workers as they age.



Sources: 2011 and 2019 5-year ACS

Ethnicity

The racial and ethnic composition of the county has changed little in the last decade based on census information. The number of people who identify as Hispanic or Latino increased slightly from 2010 to 2020 and now amount to about 2,000 residents, comprising just over 17% of the population.

As discussed in other sections of this report, Hispanic/Latino households have generally had a more difficult time locating suitable housing in the county than other households. On average, these households tend to be lower income and have larger households, contributing to their housing challenges.[38]

	2010	2020
Hispanic or Latino	16.9%	17.4%

Sources: 2010 Census, 2020 Census

Tenure (own or rent)

Owner-occupancy of homes increased from 71% in 2010 to 78% in 2019.

About 72% of households with employees that live and work in Teton County own their homes. A significantly higher proportion of the local workforce has been able to purchase homes than households that live and work in Teton County, Wyoming (47% own). Homeownership helps build stability, security, and satisfaction among residents making their living in the region.[39]

Percent of Resident-Occupied Households by Tenure: 2011 - 2019

	Ownership		Rental	
	2010	2019	2010	2019
Teton County, ID	71%	78%	29%	22%

Source: 2010 Census, 2019 5-Year ACS

Unit Type

Overall, 73% of all households and 40% of all renters live in single-family homes or cabins. A much lower 18% live in apartments, condos, or townhomes, which is reflective of the fact that the inventory of homes in the county are largely single family homes.[40]

About 5% of renters reside in accessory dwelling units (45 households), indicating the extent to which this type of home contributes to resident housing.

About 3% of respondents indicated they are currently not permanently housed, but rather couch surfing, camping, or living in a vehicle (equivalent to 120 households). The majority of these households (93%) are lower income, earning below 80% AMI.

[38] See Regional Overview – Housing Problems for more information
[39] See Regional Overview – Housing Problems for more information
[40] See Chapter 4 - Housing Inventory

Type of Housing Occupied by Tenure: Teton County, ID, 2021

	Own	Rent	Total
Apartment or condominium	2%	26%	9%
Townhome/multi-plex	7%	13%	9%
Single-family house/Cabin	87%	40%	73%
Mobile home	2%	6%	3%
Accessory dwelling/in-law/caretaker unit	0%	5%	1%
Motel/Hotel or Dormitory housing	0%	1%	0%
Not permanently housed (couch surfing, car, tent, etc.)	0%	7%	3%
Other*	1%	2%	1%
TOTAL	100%	100%	100%

Source: 2021 employee/household survey

*Employee or affordable housing, basements, rooms, and with family common among "other" respondents

Household Size

The distribution of households by number of people per household by tenure helps to illustrate the size of homes needed by residents. The average household size in Teton County, Idaho, has increased from about 2.6-persons in 2011 to about 3-persons currently.

Average Household Size: 2011 to 2019

	2011 ACS	2019 ACS	2021 Employee/ Household Survey
Total households	2.6	3.1	2.9
Own	2.6	3.1	2.8
Rent	2.5	3.1	3.0

Sources: 2011 and 2019 5-year ACS

Responses to the 2021 employee/household survey show a significantly higher percentage of households residing with roommates, other family members, or with family and roommates in 2021 (16%) than in the 2014 survey (4%) when the same question was asked, as well as a lower percentage of households living alone (14% vs. 21%, respectively).[41]

This is not surprising given the rising cost of homes for Teton County residents, short supply, and loss of rentals through home sales, conversion to short term rentals, or other factors.[42] Many households have been forced to double-up or move in with family as a result of these conditions.

There are multiple families sharing space. There are 6 people in the 2 bedroom unit below me.

-2021 Employee/Household Survey Comment

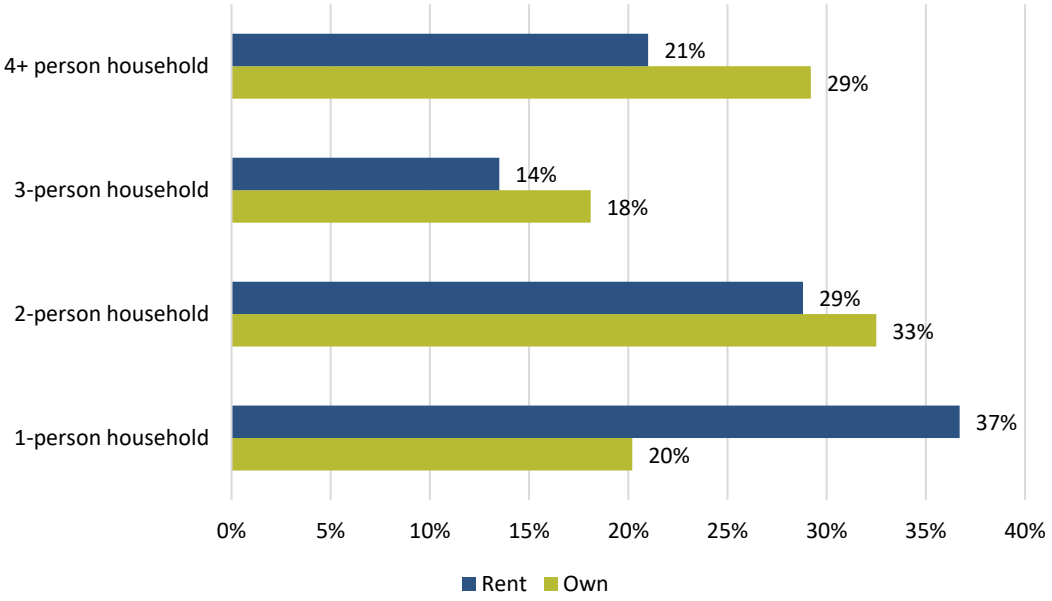
[41] 2014 housing survey for the Western Greater Yellowstone Area Housing Needs Assessment, Rees Consulting, Inc., et al.

[42] See both Chapter 5 – Housing Market and Regional Overview for more information

When considering housing for local residents moving forward, household sizes prior to COVID are a better reflection of needs than current household sizes, which reflect emergency housing measures for many. The below chart reports the pre-COVID household size distribution, showing that:

- Renters are primarily 1-person (37%) and 2-person households (29%).
- About one-third of owner households are 2-persons, with 29% being four-or-more. Families with children (39% of households) and Hispanic/Latino households (average size of 4.2-persons) contribute to the predominance of larger households.

Household Distribution by Size and Tenure: 2019



Source: 2019 5-year ACS

Household Income

The median income reported by the U.S. Department of Housing and Urban Development (HUD) for a 4-person household has increased from $64,000 in federal fiscal year 2015 to $79,500 in fiscal year 2021, an increase of just under 4% per year on average.

Median Family Income for Teton County, ID, 2021

Persons per Household	50% AMI	80% AMI	100% AMI	120% AMI
1	$26,750	$42,800	$53,500	$64,200
2	$30,600	$48,900	$61,200	$73,440
3	$34,400	$55,000	$68,800	$82,560
4	$38,200	$61,100	$76,400	$91,680
5	$41,300	$66,000	$82,600	$99,120
6	$44,350	$70,900	$88,700	$106,440

Source: HUD

An understanding of how much households earn across the income spectrum is important in informing the availability and need for housing that Teton County residents and employees can afford.

The table below equates the median income of households in Teton County to the equivalent AMI level for a 3-person household, which is the average size of households in the county. There are clear distinctions between owners and renters in terms of income.

- Over half of renters (51%) earn below 80% AMI.
- About 20% of renters have incomes above 200% AMI. Based on the 2021 employee/household survey, the majority of these renters (68%) work in Teton County, Wyoming, which pays higher average wages than in Teton County, Idaho.[43]
- The majority of owners earn between 100% and 200% AMI (51%). Only 13% earn over 200% AMI, or about $250,000 for a three-person household.

Teton County, Idaho Household Distribution by AMI: 2021

	3-person AMI	Own	Rent	Total
<50%	$34,400	14%	29%	18%
50 - 80%	$55,000	13%	22%	16%
80% - 100%	$68,800	9%	9%	9%
100% - 120%	$82,560	13%	8%	11%
120% - 150%	$103,200	14%	11%	13%
150% - 200%	$137,600	24%	3%	18%
200% - 300%	$247,680	6%	14%	9%
>300%	>$247,680	7%	5%	6%
Total %	100%	100%	100%	100%
Total #	-	3,455	990	4,445

Note: percentages may add to other than 100% due to rounding
Sources: HUD, Blue Ribbon Demographics, LLC, consultant team

[43] See Chapter 3 - Jobs, Seasonality, and Commuting

Chapter 3 – Jobs, Seasonality and Commuting

Jobs Estimates and Projections

There are about 7,190 jobs in Teton County, Idaho.

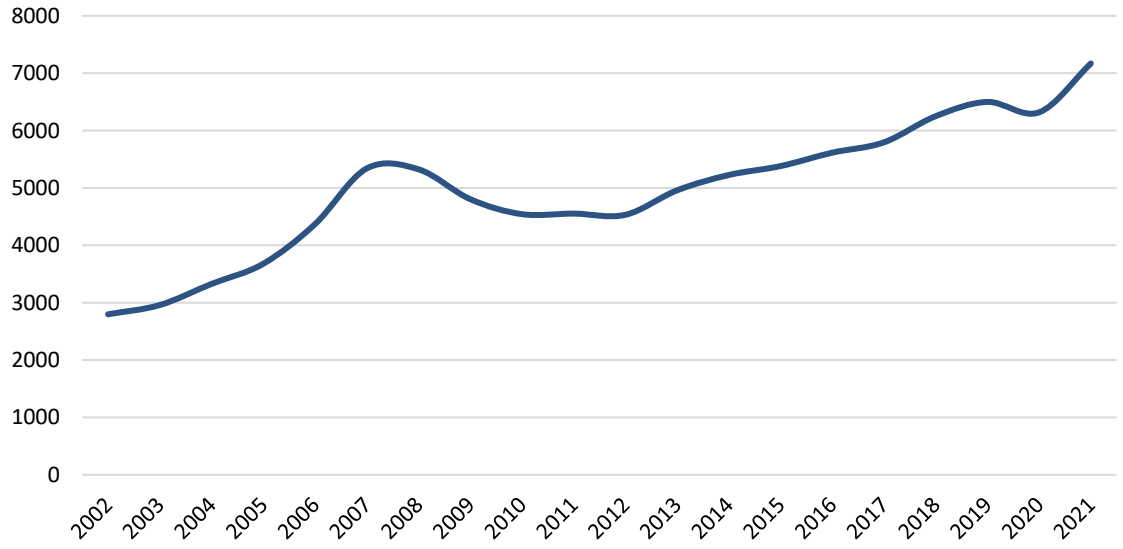
Job Estimates and Projections, Teton County, ID: 2010 to 2027[44]

					Annual Growth Rate	
	2010	2015	2021 (est.)	2027	2012-2019	2021-2027
Teton County, ID	4,543	5,380	7,190	9,474	5.3%	4.8%

Source: QCEW, BEA, Consultant Team

Jobs in Teton County, ID have grown at a strong rate of 5.3% year on average since 2012 (the low point of the prior recession). The Covid pandemic introduced a short-term drop in the number of jobs in 2020, but jobs more than recovered by October of that year. Jobs through the first six months of 2021 increased 10% compared to the same period in 2019. Looking forward, job growth is expected to continue to be strong.[45]

Job Estimates, Teton County, ID: 2002 to 2021



Source: QCEW, BEA, Consultant Team

[44] Estimates are calculated by adjusting the QCEW count of wage jobs by the BEA percentage of jobs held by proprietors to ensure all jobs (wage and proprietor) are included in the estimate.

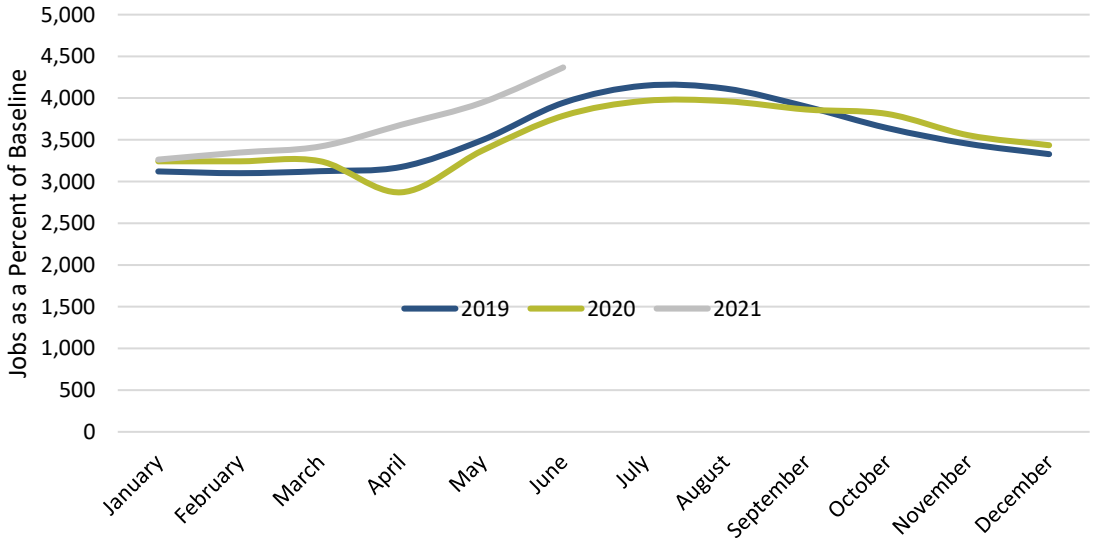
[45] The State of Idaho projects an annual growth rate of 1.5% for eastern Idaho, which has been historically much lower than for Teton County specifically. An estimated 4.8% growth rate was instead used, which is in line with the actual growth rate between 2015 and 2019.

Seasonality of Jobs

Jobs in Teton County typically increase between 25% to 28% during the peak summer tourist season; a pattern that was briefly interrupted during the 2020 COVID pandemic, but quickly recovered to typical patterns. In 2019, about 870 summer seasonal jobs were added to base level employment.

Industries adding the most summer jobs include accommodation and food service; administrative and waste services; arts, entertainment, and recreation; and construction.

Jobs by Month Teton, ID: 2019 - 2021



Source: QCEW

Baseline and Peak Employment, 2019

	Year-round Baseline Jobs	Peak Peak Jobs (July)	Peak % over base
Teton County, ID	3,100	3,970	28%

Source: QCEW

About 29% of year round residents in Teton County, Idaho, hold at least one seasonal job during the year. This means that employers do not need to recruit from outside the area to fill many seasonal jobs. Employers responding to the employer survey estimate that about 43% of seasonal employees return to work for them from prior seasons, on average.

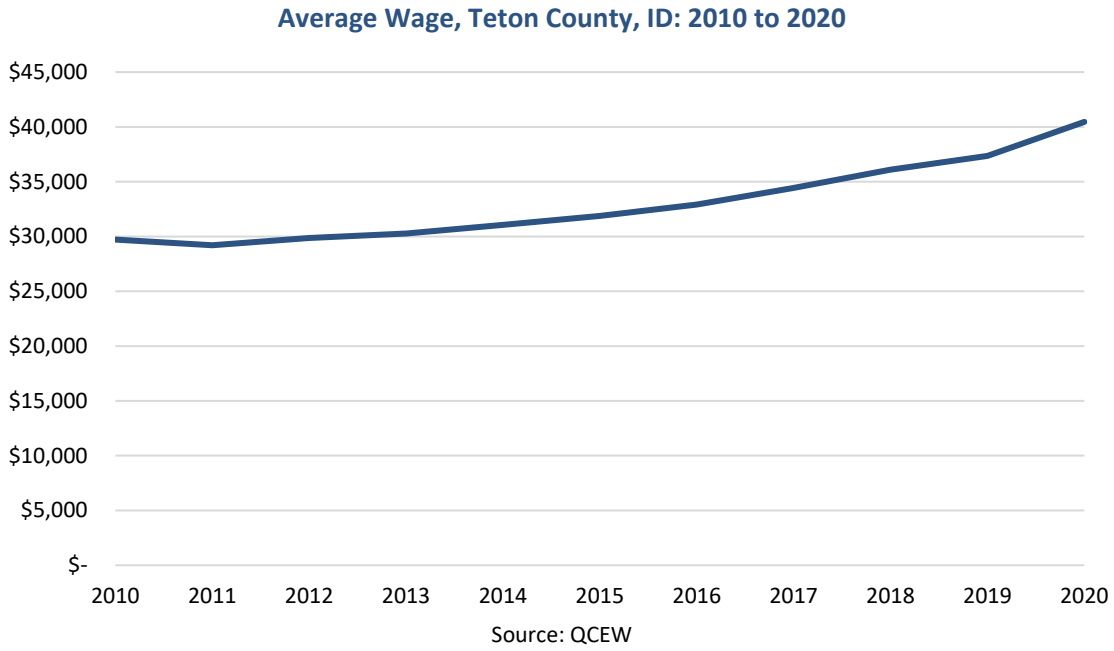
Seasonality of Employment by Place of Residence, 2019

	Year-round Only	Seasonal Only	Year-round Plus at Least One Seasonal
Teton County, ID	72%	9%	20%

Source: 2021 Employee/Household Survey

Wages and Jobs by Sector

The average wage paid in Teton County, Idaho, in 2020 was about $40,500, which is about 32% lower than the average wage paid in Teton County, Wyoming ($60,000). Wages have increased an average of 4.9% per year since 2015, including an 8% increase in 2020. Preliminary 2021 wage data indicates growth will continue.

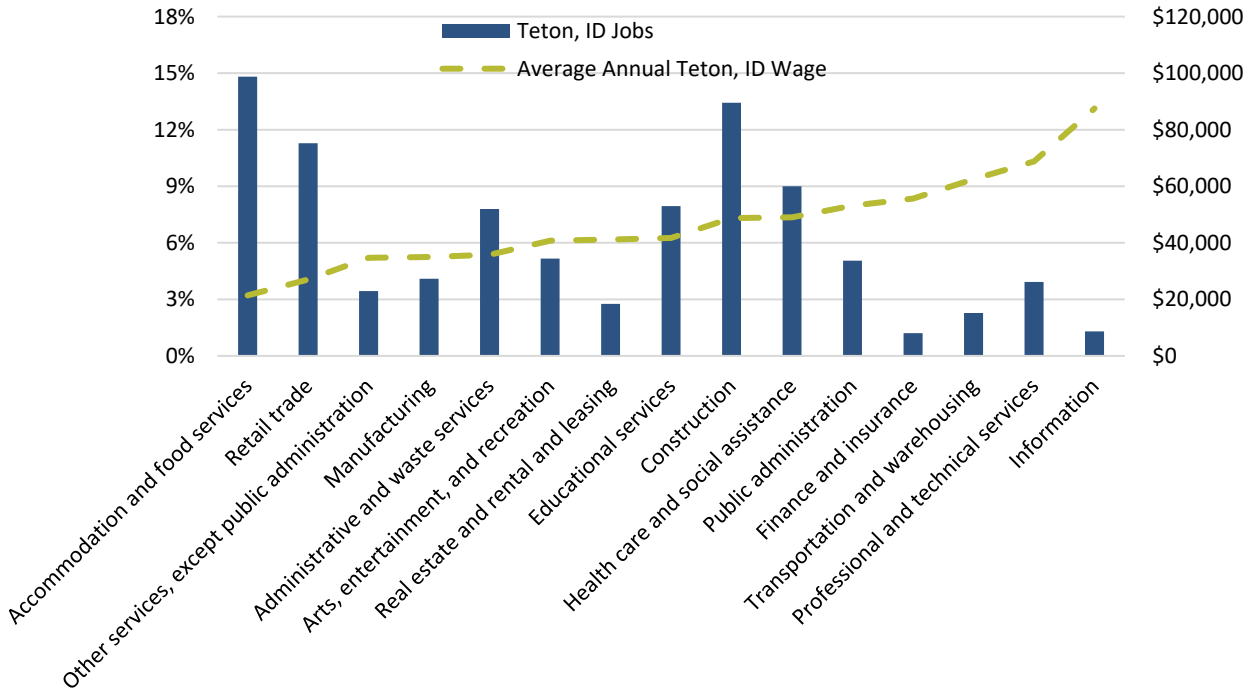


Source: QCEW

Teton County has three industries that each make up over 10% of jobs, two of which are the lowest paying sectors.

- Accommodations and food service accounted for almost 15% of jobs in 2019, and is the lowest paying sector with wages averaging about $21,400 per year.
- Construction accounts for over 13% of jobs and pays more than the average wage ($48,700). Construction is the fastest growing industry in the region.
- Retail trade pays just under $27,000 per year and is the third largest industry (11% of jobs).

Jobs (2019) and Wages (2020) by Industry Sector, Teton County, ID



Source: QCEW, LEHD

Jobs per Employee and Employees per Household

The number of jobs per employee and the number of employees per employed household are used to translate job growth into the number of housing units needed by workers to fill new jobs.

- Workers in the Teton Region hold about 1.3 jobs on average during the year and have about 1.9 employees per household.
- The number of jobs held fluctuates with the seasons. Employees hold an average of 1.4 jobs over the summer and 1.3 jobs over the winter. Many employees, particularly in lower paid service positions, need to hold more than one job to afford to live in the area. This was noted both by employers, as well as respondents to the employee/household survey.

Average Jobs per Employee by Season: Teton Region

Year-round Jobs per Employee	Additional Summer Season Jobs	Additional Winter Season Jobs	Average jobs held during the year
1.1	0.3	0.2	1.3

Source: 2021 Employee/Household Survey

Employees per Household with Earnings: Teton County, ID 2019

	Teton County, ID
Households with Earnings	3,115
Employed Population Age 16 and Over	5,930
Employees per Household	1.90

Source: 2019 5-Year ACS

Based on these estimates, employees filling the 7,189 jobs in Teton County, Wyoming, reside in about 2,890 households.

	2021
Total Teton County, ID, jobs	7,190
Jobs per employee	*1.3*
Total employees filling jobs	5,490
Employees per household	*1.9*
Total employee households	2,890

Source: QCEW, BEA, 2019 5-Year ACS, 2021 employee/household survey, consultant team

Commuting

About 23% of employees who work in Teton County commute into the area for work from homes outside of the county.[46] This reflects average year-round commuting, meaning it includes employees filling year-round and seasonal jobs. This equates to 1,245 workers traveling into the county for work.

# of commuters:	Teton County, ID
Total jobs (2021)	7,190
Jobs/employee	1.3
Employees filling jobs	5,490
% commuting in for work	23%
# commuting in for work	1,245

Source: QCEW, BEA, 2019 5-Year ACS, LEHD, 2021 Employee/Household Survey, consultant team

Very few employees commute into Teton County, Idaho, from other counties in the Teton Region. The majority come from other counties in Idaho.

Conversely, about 38% of workers living in the county commute to Teton County, Wyoming, for work (about 3,200 employees). Teton County, Idaho, has long been a bedroom community for Teton

> *"I can see this impacting us more and more. We have talked about creating a vanpool from Rexburg (and vicinity) and may have to do that soon."*
>
> *-2021 Employee/Household Survey Comment*

[46] Commute percentage range is estimated from multiple sources. Employers on the 2021 employer survey reported that 21% of employees commute from homes outside of Teton County, Idaho. Adjusting the US Census Longitudinal Employer-Household Dynamics (LEHD) for proprietors a similar 23% of county jobs are filled by commuters.

County, Wyoming, providing less expensive ownership and rental options for Teton County, Wyoming, workers than available nearer their job. With escalating housing costs in the Teton Valley of Idaho, however, these opportunities are diminishing, as well as pushing Teton County, Idaho, workers further out to lower cost housing markets.[47]

	Where Workers in Teton County, ID, Live	Where Residents in Teton County, ID, Work
Teton County, WY	2%	38%
Teton County, ID	77%	50%
Lincoln County, WY	<1%	<1%
Other	20%	11%
TOTAL %	100%	100%
TOTAL # of workers	5,490	8,450

Source: LEHD, QCEW, LAUS, 2021 Employer survey, Consultant Team

The primary commute mode used by Teton County residents is to drive alone. Both lower income (below 80% AMI) and Latinx respondents utilize shared modes of travel more frequently than others, including carpool and bus. Overall only 6% of respondents utilized bus service. A few noted they would use the bus more if better options (e.g., times, frequency) existed.

	All	Latinx Respondents
Car	91%	82%
Bus	6%	9%
Carpool	9%	18%
Bike/Walk	9%	6%
Telecommute	17%	4%
Other	6%	2%

Source: 2021 Employee/Household Survey, consultant team

Employer Commute Assistance

About 33% of employers in Teton County, Idaho, that responded to the survey (16 of 49 respondents) indicated that they provide their workers with some work commute options or assistance. Employers providing assistance cover the full range of businesses and services in the county. Of employers providing assistance, telecommuting was the primary option (56%) as shown in the table below. As more employees search for homes outside of the Teton Valley, some employers are considering expanding services, as noted above.

[47] See Chapter 5 - Housing Market for more information

Type of work commute options or assistance:	% of Employers
Telework / work from home flexibility	56%
On-site vehicle for employee errands	44%
Travel stipend (i.e., travel time compensation, etc.)	31%
Bus passes / coupons	19%
Bus/shuttle (operated/financed at least in part by your business)	13%
Carpool / Vanpool program	13%
Other (e.g., flex hours, gas reimbursement)	13%

Source: 2021 Employer Survey
*Totals exceed 100% because employers could select multiple options.

Unfilled Jobs and Turnover

Teton County, Idaho, employers responding to the survey indicated that 19% of jobs were unfilled. In comparison, a lower 15% of jobs were reported unfilled by employers in Teton County, Wyoming. Prior to COVID, unfilled job rates were more typically 5% to 7% in most mountain resort communities.

Unfilled Jobs	
# jobs unfilled	1,400
% jobs unfilled	19%

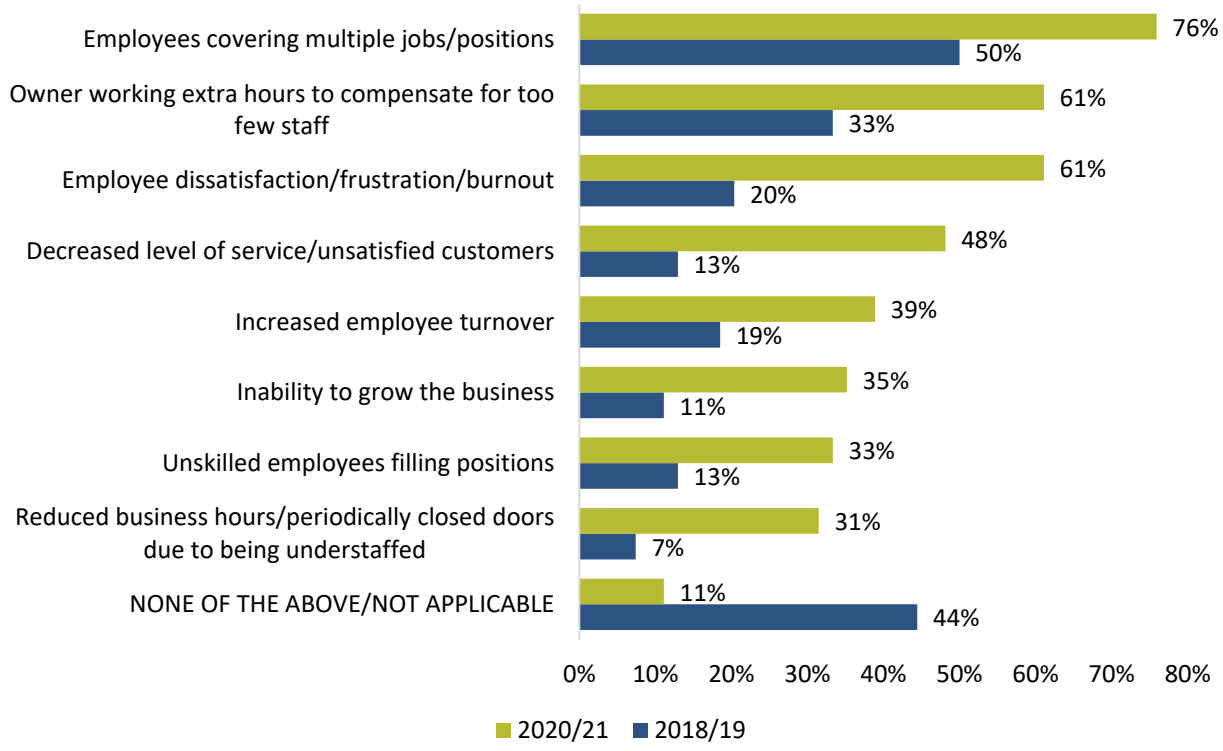
Source: 2021 Employer survey, interviews

With unfilled positions, businesses struggle to provide quality services and operate profitably. This is particularly challenging post-COVID as business has ramped up combined with a tight regional job market. As shown below, the vast majority of businesses responding to the survey experienced problems related to being understaffed this past year (89%). While this problem is not new - about 56% of employers reported that they had understaffing problems prior to COVID – perhaps the most striking issue is how rapidly these problems have increased since 2018/2019. As shown in the chart below:

- Over 60% of businesses experienced problems related to employee burnout, including employees covering multiple jobs/positions, the owner working extra hours, and resulting frustrated and dissatisfied employees. A lower 20% to 50% of businesses were affected pre-COVID.
- Another 35% to 48% experienced issues related to the ability to provide quality services, including increased employee turnover, reduced level of service/customer satisfaction, and an inability to grow the business, up from 11% to 19% pre-COVID.
- About one-third had to reduce their business hours or close their doors due to being understaffed, which affected a lower 7% to 13% of businesses in 2018/19.

> *"I think this issue has only just begun. Finding staff that would stay year-round has always been a challenge, but recently, the housing situation seems to be a big issue."*
>
> *-2021 Employer survey comment*

Has your business experienced any of the following problems related to being understaffed?



Source: 2021 Employer survey

The large number of unfilled jobs is paired with additional challenges.

Low unemployment rate. Unemployment rates in the late-summer and fall of 2021 were lower than they have been in the past 20 years. Finding employees to fill jobs was a challenge prior to COVID when the unemployment rate was just below 3%.

Unemployment Rate, September, Teton County, ID

	Unemployment Rate
September 2021	1.5%
September 2001-2020 Average	2.8%

Source: LAUS

Decline in J-1 Visa[48] workers. As a result of the COVID pandemic and shut-downs in 2020, J-1 Visa workers were much less available. About 7% of employers in Teton County, Wyoming, and Teton County, Idaho, responding to the survey reported hiring J-1 employees in 2021, primarily in bar/restaurant, lodging/accommodations, recreation, and retail industries; however, fewer were hired than before the pandemic.

[48] A J-1 Visa is a non-immigrant visa for a limited duration issued by the United States to research scholars, professors and exchange visitors participating in programs that promote cultural exchange, especially to obtain medical or business training within the U.S. All applicants must meet eligibility criteria.

- In summer 2021, employers hired J-1s to fill about 2% of jobs in the region. The number hired was about 58% lower than in 2018/19.
- Employers anticipate hiring J-1s near pre-pandemic levels in 2022, helping to fill about 5% of jobs in the region.

Since the number of jobs has recovered from 2020, the lack of these workers is strongly felt. J-1 employees typically fill lower skill/lower paid positions and work multiple jobs that businesses must now recruit for locally.

Lack of and high cost of housing. Not only can new workers not find available housing, but homes that are available are too expensive for local wages. This affects the full range of vacant positions from entry-level through experienced management positions, with lower paid positions most impacted.

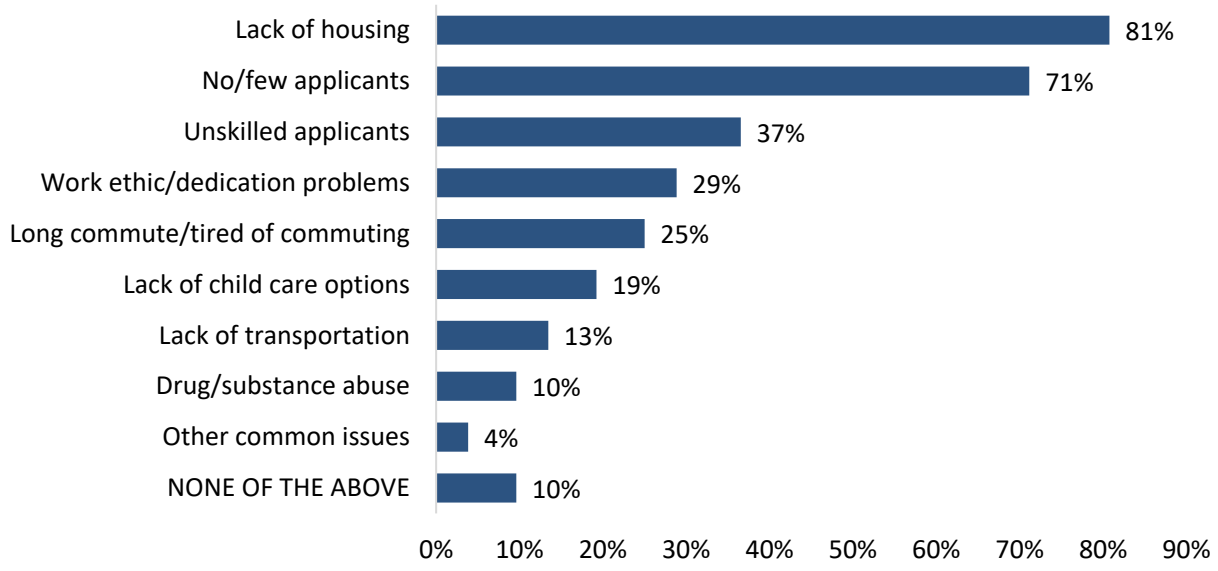
When employers were asked about issues they experienced when finding or keeping qualified employees:

- The lack of housing was the number one issue (81%), followed by no/few applicants (71%).
- Long commutes have also impacted about 25% of businesses, but this is more prevalent for Teton County, Wyoming, businesses (41%), for which many employees have a difficult commute over the pass.
- Lack of childcare and transportation ranked lower, but are services that can help make an employer competitive in recruitment and retention.

"Housing is the number one factor limiting my ability to bring new high paying year-round jobs to Teton Valley."

-2021 Employer survey comment

Issues experienced in finding or keeping qualified employees:



Source: 2021 Employer survey

Employee turnover and difficulty recruiting. About 76% of employers in the county responding to the survey had employees leave and 78% had potential hires decline positions due to the inability to locate suitable housing in the area.

- The number of employees that left employment equates to 5% of jobs in the county; meaning 5% of jobs were vacated and had to be refilled. Candidates were found for another 12% of jobs, but declined offers of employment.
- Turnover is costly to the business. Aside from affecting business hours and operations (as discussed above), it costs money to recruit and train new employees. Some studies have estimated that it costs about 20% of an employee's salary to replace that employee[49] – costs that quickly add up with repeated turnover.

"How many people, in your estimation did not accept a job or left your employment in the past 12 months because they lacked or could not find housing they could afford in the area?"

	% of employers experiencing the problem	Average # of employees lost per business	% of total jobs in the county represented
Employee(s) left	76%	2.3	5%
Potential hire did not accept job	78%	5.7	12%

Source: 2021 Employer survey

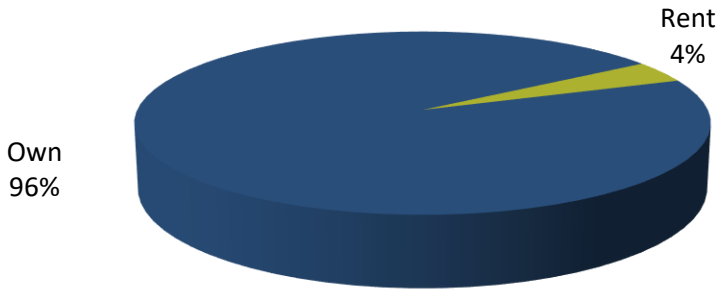
Retiring Employees

Based on survey responses, about 15% of employees working in Teton County, Idaho, expect to retire within five (5) years. This equates to about 800 employees.

- Pending retirees tend to hold more senior positions and be skilled staff.
- Housing is a primary concern. Nearly all of employees that expect to retire have stable housing because they own their homes. Many purchased 10 or 20 years ago or during the 2007/08 recession. New employees struggle to find homes to rent and the vast majority will not earn enough to purchase.
- Some retiring employees will stay in the community. For those that decide to move, the homes they vacate likely not be affordable for the employees who follow.

[49] See, e.g., The Center for American Progress, "There are Significant Business Costs to Replacing Employees," Nov. 2012, available at: https://www.americanprogress.org/issues/economy/reports/2012/11/16/44464/there-are-significant-business-costs-to-replacing-employees/

Tenure of Employees that Plan to Retire Within 5 Years:



Source: 2021 Employee/Household Survey

Pending retirees and the aging population present potential other challenges. For retired residents that prefer to age in place, lower maintenance, smaller patio homes or attached product are often desired as residents age. The need for senior care services and life care or assisted care options will also increase. There are currently no assisted living centers or skilled nursing facilities for this population in the Teton Valley.

Chapter 4 – Housing Inventory

Housing Units – Number and Occupancy

Teton County, ID has 5,333 housing units. Housing units have been added at a rate of about 2.1% per year since 2015, which is more than twice the rate during the previous five years (about 0.6% on average).

Housing Unit Estimates, Teton County, ID: 2010 to 2021

	2010	2015	2021	2015-2021 Annual Growth Rate
Housing Units	4,561	4,704	5,333	2.1%

Source: Teton County Assessor

About 70% of Teton County housing units are occupied by resident households. The other 30% are second homes, short-term rentals, or vacant in the transition of being sold or rented. The 70% occupancy rate indicates a slight increase in occupancy since 2010. Considering the timing of the 2010 Census in the depth of the Great Recession and the 2020 Census at the beginning of the pandemic, this represents a relatively stable occupancy.

Occupancy and Tenure, Teton County, WY: 2000-2020

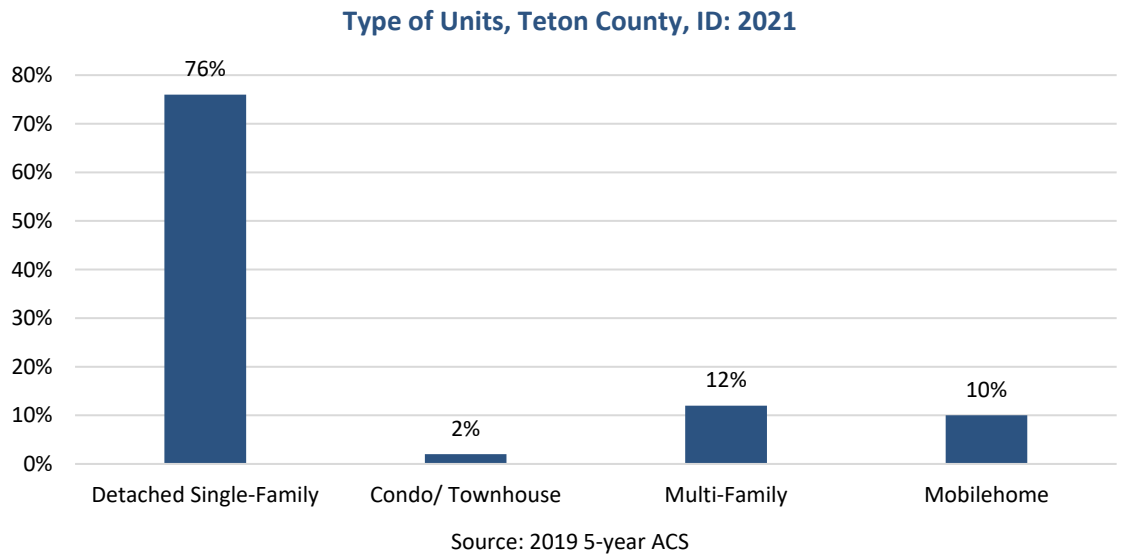
	2000	2010	2020 (adj.)
Occupancy Rate	79%	67%	70%

Source: 2000, 2010, 2020 Census, Teton County Assessor, Consultant Team

Types of Units

There is little diversity in the housing stock in Teton County. Housing units are predominately single-family homes (76%). About 12% of units are multi-family and 10% are mobile homes, which are typically more affordable options for local employees.

Stable rentals for local employees and a diversity of housing options for owners at different life stages are in short supply in the county. For example, apartments, unlike owner-rented single-family homes, townhomes, and condos, are not subject to being sold out from under the renter or the owner moving in and, in communities where apartments are defined as having to be rented for a minimum of 30-days or more, cannot legally be converted to short-term rental use. Increasing the diversity of housing types would support greater affordability and mobility in the market for households at all stages of life.



Source: 2019 5-year ACS

Housing unit occupancy by income level indicates the extent to which different housing types may provide "naturally occurring" affordable housing. The below table shows the type of housing units occupied by income level (AMI). The sample includes respondents that are residing in market rate housing, meaning that the table excludes respondents that are living in employer-assisted or income, employment, rent or price-limited homes. As shown:

- Households with incomes greater than 80% AMI are more likely than other households to live in single family homes and less likely to live in multi-family units.
- Households earning below 80% AMI are more likely to reside in multi-family units and mobile homes than other households.
- Accessory dwelling units predominately provide housing for households earning between 50% to 120% AMI.
- A significant percentage of households earning under 80% AMI are also currently not permanently housed, but rather couch surfing, camping, or living in a vehicle (about 110 households).

Type of Unit Occupied by AMI: Teton County, ID, 2021
Respondents Residing in Market Rate Homes

	Less than 50%	50 to 80%	80 to 120%	120 to 200%	Over 200%
Apartment or condominium	19%	16%	11%	4%	2%
Townhome/multi-plex	11%	11%	8%	6%	8%
Single-family house/Cabin	50%	57%	75%	86%	88%
Mobile home	10%	4%	2%	2%	1%
Accessory dwelling/in-law/caretaker unit	0%	4%	2%	1%	0%
Motel/Hotel or Dormitory housing	0%	0%	1%	0%	0%
Not permanently housed (couch surfing, car, etc)	9%	7%	0%	0%	1%
Other	0%	2%	2%	1%	0%
TOTAL	100%	100%	100%	100%	100%

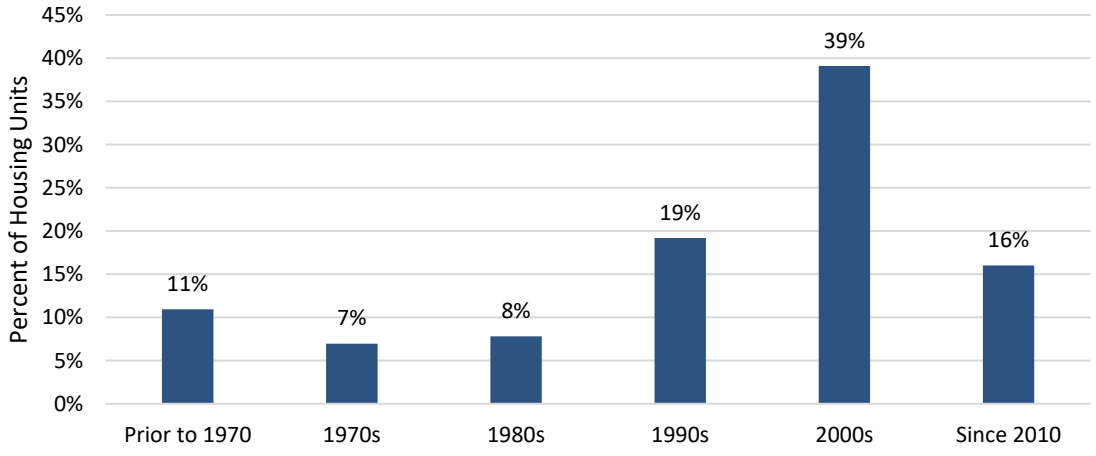
Source: 2021 employee/household survey

Age of Units

Development in Teton County accelerated in the 2000's, when about 39% of the county's housing stock was constructed. Development slowed significantly during the 2007/08 recession, but beginning in 2015, construction has again picked up. About 55% of the housing in Teton County, ID has been built in the past 20 years.

This is different from development patterns in Teton County, Wyoming, in which the largest percentage of housing stock was constructed in the 1990's (25%), and construction slowed down in the 2000's (20% of units built).

Age of Units, Teton County, ID: 2021



Source: Teton County, ID, Consultant Team

Short Term Rentals

Short-term rental is defined as a rental period of less than 30-days. In Teton County, 18% of renters (about 180 households) responded that they were forced to move in the past three years due to direct conversion of their unit into a short-term rental.[50] The rate of displacement was lower in Teton County, Wyoming, (10% of renters), where more regulatory measures on short term rentals are (and can legally be) in place.

Short term rental permits are required in the cities of Victor and Driggs; the unincorporated county does not require permits. A snapshot Airbnb search returned 250 short term rentals in the entire county, plus those in Alta, Wyoming. This equates to just under 5% of total housing units in the county. Of these:

- There are 74 permitted short-term rentals in Driggs, with an estimated 10 to 15 more that may be unpermitted.
- Victor has 25 permitted short-term rentals.
- Tracking short term rentals in the county and supporting the use of ADUs as long term rentals are also recommended.

Many mountain communities throughout the west have moved toward increased regulation and requirements on short term rentals, if not limiting their use or banning them altogether. In Idaho, regulation is limited by House Bill 216[51], which passed in 2017. The bill bars local governments from prohibiting short-term rentals, but it does allow for regulation of short term rentals in the interest of the health, safety, and welfare of residents. The full extent of regulations that state law permits is not fully known, but some communities have adopted regulations ranging from occupancy restrictions (McCall) to a cap on the number of short-term rentals in residential zones (Sandpoint).

> *"We are facing potentially losing over half of our employees due to losing their rental housing. Each one of them is frantically seeking long term rentals. The rentals they are currently in are being turned into VRBO's."*
>
> *-2021 Employer Survey Comment*

Employer Assisted Housing

In recent years, particularly since the COVID pandemic, the ability of employees to find housing they can afford has become more challenging and employers expressed concern that people cannot find places to live. Local wages have not kept up. Employers report that turnover has been high and there is a constant need to search for and train new staff.

To improve the ability to recruit and retain employees, employers throughout the Teton Region have been increasing efforts to help employees find and afford housing. About 40% of employers in Teton

[50] See Regional Overview – Housing Problems for more information

[51] See HB 216 here https://legislature.idaho.gov/sessioninfo/2017/legislation/h0216/ for more information. Another bill, HB 511, also does not allow homeowner's associations to prohibit or restrict short term rentals unless the owner of the home being restricted agrees to it in writing; however, HOA's may assist in helping to enforce local regulations that may exist (e.g., permits, etc.).

County (including Alta) that responded to a summer 2021 survey indicated that they provide assistance with housing (21 of 53 respondents to the question). Employers assisting with housing cover the industry spectrum, including retail, recreation, construction, lodging, and non-profit.

> *Without employee housing we wouldn't be able to operate our business.*
>
> *-2021 Employer Survey Comment*

Of employers providing help with housing:

- The most frequent type of assistance is employer-owned and employer-leased units rented to or provided as compensation to employees, amounting to about 276 beds;
- Another 15 beds are provided as temporary or relocation housing;
- A few companies offer an employee housing stipend ranging from about $400 to $1,200 per month.

When asked how providing assistance has impacted their business, respondents acknowledged the financial impact ("expensive," "reduced profitability," "made our rates higher"), but that it helps to retain qualified, trained, and trusted staff and a "happy crew."

For employers that do not provide housing assistance, the primary reason was that they cannot afford to provide assistance (53%). Only 3% indicated that assistance is not needed for their employees. Among other reasons provided include corporate limitations and "researching building."

Employer Reasons for Not Providing Housing Assistance to their Employees	
Cannot afford to provide housing or housing assistance	53%
I prefer to pay higher wages instead	38%
Do not want to be in the housing business	31%
Do not have the expertise or knowledge to help with housing	31%
Housing is the employee's responsibility	28%
Housing assistance is not needed for our employees	3%
Other	7%

Source: 2021 Employer Survey, consultant team

Sixty-six percent (67%) of employers indicated that they would be interested in providing assistance in the future. When asked what would encourage or help them provide housing, about one-half indicated that partnerships and matching grants would help. Another 38% would find benefit in joint participation with other employers.

> *We are actively considering how to mitigate this risk and are interested in learning more about our options moving forward.*
>
> *-2021 Employer Survey Comment*

With the wide range of experience and activity in the county by employers in trying to help address employee housing issues, opportunities to partner and learn from each other are ripe to continue to boost effectiveness.

What would encourage or help you to provide housing or housing assistance?	
Partnering with government, private, or non-profit entities	50%
Matching grants	48%
Opportunities to participate with other employers	38%
Low cost loans	28%
Technical assistance	14%

Source: 2021 Employer Survey, consultant team

Redevelopment

Over the past five years, nine mobile homes in Victor were either relocated or demolished due to redevelopment of the property they were on. Tracking demolition and redevelopment and comparative price points of replacement units would help understand the net growth or loss of housing over time.

Pending Development

While development since 2010 was down from the previous decade, recent activity indicates the beginning of another strong building cycle. The Teton County Assessor shows about 71 units added per year since 2010. However, the annual rate of production is likely to see a major jump this coming year, as there are over 600 units with pending, approved, or issued building permits.

Units with Pending, Approved, and Issued Building Permits, Teton County, ID

	Teton County, ID
Single Family	391
Multifamily	95
Accessory Dwelling Unit	67
Manufactured/Mobile Home	55
Total	608

Source: City of Driggs, Teton County, ID, Consultant Team
Note: data not available from the city of Victor

In addition to the units in the building permit process, the following projects are also in the pipeline.

Housing Pipeline

Project	Location	Status	Units	Unit Type	Pricing
Depot Square (LIHTC)*	Driggs		30		For rent 30-60% AMI
Stone Mountain	Driggs	Prelim Plat	40	3BR	$600,000
Creekside Apartments	Driggs	Approved (2 of 5 buildings have building permit)	36	9 1BR 18 2BR 9 3BR	1BR $1100 2BR $1400 3BR $1700
Front Street Infill (urban renewal)	Driggs		30	Studio, 1BR	~$1,000
Duplexes	Victor		10	Duplex	Market
Live/work	Victor		5	Live/work	Market
Total			151		

Source: City of Driggs, city of Victor
*See Chapter 6 – Housing Program Accomplishments and Challenges for more information on Depot Square

Chapter 5 – Housing Market

This chapter evaluates how key aspects of the housing market in Teton County, Idaho, have changed in recent years. It provides an overview of:

- Home sale and rental prices,
- Recent and current availability of homes,
- The affordability of homes to local residents and employees, and
- Real estate agent and property manager observations about housing market changes in the past 20 months during the COVID-19 pandemic.

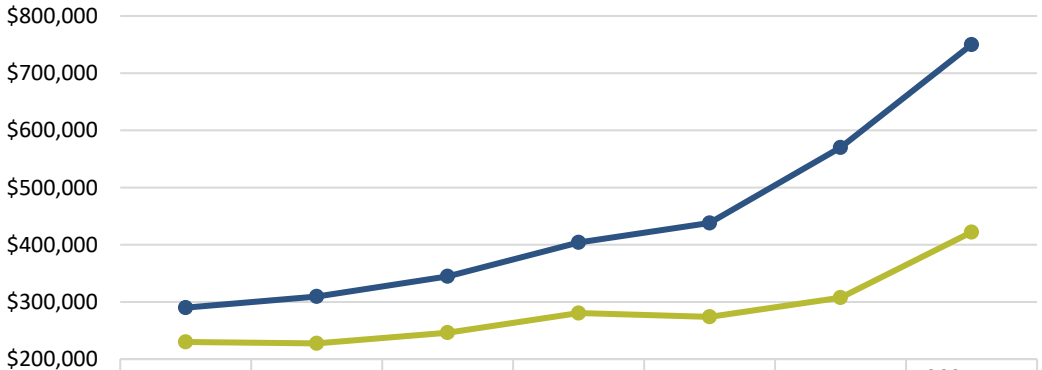
Home Ownership Market

Price Trends (2015 to October 2021)

Real estate prices have escalated over the past few years to levels that are unaffordable to most local residents and employees.

- The median sale price of attached product during the first ten months of 2021 was $422,000 and $750,000 for a single family home.
- Median sale prices have been rising an average of 14% per year since 2015 for single family homes and 6% for attached condominiums and townhomes. From 2020 to 2021, median sale prices jumped 32% and 37%, respectively.

Teton County Idaho Median Sale Prices: 2015 to October 2021



	2015	2016	2017	2018	2019	2020	2021 YTD [1]
Single Family	$290,000	$309,500	$344,750	$404,000	$438,000	$570,000	$750,000
Attached	$230,000	$227,500	$246,250	$280,500	$274,000	$307,500	$422,000

Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Price Per Square Foot

The annual average sale price per square foot from 2015 through 2020, and sales through October 2021, also shows significant increases.

- From 2015 to 2020, the price per square foot for both single family homes and attached product increased by 12% and 6% per year on average, respectively.
- The average price per square foot of single family homes sold in the first ten months of 2021 increased by 39% over the 2020 average. The increase for attached product was 41%.

Price increases far exceed the change in local average wages (4.9% per year) or median household incomes (3.7% per year) since 2015, meaning that affordability for locals is eroding.

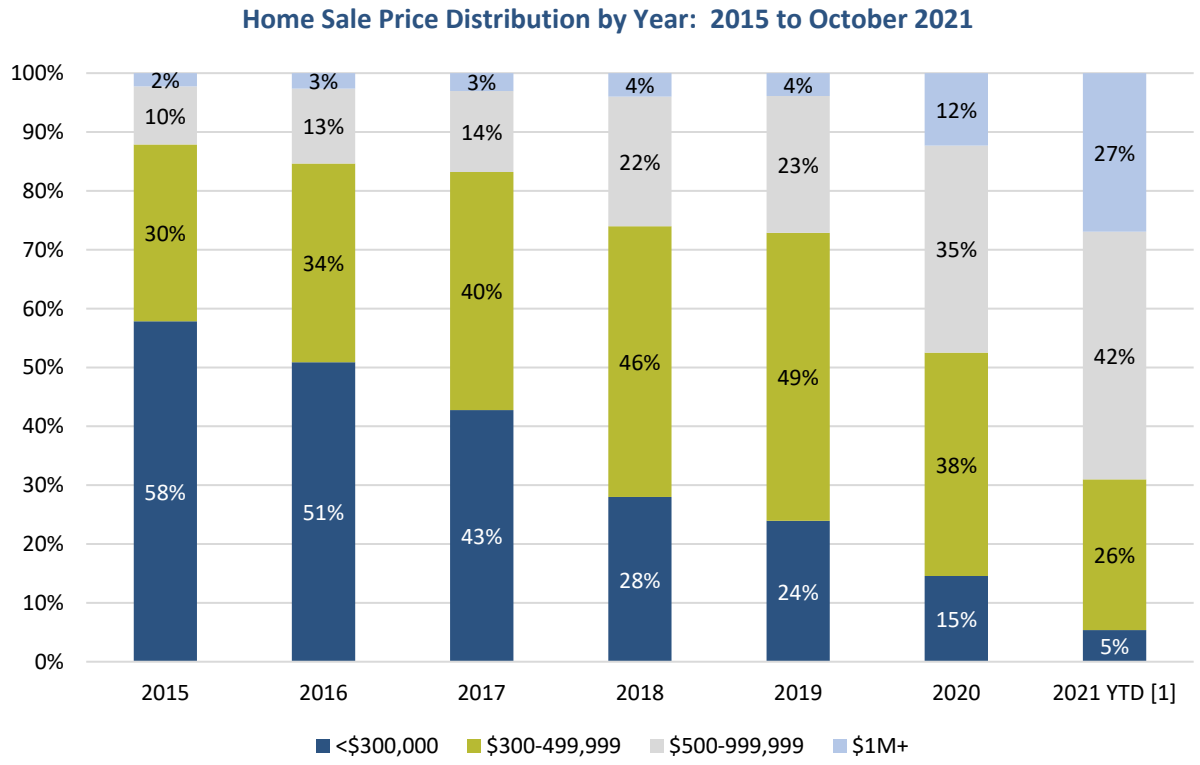
Average Sale Price Per Square Foot: 2015 to October 2021

	Single Family	Attached
2015	$164	$173
2016	$177	$190
2017	$185	$169
2018	$215	$188
2019	$227	$214
2020	$291	$231
2021 YTD [1]	$405	$326
CAGR 2015-2020	12%	6%
% change 2020 to 2021 YTD [1]	39%	41%

Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Homes for sale under $300,000 have basically disappeared from the market in recent years, and, over the last two years, homes priced between $300,000 to $500,000 have declined significantly.

- The share of sales under $300,000 fell from 58% in 2015 to 5% in 2021 – a drop of 53 percentage points. Beginning in 2020, 75% of sales under $300,000 were attached product.
- The share of sales between $300,000 and $500,000 fell from 49% in 2019 to 26% in 2021. The option of finding homes for $500,000 or less in the Teton Valley is quickly disappearing.

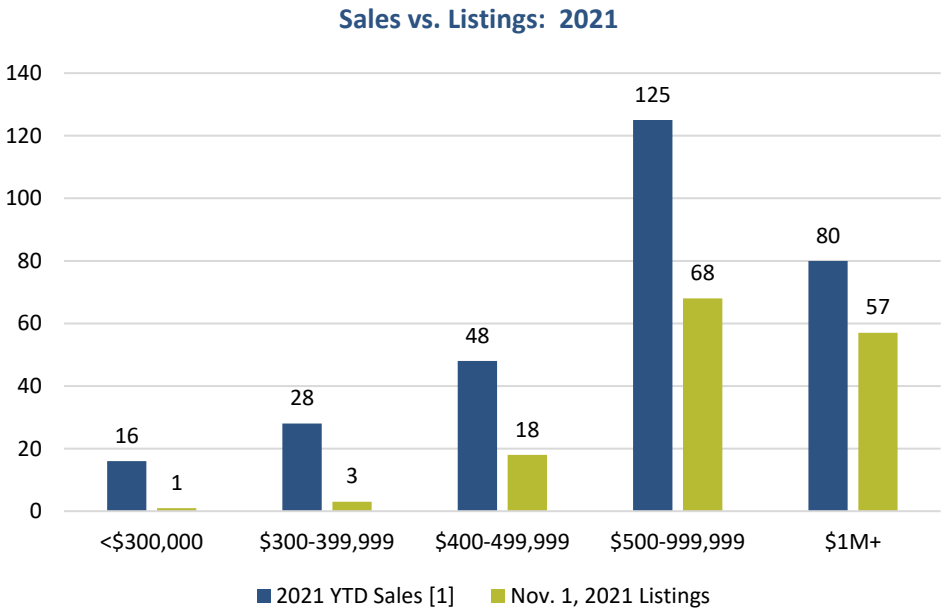


Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Availability

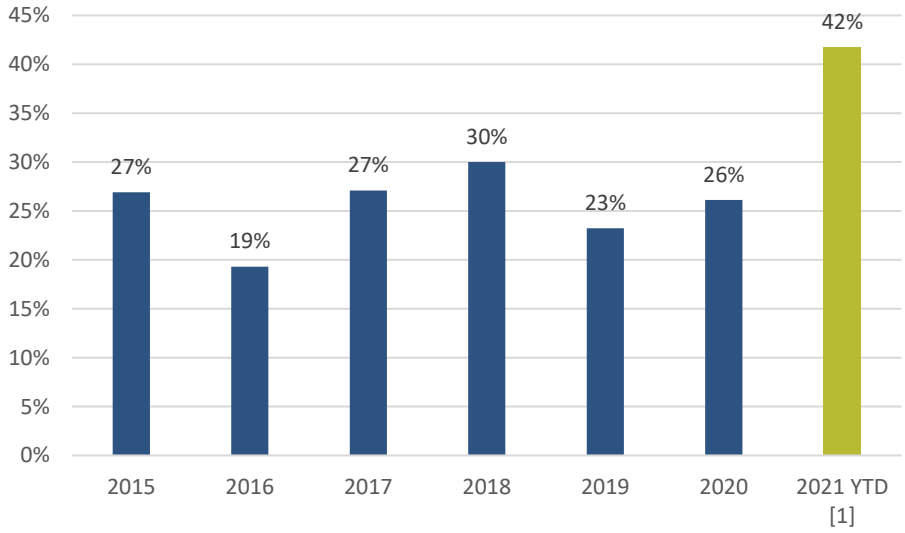
A general industry standard is that when the number of homes available for sale is below a 6-month supply, it is a seller's market – meaning that there are more buyers than homes available to purchase, resulting in rising prices.

Teton County is in a seller's market, and an extreme one for homes priced under $500,000. The number of homes listed in November 2021 shows an average supply of 4.4-months. For homes priced under $500,000, supply drops to 1.3-months. For homes above $500,000 there is a decent amount of supply, representing 7.9 months of inventory.



[1] last sale on Oct 29, 2021, inclusive of sales with a known price greater than zero
Source: MLS, consultant team

Not only is housing scarce, but the percentage of cash sales increased significantly in 2021, adding to the challenges for local residents to compete for homes. As shown below, cash purchases comprised an average of 25% of sales from 2015 through 2020, rising to 42% for sales through October 2021.



Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Local Workforce Affordability

The scarcity of homes for sale poses a challenge to all buyers, regardless of income. It is a more significant challenge, however, for local residents and employees. The majority of residents who own their home earn between 80% and 200% AMI (60%); only 13% earn above this level. Homes priced from about $600,000 to $780,000 may be of interest to some commuters from Teton County, Wyoming, where wages are higher, but most Teton Valley residents need lower priced homes.

> *There is nothing affordable. We were lucky and we're able to purchase our home from our landlord before the market skyrocketed. Would be impossible to move within the valley now.*
>
> *-2021 Employee/Household Survey Comment*

- Only four homes were listed for sale under $400,000 at the start of November 2021; homes in this price range are now essentially non-existent.
- With only 18 homes for sale in the $400,000's and 85% of listings over $500,000, the option to buy a home is increasingly out of reach for the local workforce.

Affordability of Current Listings Compared to Average Household Income

AMI	Max Affordable Price (3-person household) [1]	Owner Household Distribution	Nov. 1, 2021 Listings: Single Family	Nov. 1, 2021 Listings: Attached
0-50%	$142,900	14%	0%	0%
50.1-80%	$228,500	13%	0%	0%
80.1-100%	$285,900	9%	1%	0%
100.1-120%	$343,000	13%	0%	6%
120.1-150%	$428,800	14%	3%	9%
150.1-200%	$571,700	24%	8%	53%
200.1-300%	$1,029,100	6%	39%	31%
>300%	>$1,029,100	7%	49%	0%
Total	-	100%	115	32

Note: percentages may add to more/less than 100% due to rounding

[1] Max purchase price assumes 30-year mortgage at 4.5% with 5% down and 20% of the payment covering taxes, HOA, PMI and insurance.

Sources: HUD, Ribbon Demographics, LLC, MLS, consultant team

Changes over past 20 months (Realtors)

Since March 2020 when COVID-19 was declared a pandemic, the for sale housing market in Teton County has changed dramatically. Interviews with local real estate agents and property managers provided additional insight about recent changes.

- The number of people moving to the area outpaced the historical rate and more buyers are from out of the area. The estimated split of local to out of area buyers is now 50/50.

- Households from outside of the region bought second homes to use as a safe haven to ride out the pandemic. Most intend to rent them short- or long-term when not occupying them.
- To stay in the region, some in the Jackson/Teton County, Wyoming market sold their homes and used the proceeds to buy a home on the Idaho side of the pass, many paying cash.
- Land prices have surged. For example, the price of a lot in the Town of Driggs has roughly tripled.
- Interviewees repeatedly used the term "panic buying" to describe the mindset of current buyers.

Rental Market

Rent Trends and Local Workforce Affordability

In the 2014 housing needs assessment,[52] survey respondents from Teton County reported paying an average of $763 per month for rent. In 2021, this increased 83%, or an average of 9% per year, to $1,402. The average rent that residents report paying is still substantially lower than that reported for advertised rentals in November 2021, which was nearly $2,500. These figures indicate how quickly rents have been increasing in Teton Valley.

> *Rent just keeps skyrocketing. So we have to stay here in a cold dark basement.*
>
> *-2021 Employee/Household Survey Comment*

Local property managers stated that some units have increased up to 60% since the pandemic began, indicating that much of this rent increase has occurred in the past few years. The rate of increase depends upon home type, condition, location, and if the lease is being renewed by an existing tenant or a new tenant is moving in. Rents for existing tenants have tended to increase less than new leases over the past 20 months. This is also illustrated by the lower rent rates reported by respondents to the survey compared to advertised rentals and market rents reported by property manager in the below table. In addition:

- Current renters in the county need an income of about $56,000 on average to afford the overall average rent (about 82% AMI). Advertised rentals, which is what new households coming to the Valley are likely to find, require a household to earn 144% AMI on average, or an income of $99,000 for a 3-person household.
- As rents rise, locals increasingly need to find roommates to afford rent, regardless of household type. This means families bringing in more family members, friends, or unknown roommates to cover rent.

> *We have our adult children with good paying jobs living with us because they cannot find affordable housing in the area.*
>
> *-2021 Employee/Household Survey Comment*

[52] See Western Greater Yellowstone Area Housing Needs Assessment, 2014, by Rees Consulting, et al., Teton ID section, p. 18.

- Property managers interviewed indicated that the rental market has generally been capped at about $2,500 per month for locals. As rents rise above this, more roommates are needed, which many landlords seek to avoid.

Rent Prices by Bedroom Size: 2021

	0/1-bedroom	2-bedroom	3+-bedroom	Overall Avg.
Property manager interviews	$800-$2,200	$1,000-$2,800	$2,500-$3,300	$1,000-3,000
October-November 2021 average listed rent	$1,141[2]	$2,550	$3,311	$2,474
2021 Employee/household survey responses	$1,184	$1,322	$1,626	$1,402
AMI affordability of advertised rent[1]	75%	148%	193%	144%
Income needed to afford advertised rent	$45,640	$102,000	$132,440	$98,960
Number of average wages needed to afford rent	1.1	2.5	3.3	2.4

[1]Note: calculation assumes 2 people in a 0/1 bedroom unit and 3 people in 2- and 3-bedroom units
2 Several 0/1 bedroom unit advertised are actually rooms, some with a shared bath. When rooms are removed, the average cost rises to $1,324, affordable for a household earning 87% AMI
Source: Property manager interviews, online rental listings (Teton Valley News, JH News, Craigslist, Facebook, Zillow, Hotpads, Apartments.com), consultant team

The high and rising rents are driven by the extreme shortage of rentals and strong demand. The pandemic brought a wave of remote workers, which property managers noted are able to pay much higher rates than local wages can support. This is paired with the continuing demand from workers in Teton County, Wyoming, where average wages paid are higher than in Idaho.

Our housing prices and rents are dictated by Jackson, however, our wages are being dictated by Idaho, which does not pay good wages. These two influences contradict each other.

-Property manager interview

As shown below, rents paid by households that commute out for work pay about 10% more on average for rent than residents in the Valley in total. Particularly in a tight rental market, the ability to pay more is a competitive advantage. The competition has forced some locals to leave the area. Workers are increasingly relocating to Ashton, St. Anthony, and Idaho Falls because units are more available and affordable.

Rents Paid by Bedroom Size: Residents that Commute Out for Work, 2021

	0/1-bd	2-bd	3+-bd	Overall Average
Commute out for work	$1,256	$1,536	$1,689	$1,537

Source: 2021 Employee/Household Survey

Availability

As a general rule, vacancy rates at or below 3% are very low, double-digit vacancy rates are very high, and a vacancy rate of around 6% that is trending downward typically indicates to developers that construction of additional units should begin.

A search for advertised rentals over a two month period from October to November 2021, only produced 21 rental listings. This is equivalent to a 1.1% vacancy rate per month. This low vacancy rate was confirmed by property managers who noted that:

- Near or zero vacancy is not new to Teton County, having been commonplace for the past eight years.
- During the pandemic, one big change is that adjacent counties like Fremont and Madison also experienced extremely low to zero vacancy, meaning the option of moving further away to find lower cost rentals proved challenging.
- Units in the county are filled in a matter of hours or days, mostly by word of mouth. Property managers do not need to advertise. Competition is fierce.
- Turnover used to be more tied to seasonal changes when Grand Targhee opened or closed. Now units typically only turnover when rents are raised significantly (e.g., $1,750 to $2,800), displacing existing tenants for new ones.

When vacancy rates are this low, the rental market is near capacity and cannot absorb new residents or employees moving to the area. This results in several issues:

- Renters have difficulty moving from one unit to another as their circumstances change;
- Renters are vulnerable to increasing levels of cost burden, because there is nowhere to move to if the landlord seeks to increase their rent;
- Renters fear reporting needed repairs to landlords due to concerns of retaliation through rent increases or nonrenewal of lease;
- New employees struggle to find housing when hired by local businesses;
- Rents increase at rates much faster than incomes; and
- Landlords have little incentive to make repairs and capital investments.

Chapter 6 – Housing Program Accomplishments and Challenges

The purpose of this chapter is to capture what has been accomplished in Teton County with regard to community housing production and programs. Particular focus is on changes seen since the 2014 housing needs assessment was completed. This section reviews subsidized housing inventory, projects in the works, and structures and organizations in place to help facilitate more housing options for local residents and employees in the Teton Valley.

Deed Restricted/Subsidized Inventory

The deed restricted and subsidized housing inventory has not grown since the *2014 Housing Needs Assessment*, but several building blocks are in place that will enable future growth and creative solutions.

Teton County, ID has three income-restricted, subsidized apartment complexes, providing a combined total of 88 restricted units.[53] Most of the units (63) are restricted for very low income households (≤ 50% AMI) with 25 serving households with incomes up to 60% AMI. The 88 restricted units house 9% of the county's households. Affordability restrictions on 74 of the units will expire in 2040 and 2042.

Two of the properties, Fox Creek and Teton View, are family oriented. These properties offer two- and three-bedroom units and are in good condition. They were constructed in 2000 and 2002 utilizing Low Income Housing Tax Credits (LIHTC).

Teton Court is 42 years old. It has one-bedroom units located in a single building and was constructed with Rural Development financing. Residents pay 30% of their income for rent.

Teton County, ID Subsidized Housing Inventory

Project Name	Location	Total	Bedrooms			AMI			Subsidy
		Units	1	2	3	≤50%	51 – 80%	Mkt	Type
Fox Creek	Driggs	32		10	22	16	8	8	LIHTC
Fox Creek II	Driggs	24		20	4	12	7	5	LIHTC
Teton View Village	Victor	32		12	20	21	10	1	LIHTC
Teton Court Apts	Driggs	14	14			14			RD
Total		**102**	**14**	**42**	**46**	**63**	**25**	**14**	

Source: 2014 Housing Needs Assessment

There are no owner-occupied housing units in Teton County, ID with restrictions that make them affordable for the workforce over time. But, the 2021 T*eton County Joint Housing Authority Supply Plan* outlines a robust pipeline of potential additional income restricted housing, both for sale and for rent.

[53] The complexes have 102 units total, including 88 that are income and rent restricted and 14 that are market rate or on-site manager units.

Waitlists

Fox Creek has a waitlist of at least three years, with only about two units opening each year. The program manager reported the longest wait is for two-bedrooms.

Teton Court only has a waiting list of one person, however, there is very little turnover in residents.

Loss of Units

No deed restrictions have been lost since 2014, however, extensive loss of naturally occurring affordable housing is occurring in the community, as documented elsewhere in this report. Much of that loss occurs through incremental changes, such as price appreciation of single-family homes and long term rentals converting to short term rentals. Two recent events illustrate larger market impacts:

- Grand Targhee lost a master lease for employee units in Driggs in 2020.
- The expansion of the Teton Valley Resort in 2021 displaced nine households in the Rockin' H Mobile Home Park in Victor. These households had been paying lot rent of $500/month.

Housing Programs in Operation

The **Eastern Idaho Community Action Partnership** provides a weatherization program which covers energy efficiency measures, health and safety improvements and repairs in 10 counties, including Teton.

- The program is available to homeowners and renters with incomes no greater than 200% of the poverty level. Priority is given to individuals over 60 years of age, families with children under 6 years of age, and persons with disabilities.
- The wait list has 17 applicants (excluding multi-family), and applicants will need to wait about three years to receive assistance.
- In the past five years, 11 Teton County households received weatherization assistance. The last weatherization contract averaged $11,715; almost double the average in 2014.

Community Resource Center of Teton Valley provides numerous services, including assistance with applications for rentals and housing assistance programs, help searching for available rentals (online inventory updated weekly), assistance resolving minor issues with landlords, and referrals to temporary housing shelters in Jackson and Idaho Falls. In addition, emergency rental assistance, energy assistance, and financial assistance with rent, utilities and/or security deposits are also available.

More resources for renovation and weatherization in the valley could help community members live more affordably and in healthier conditions. Investing local resources in these programs could create greater flexibility in who is served and enhance the housing inventory to be sustainable for the long term.

Proposed Additional Inventory

The city of Driggs has contributed land and infrastructure for a LIHTC funded rental project in downtown Driggs called Depot Square. The project has received a LIHTC allocation and is in the final stages of predevelopment with construction start anticipated in spring 2022.

- Depot Square will provide 30 units, serving households from 30-60% AMI, with one market rate unit for a property manager and three market rate live-work units. The project will also include four business incubator spaces on the ground floor.
- Total project cost is projected to be $9 million. The project developer is Northwest Capital Partners, an experienced LIHTC development group based in Boise, Idaho.

Chapter 7 – Housing Resources, Opportunities and Constraints

This chapter summarize the resources available in the community, including land, funding, and development opportunities and challenges to set the stage for the next phase of policy discussions and action planning in the Teton Valley.

Government Owned Land

Identifying land and providing it at low or no cost can be a highly effective strategy for catalyzing community housing, as demonstrated by Depot Square. The *Teton County Joint Housing Authority Supply Plan* was completed in 2021 and focused on vacant government-owned lands within the cities of Driggs, Victor, and Tetonia that might be suitable for housing. Suitability was ranked based on access to transportation, retail and services, employment, walkability, zoning, and presence of infrastructure. The three highest priority sites that emerged from this process are:

1. Sherman Park site, owned by the city of Victor: the city has entered into a Memorandum of Understanding with the Joint Housing Authority to lease this 3.39-acre site for an affordable housing project.
2. Road & Bridge remnant site, owned by Teton County: the county has leased this site to the Joint Housing Authority, creating the opportunity for additional affordable housing.
3. Courthouse Parking Lot remnant site, owned by Teton County.

These sites, in combination with five lower priority sites under both public and private ownership, could yield as many as 391 homes.

The primary strategy in the Supply Plan is prioritizing publicly owned sites to catalyze the types of housing needed in the community. The Plan provides a helpful roadmap, setting the priority sites based on their suitability for housing and exploring what types of housing could serve the community.

Taking the land cost out of the development proforma is a helpful start to creating affordability; however, in the current construction environment, this alone will not be sufficient. Public/private partnerships, staff capacity at the Housing Authority, and local funding sources to fill additional cost gaps will be essential for success. Part of this includes continuing to secure land for future public/private partnerships to place the community in a good position to respond to housing needs over the long term.

Guiding Policy Documents

Affordable Housing Strategic Plan

In 2017, Teton County and city of Driggs, City of Tetonia and Victor created a technical advisory group (TAG) to recommend housing strategies to address needs not being met by the market. This group created the *Affordable Housing Strategic Plan* (AHSP), which was adopted by Teton County, city of Victor, and city of Driggs and city of Tetonia in late 2019 and early 2020. The AHSP goal is:

"To facilitate the development of diverse, permanently affordable housing options within city limits that will support public service agencies, enhance the local economy, add vibrancy to downtowns and help preserve the rural character of the area."

The Plan has prioritized tiers of strategies and assigned implementation steps. The plan also includes discussion of organizational needs and funding opportunities. This plan is an excellent accomplishment and encompasses almost all of the recommendations set forth in the *2014 Housing Needs Assessment*.

Figure 4: Affordable Housing Strategy Evaluation Matrix

CATEGORY	STRATEGY	OWNERSHIP / RENTAL	AMI CATEGORY	LEVEL OF IMPACT	COST / EFFORT	TIME FRAME
Public-Private Partnership	**LIHTC or USDA Direct Loan Project**	Rental	<60%	High	High	3 Years
Public -Non-Profit Partnership	**Habitat for Humanity / Self-Help Housing**	Ownership	<50%	High	High	5 Years
Public	**New Development Incentives**	Both	<120%	High	Medium	1 -2 Years
Public & Non-Profit	**Promote Existing Development Opportunities & Incentives**	Both	<120%	Medium	Low	1 Year
Public	**Development Exactions**	Both	<80%	Medium	Low	1 Year
Public or nonprofit	**Renter's Deposit Loan Program**	Rental	<80%	Medium	Medium	1 Year
Public	**Employer-Assisted Housing**	Rental	<120%	Medium	Medium	1-2 Years
Public-Private Partnership	**Local Buyer Pre-Listing Network**	Ownership	Market	Medium	Medium	1Year
Public or Non-Profit	**Home Buyer/Renovation Education**	Ownership	<120%	Low	Low	1 Year
Non-Profit	**Emergency Shelter Transportation**	N/A	<50%	Low	Low	1 Year
Public or Non-Profit	**Weatherization**	Both	TBD	Low	Low	2 Years
Public or Nonprofit	**Down Payment Assistance**	Ownership	<100%	Low	Medium	2 Years
Public	**Evaluate Short-Term Rentals**	Rental	Market	Low	Medium	1-2 Years
Non-Profit	**Community Land Trust**	Ownership	<80%	Medium-High	High	5 Years
Public – Private Partnership	**Cooperative Housing Project**	Ownership	<120%	Medium	High	5 Years

TIER I STRATEGIES
TIER 2 STRATEGIES
TIER 3 STRATEGIES

Source: page 12 - https://www.tetoncountyidaho.gov/use_images/pdf/additionalInfo/tetoncountyidahoaffordablehousingplan-2-12-2019.pdf

This is a strong plan that follows best practices for housing action planning.

- It was created by a cross-disciplinary group with local expertise and is grounded in market research, demographic data, and prior studies.
- It directs development activity towards incorporated areas with existing services, infrastructure and jobs, to reduce spawl and conserve the rural character of the unincorporated county.
- It takes a multi-faceted approach to housing solutions, looking at regulations, incentives, development, and preservation of inventory.
- It seeks to address the broad spectrum of housing needed for a functional housing market and the diverse demographics that serve a vibrant local economy.
- It recruits participation in solutions across public, private, and non-profit sectors.
- It has recent, buy-in from local elected officials, with adoption by all four jurisdictions.

Implementation of the AHSP is underway. The first priority in Tier 1 has been the highest priority and is coming to fruition with the Deport Square development.

We recommend continuing to implement the strategic actions. The creation of the Teton County Joint Housing Authority and hiring of an Executive Director will add capacity for implementation. Pairing with this is the need to pursue dedicated local funding sources and the public/private partnerships anticipated in the Supply Plan.

Teton County Joint Housing Authority Supply Plan

The Teton County Joint Housing Authority Supply Plan charts a path to help produce 390 homeownership units based on needs identified in the 2014 Housing Needs Assessment. This plan prioritizes a mix of public- and private-owned parcels within the three municipalities that are suitable for housing.

Local Funding Sources

With the increasing gap between the cost to buy, build, and rent and what locals can afford, local funding sources for housing are increasingly important. Local stakeholders are aware of the need to establish a local funding source. The AHSP outlines several prospective sources and the Housing Authority is exploring which options will be most viable. Tools that are currently in place include:

- Private Philanthropy – the Housing Authority has been successful in raising funds to support the new Executive Director position.
- Lodging and Short Term Rental Sales Tax – Both Driggs and Victor collect a lodging tax on hotel/motel and STR stays, and have the ability to use some of the revenue for affordable housing.
- Local government match – Driggs, Victor, and Tetonia are providing funding for Housing Authority operations, and the city of Driggs has provided interim staffing.
- Government owned land and infrastructure, described above.
- Low Income Housing Tax Credit – has been secured through Idaho Housing and Finance Authority to build 30 units in 2022.

- State and Federal Funds – the Housing Authority is also keeping a close eye on funding that might be available through ARPA or other State and Federal actions. There is a draft bill in legislation that proposes to create a state level Housing Fund of about $50 million that would fund workforce housing and help to unlock other state and federal resources.

Development Environment

City and County development requirements, zoning, incentives, and fees all contribute to making housing development more or less affordable to local residents and workers. The summary of tools provided in Appendix B outlines what is currently in use, and where potential improvements could be made to reduce development costs and support development of housing for residents and workers. In general, Driggs and Victor have adopted many best practices for encouraging community housing. Tetonia has policy statements in their Comprehensive Plan supporting housing, but has yet to implement those actions in their code.

Cost of Residential Development

The cost to build residential units has increased dramatically since the Affordable Housing Strategic Plan was prepared in 2019, posing a significant constraint to building housing that the local workforce can afford. The cost to develop housing varies by multiple factors, including location, target demographic, density, and product type. In addition, many costs are in flux and still rising, meaning that prices estimated today will be outdated in the near future. The information below, however, provides a general cost of residential development in Teton County, and illustrates the rising trend.

Cost estimates were obtained through a combination of information in the 2019 Affordable Housing Strategic Plan and through recent interviews with local developers and contractors. Based on discussions, the challenge to build affordably in the area has never been greater. These challenges include high land, labor, and construction materials costs, increasing the gap between cost to build and what local wage earners can afford. As shown in the table below:

The estimated cost to develop has increased significantly since 2019.

- Hard costs (materials and labor) have increased from about $150 per square foot in 2019 for a 1,400 square foot single family home to an estimated range of $225 to $275 per square foot for a multi-family or single-family product that would be starting today. This represents at least a 50% rise in hard costs in just a few years.
- Because costs are continuing to rise, local developers recommend adding a 15% escalator going forward.
- In comparison, developers and contractors who are primarily working in Teton County, Wyoming report that a townhome or multifamily product with medium end finishes ranges from $375-$450 per square foot, which includes materials and labor only (i.e., land, soft costs, site

> *"We have seen lots of turmoil in the material costs over the past 2 years. We have been told to anticipate the following in 2022: 30% rise for drywall, 10% for electrical, and 15% for HVAC. Lumber is going to be the biggest problem."*
>
> *-Developer interview*

work, and development management are excluded). In their experience, working in Teton County, Idaho, is only nominally more affordable to build than in Teton County, Wyoming, as all contractors are competing in the same regional labor and materials pool.

Estimated Cost of Construction, 2014 to 2021

	2014 Plan	2019 Affordable Housing Strategic Plan	Depot Square Estimates	2021 Estimate
Price per square foot	$145-$199	$150	$200	$225-275
Type	Single Family	Single Family	Multifamily	Both
Price includes	Home price - "all in" including land, construction, soft costs, profit	Hard costs only, labor and materials	Hard costs only, labor and materials	Hard costs only, labor and materials

Sources: 2014 Housing Needs Assessment, developer/builder/stakeholder interviews, consultant team

Assuming the cost to construct is $250 per square foot, a 1,400 square foot home now costs $350,000 to build. When land, City fees, design, financing, and developer profit are added, this home will cost in excess of $550,000 as shown below.

Cost to Build – 1,400 square foot single family home: 2021

	Assumptions	Cost
Labor and Materials (hard costs)	$250/sq ft	$350,000
Land and infrastructure [1]	$100,000 per lot	$100,000
Design, fees, financing (soft costs)	20% of hard costs	$70,000
Developer fee	10% of hard costs	$35,000
Total Development Costs		**$555,000**
Price affordable for 3-person household at the median income [2]	100% AMI,	$285,900
Gap (subsidy needed)		**$269,100**

[1] Conservative estimate. Lot prices are rising fast and vary significantly based on location, size, etc.
[2] Max purchase price assumes 30-year mortgage at 4.5% with 5% down and 20% of the payment covering taxes, HOA, PMI and insurance.
Source: consultant team

A household would need an income of about $135,000 per year (about 195% AMI) to afford it, making it unaffordable to about 85% of households in Teton County, Idaho. As a result, the market will increasingly be unable to build new housing that the local workforce can afford without involvement of the public sector, including actions like providing land.

Land Acquisition

The price of raw land is a component of residential development costs. Land costs can vary considerably, depending on the location of the parcel, zoning, and access to infrastructure. The *2021 Housing Supply Plan* provides an inventory of sites potentially suitable for housing.

> *The cost of a typical lot in Driggs has doubled or even tripled since March 2020.*
>
> *-Realtor, Builder and Property Manager Interviews*

Land costs have historically been more attainable in Teton Idaho compared with Teton Wyoming; however, costs have escalated rapidly in the past three years. Developers and real estate agents that observe development ready lots have seen prices double or triple in value. Where the 2019 Plan assumed $40,000 per lot, this is now likely at least $100,000.

Infrastructure Alignment

The *Affordable Housing Strategic Plan 2019* and the *Supply Plan* prioritize locating new housing in existing municipalities, close to existing infrastructure. Local jurisdictions can take this one step further by aligning general infrastructure improvements with desired affordable housing outcomes, for example, prioritizing expanding water and sewer capacity or upgrading streets in areas that have been identified as suitable for medium and higher density housing and mixed-use development. This can be an important step to reduce costs for projects when they become development ready.

Housing Organizations

Some of the local and regional resources available in the Teton Valley are shown below. Some are already helping to produce units, manage housing and otherwise assist residents with housing. Future collaboration with and expansion of Teton Valley resources, as well as exploring opportunities with partners throughout the Teton Region, could help expand these efforts.

Teton County Joint Housing Authority

The Teton County Joint Housing Authority was formed in 2019 by Teton County and the cities of Driggs, Tetonia, and Victor. The Housing Authority will facilitate implementation of many of the Affordable Housing Strategic Plan and Supply Plan activities.

The four jurisdictions have provided the seed money to start the agency, as well as appointing Board members and providing staff time. The Housing Authority recently secured a local philanthropic commitment for the funding for an Executive Director position. The hiring process is anticipated to begin in early 2022.

Community Resource Center of Teton Valley

The Community Resource Center of Teton Valley was formed in 2016 to help individuals and families assess their needs and connect them to housing and supportive services. Services provided include emergency rental assistance, energy assistance, and rental security deposits, among others.

Eastern Idaho Community Action Partnership

The Eastern Idaho Community Action Partnership provides a weatherization program available to both homeowners and renters with incomes no greater than 200% of the poverty level. See Chapter 6 for program details.

Habitat for Humanity

There is a need for a mission driven organization that can provide homeownership opportunities at price points affordable to the local workforce and other residents. Currently, there is no active Habitat for Humanity affiliate working in the valley, or other similar non-profit. Habitat for Humanity of the Greater Teton Area considers Teton County, Idaho, to be in its service area, but is not currently working in the valley. If that affiliate or the Idaho Falls Area Habitat for Humanity were willing to extend their geographic reach and/or services to the valley, it could be a tremendous benefit. If this is not an option, we recommend having the Housing Authority lead affordable for sale development or establishing another entity with that mission.

Chapter 8 – Housing Units Needed

This section addresses the question:

> *How many additional housing units are needed to address housing deficiencies for residents and support the labor force needed to sustain businesses and the economy.*

Needs are projected through 2027 and quantified in two categories:

- Catch-Up Needs – the number of housing units needed now to address current deficiencies in housing based on employees needed to fill unfilled jobs and the number of units needed for a functional rental supply.
- Keep-Up Needs – the number of units needed to keep-up with future housing demand through 2027 based on job growth and jobs vacated by retiring employees. Housing shortages worsen when local job growth and the need for more workers exceeds the growth in available housing units.

This section estimates housing units needed to support employers, keep up with future job growth and improve housing options for area residents based on information presented in other sections of this report. Estimates are a subset of the total demand for housing in the county. Estimates do not include current waitlists for housing, overcrowding, or households that will be forced to leave due to housing conditions.[54] Nor do figures represent the entire housing market – remote workers or retirees moving in from elsewhere, second homeowner purchases, and other market segments, which are outside the scope of this analysis.

Catch-up Needs (Current Conditions)

Unfilled jobs

Labor is in short supply, both locally and nationally. In such a competitive environment, the near-zero rental vacancy rates, and high and rising home prices and rents, make it even more difficult to attract the already scarce labor pool to the area. Eighty-percent (80%) of employers stated that the lack of housing affected their ability to find and keep employees. More housing that local employees can afford is needed for businesses to hire and retain the workers they need to thrive.

Employer survey respondents reported that 19% of jobs were unfilled this summer, which is high and has been affecting business operations and employee satisfaction. Because 100% of jobs are rarely filled, the following estimate seeks to lower the unfilled job rate to 5%, which was more typical prior to the pandemic.

About 80% of employees reside in the Teton Region. If this pattern is maintained, then the number of homes needed locally is about 335 to bring the current 19% unfilled job rate down to a 5% rate.

[54] See Regional Overview – Housing Problems

Units needed to help fill jobs	
A. Current unfilled jobs (19%)	1,400
B. Reduced unfilled jobs (5%)	360
Jobs to fill (A – B)	1,040
Jobs per employee	1.3
Employees per household	1.9
Housing units needed	420
% of employees living in the Teton Region	80%
Housing needed for Teton County, ID, employees to live in the Teton Region	335

While this catch up need is important to understand for relieving current business employee shortages, much of this figure is also incorporated in the estimate of future job growth. This potential for double-counting is addressed in the summary of housing needs later in this section.

Functional Rental Supply

The current rental supply in the county is not functional because vacancies are below 1%, placing substantial upward pressure on rents. When vacancy rates are this low, the rental market is near capacity and cannot absorb new residents or employees moving to the area, much less provide opportunities for current residents to find more suitable rentals as their housing needs change. Renters are "stuck" in their homes, and subject to burdening rent increases.

- A 5% vacancy level, while still low, provides some choice and availability of units for residents and employees. To increase the vacancy rate to 5%, approximately 50 additional rental units are needed.
- To also provide housing for persons who are now camping or living in motel rooms would require about 120 additional units.

Rentals Needed for a Functional Market	
Total rentals (2021)	990
Number of rentals if 5% vacancy rate	1,040
New rental units needed	50
Units needed for unhoused persons	120
Total rentals needed	170

Future (Keep-Up) Needs

Retiring employees

Employers will need to fill the jobs vacated by retirees in addition to any newly created jobs. Some retirees will leave the area upon retirement; however, when they sell their homes, the majority will be purchased by second-home owners or remote workers rather than local employees.

About 15% of employee/household survey respondents that work in Teton County, Idaho, stated they expect to retire over the next five years. Assuming that 80% of retiree homes will not be available to new employees filling vacated jobs, 335 homes will be needed to house employees filling jobs vacated by retirees.

About 80% of employees reside in the Teton Region. If this pattern is maintained, then 265 homes are needed within the Region.

Retiring employees	
% to retire by 2027	13%
# to retire	3,200
Employees per household	1.9
Total housing units	420
Needed housing units (80%)	335
% of employees living in the Teton Region	80%
Housing needed for Teton County, ID, employees to live in the Teton Region	265

New Jobs

To keep up with estimated job growth over the next five years (2,284 new jobs), approximately 920 additional housing units will be needed. Because the regional nature of this study focuses on the Teton Region as a whole, the below estimate shows how many housing units are needed to keep new workers in the Region based on current commuting patterns. The next section shows how many of these units may be needed in Teton County based on various assumptions.

About 80% of employees reside in the Teton Region. If this pattern is maintained, then 730 homes are needed locally.

Estimated Housing Needed by the Workforce Filling New Jobs, 2021 – 2022

	Low
Increase in Jobs between 2021 to 2027	2,284
Jobs per Employee	1.31
Employees per household	1.9
Housing needed	920
% of employees living in the Teton Region	80%
Housing needed for Teton County, ID, employees to live in the Teton Region	730

Regional Distribution of Catch-Up and Keep-Up Needs

Based on estimated catch-up and keep-up needs in Teton County through 2027, an additional 1,165 housing units will be needed. The number of housing units needed in Teton County will vary depending upon whether the total housing need is provided locally, or if current commuting patterns within the

Teton Region are retained and units are constructed based on where employees presently live. As a bedroom community for Teton County, Wyoming, if current commute patterns are retained, then the number of units needed within Teton County increases because Teton County, Wyoming, employees will need homes.

- If each county in the Region addresses their full housing need locally, 1,165 homes are needed in Teton County.
- If current commuting patterns are retained, the number of units rises to 1,580.

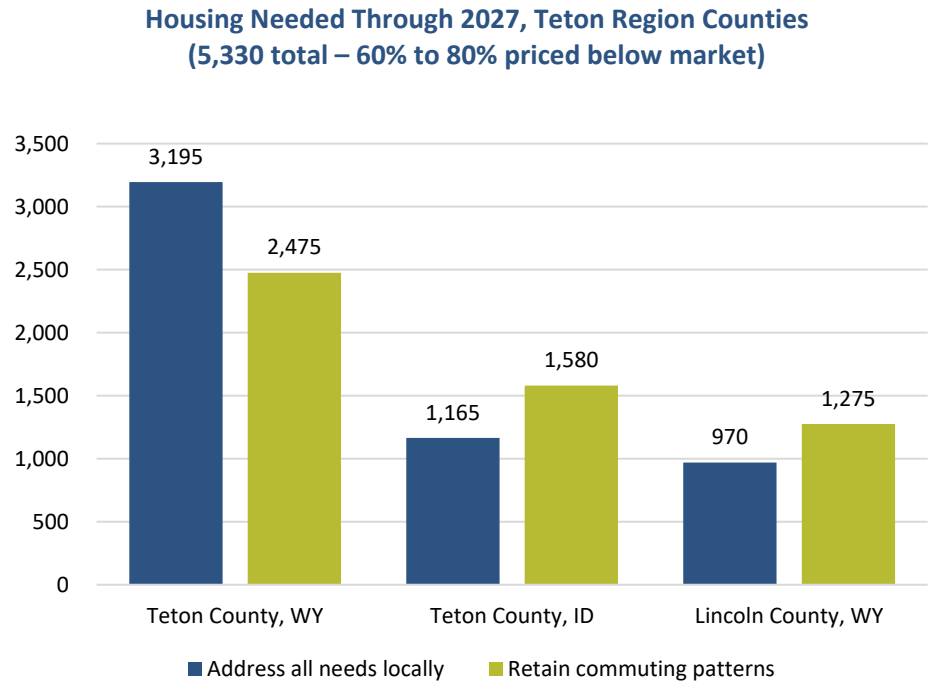
In Teton County, Idaho, about 60% of the housing needed should be priced below-market. As discussed further below, this means ownership housing priced below $500,000 (150% AMI) and rentals priced below $1,500 per month (90% AMI).

Summary of Housing Needs Through 2027

	Address All Needs Locally	Retain Commuting Patterns
Catch-Up	**170**	**170**
Unfilled Jobs (reduce from 19% down to 5% unfilled)*	*335*	*475*
Functional rental supply	170	170
Keep-Up	**995**	**1,410**
New jobs (4.8% growth)	730	1,035
Retiring employees (15% retiring)	265	375
TOTAL through 2027	**1,165**	**1,580**
Below market (60% of units)	700	950
Market rate (40% of units)	465	630

*Housing needed to fill currently unfilled jobs is shown in the table to illustrate the existing shortage of housing related to filling current positions. This number, however, is largely a subset of the new job growth estimate so is not included in the overall total to conservatively prevent double-counting.

The figure below shows the total housing needs through 2027 in the study area based on whether all needs are addressed locally or if current commuting patterns are retained.



Needs by Own/Rent and Income

Ownership and rental housing for local employees and residents is needed. On the rental side, the majority of workers filling new jobs will rent homes (about 70%). Conversion of rentals to short term is also impacting renters in the region (an estimated 180 renter households had to move in the past three years due to this problem). On the ownership side, a significant percentage of current renters (44%) want to buy homes.[55] If ownership opportunities are provided, this can then free up rentals for occupancy. These dynamics support providing a higher ratio of rentals than currently exist, at about a 50:50 split.

The precise ratio, however, is dependent upon the community's desired direction and housing policy. Rentals are needed to help recruit new workers and residents to the region; ownership is needed to retain year-round residents and support community stability.

[55] See Regional Overview – Housing Problems for additional information

Summary of Housing Needs by Own/Rent Through 2027

	Low (housing aligned with job location)	High (housing aligned with current commute patterns)
Units needed through 2027	**1,165**	**1,580**
Ownership	580	790
Rental	585	790

The following table shows the income targeting for the additional units needed based on the income distribution of renter households that work in Teton County. As shown below:

- Market rate rentals in the county currently serve households earning about 90% AMI. The majority of rentals need to be priced below this, and about 50% should be priced below 80% AMI.
- There are 99 rentals in the pipeline for development, ranging from 30% AMI through market unrestricted prices. Rental development is hitting the core rental price points needed and will address 22% of identified need below 100% AMI. This supply will add an important boost to supply at this range.

Rental Units Needed by AMI through 2027, Teton County, ID

	AMI				
	≤50%	50.1% - 80%	80.1% - 100%	100.1% - 120%	>120%
Max. Income	$34,400	$55,000	$68,800	$82,560	>$82,560
Max. Affordable Rent	$850	$1,400	$1,700	$2,050	>$2,050
Renter Income Distribution	22%	30%	14%	8%	26%
Rental Units Needed by AMI*	**150**	**205**	**95**	**55**	**180**
Pipeline development	72		27	0	

Incomes at each AMI are reported for a 3-person household

* Units Needed total is based on the mid-point of the low and high housing need estimates

The following table shows the income targeting for the additional units needed based on the income distribution of owner households that work in Teton County.

- The majority of owners earn under 200% AMI. The current housing market provides some attached product that households earning 150% AMI could afford, but single family homes are generally priced for households earning 200% or more. The shift to this higher price point occurred largely within the past two years.[56]
- When considering ownership product for local residents and employees, most should be priced between $200,000 up to $550,000 (80% to 200% AMI). For housing policies that focus on providing homes for renters that want to buy, entry level product primarily between 50% AMI up to 120% should be the focus ($150,000 to $300,000).

[56] See Chapter 5 - Housing Market

- Fifty-five (55) units of ownership are in the development pipeline, about 75% of which will be priced for owners earning over 200% AMI, meeting about 33% of the estimated need in this income range. Another 15 homes are anticipated to be priced between $300,000 to $500,000, providing homes for upper-middle income buyers in the Valley. Homes from $300,000 up to $780,000, is also a prime purchase range for commuters from Teton County, Wyoming.

Ownership Units Needed by AMI through 2027, Teton County, ID

	AMI					
	≤50%	50.1% - 80%	80.1% - 120%	120.1 - 200%	200.1 - 300%	>300%
Max. Income	$34,400	$55,000	$82,560	$137,600	$247,680	>$247,680
Max. Affordable Purchase Price*	$142,900	$228,500	$343,000	$571,700	$1,029,100	>$1,029,100
Owner Income Distribution	11%	13%	20%	38%	14%	4%
Ownership Units Needed by AMI**	**75**	**90**	**135**	**260**	**95**	**25**
For sale listings	0	0	3	33	55	56
Pipeline development	0	0	0	15	40	-

Incomes at each AMI are reported for a 3-person household

*Assumes 4.5% interest rate 30-year loan, 5% down, and 20% of costs to taxes, insurance, HOA

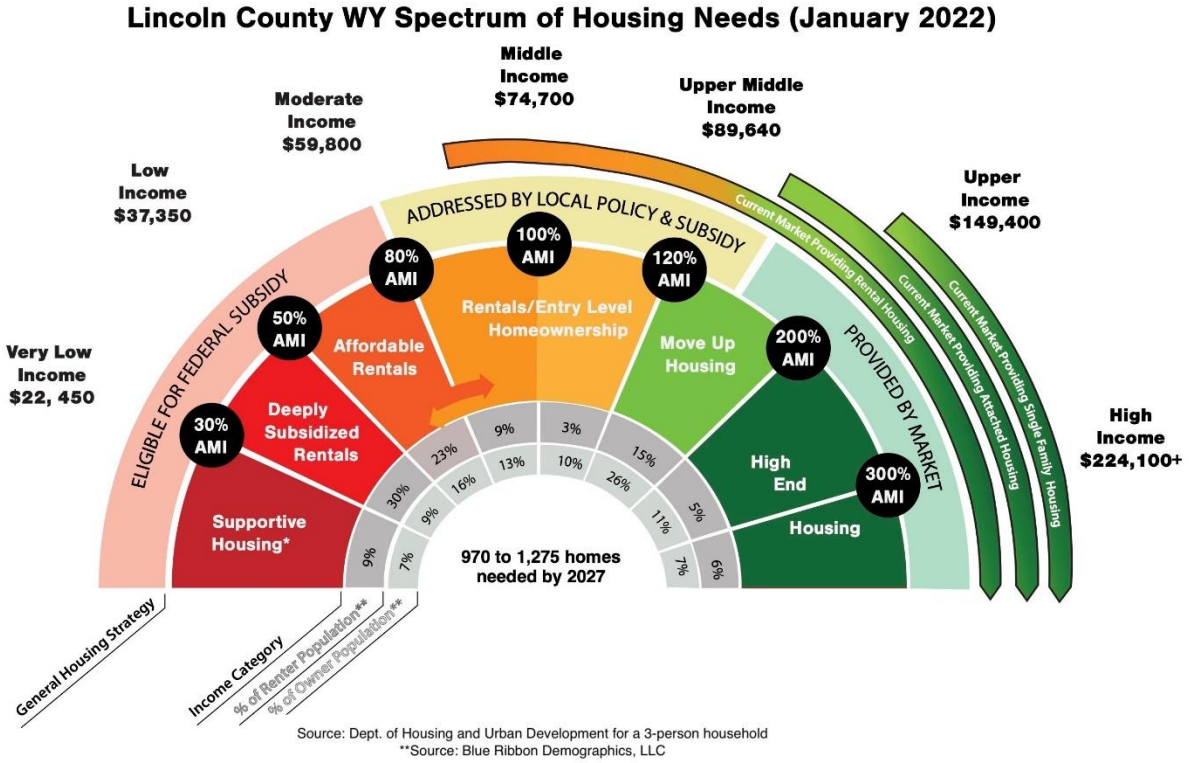
** Units Needed total is based on the mid-point of the low and high housing need estimates

Northern Lincoln County, Wyoming

Chapter 1 – Report Snapshot and Recommendations

Overview of the Northern Lincoln County, Wyoming, Housing Needs Assessment

This Assessment centers on the understanding of what households can afford for housing in Northern Lincoln County (N. Lincoln County), and explores where their needs are being met, and where there are gaps. It uses the definition that housing is affordable when monthly housing costs (rent or mortgage, plus utilities, insurance, and property taxes) is equal to no more than 30% of a household's gross income (i.e., income before taxes).



Source: Dept. of Housing and Urban Development for a 3-person household
**Source: Blue Ribbon Demographics, LLC

The housing bridge, illustrated above, presents a picture of what affordability in N. Lincoln County, for its residents and workforce should look like. The bridge portrays a spectrum of housing that is affordable and most likely to be sought out by households in different income groups. It indicates the percentage of households earning incomes in each area median income range and the type of housing likely to be needed at the different income levels. The bridge depicts what may be ideal for most communities – the availability of housing that is affordable to households at all income levels and provides options for changing life circumstances.

It is from this perspective that the housing needs assessment was conducted. The housing bridge summarizes what you are about to read. It illustrates the mix of housing needed by residents making their living in the county and at which income level. It shows where the market is providing housing and

where it is not; and how much housing is needed to address current shortfalls and keep up with future job growth. More specifically:

- The rental housing market for residents and local employees searching for homes has gotten expensive for local wage earners. A three-person household earning about $70,000 per year coming to N. Lincoln County may find something that meets the definition of affordable on the market.
- Households making their living locally can find attached homes to buy (condominiums, townhomes, etc.) for around $440,000 (150% AMI). Market rate single family homes are now mostly over $600,000 (200% AMI). This is a big shift from just two years ago when three-fourths of homes were priced under $500,000.
- To address the amount of housing needed to catch up to current shortfalls and keep up with future job growth, ***about 60% of the approximately 970 to 1,275 homes needed by 2027 in N. Lincoln County will need to be priced below market***. This will require local policies, subsidies, and creative partnerships with local organizations, employers, and the private sector to produce.

Recommendations

The Path Forward

There is good momentum and foundation for addressing housing needs in the Teton Region. And continued momentum is needed to help address the gap of up to 1,275 homes. ***The magnitude of the issue requires a robust and regional response from all sectors of the community (public, private, non-profit) working collaboratively to engage community support and accelerate housing solutions.***

Recommendations

The below recommendations can be revised, expanded, and made more actionable through community conversations and policy direction by elected and appointed officials.

Regional Nature of Housing

The demand for homes in N. Lincoln County from local residents and employees, as well as workers in Teton County, Wyoming, is extensive and will continue. This means that, the extent to which each county in the Teton Region addresses their housing needs will affect housing needs in other communities in the Region. It is important to maintain a regional dialogue about the problem, recognize the local and regional implications of housing polices, and work together on solutions and policies that carry benefits and impacts across jurisdictions.

Develop a Housing Plan and Build Capacity

Develop a plan for expanding local resident and employee housing opportunities. Establish shared housing goals and objectives, inventory existing organizations and resources, build support and leadership through community outreach and education, and establish a prioritized plan of tasks to undertake. Several considerations are listed below.

- Establish an effective housing deed restriction to ensure homes that are produced, particularly with public land or subsidies, are occupied by local residents and employees. This includes local occupancy, employment, income and/or price appreciation limits. Several examples exist from the other counties in the Teton Region; learn from their experience.
- Build capacity to implement and manage the housing plan. Establish a housing authority or organization to take the lead on housing projects and programs by providing the time and expertise needed to plan, design, and implement identified strategies, as well as manage the housing that is produced. Housing created for local resident occupancy and long term affordability need to be actively monitored or they will be lost.

Increase the Diversity of Housing

The vast majority of housing in N. Lincoln County are single family homes. Increasing the diversity of housing types will support greater affordability and mobility in the market.

- Build rental housing. More rentals are needed. Provide stable rental housing in the community, meaning apartments that cannot be short-term rented. Low Income Housing Tax Credits (LIHTC) are a good source of financing for private developers, public agencies or public/private partnerships and will provide rentals affordable for households earning under 80% AMI; the core need in the county.
- Zone for multi-family. Ensure multi-family development is permitted in or near town centers and where services are available. This includes townhomes, multi-plexes, and higher densities for condominiums and apartments.
- Incentivize development of housing for residents. Provide development concessions for developers that restrict all or a portion of their development for occupancy by local residents and employees. This includes effective density bonus provisions (e.g., Teton County, Wyoming, 2-for-1 program); fee waivers or deferrals; lot setback, height, and design variances; parking reductions.
- Work with Habitat for Humanity of the Greater Teton Area to expand homeownership opportunities for lower income residents. Habitat's work in Teton County could potentially be expedited by efforts to engage the community and organize contributions of volunteer labor.
- Allow Accessory Residential Units in all or most zones. Provide incentives for units that owners agree to restrict for rental to local residents and employees, such as tap fee waivers and pre-approved designs.
- Protect and improve mobile home opportunities.
- Align infrastructure investments to support and facilitate affordable housing. Access federal funds and state passthroughs as infrastructure recovery funds become available. This includes American Rescue Plan Funds (ARPA) and Infrastructure and Jobs Act funding.
- Improve senior housing opportunities. Smaller, lower maintenance homes near town services, patio homes and attached product. Pair with targeted research to determine number, locations, unit types and service needs.

Identify Land and Partnership Opportunities

Inventory public, institutional, and private lands suitable for housing development. Explore partnership opportunities to develop needed resident and employee housing – rentals and ownership. Using a

RFP/RFQ process for locating experienced developers of LIHTC or affordable deed restricted ownership product is recommended.

Funding

The most successful housing programs have a layer of funding strategies, including revenue from housing rents and sales, transaction fees, local government sources, grants, loans, philanthropy, among others. Specific considerations include:

- Traditional state and federal resources - CDBG, HOME, USDA/Rural Development, Section 8.
- Low income housing tax credits (LIHTC) for rental development.
- American Rescue Plan Funds (ARPA) and Infrastructure and Jobs Act funding can be leveraged to help produce needed housing.
- Local funding options. Utilize funding structures already in place and explore expanded options, such as transient occupancy tax, excise and sales taxes, local general fund, development mitigation fees, private donations/philanthropy.
- Take advantage of Wyoming housing resources, such as Wyoming Community Development Authority and Wyoming Housing Network. These organizations offer guidance on establishing and funding housing programs.

Housing Programs

Establish programs that help local residents get into existing homes, keep their homes, and conduct needed renovations and repairs. Federal and state grants and loans – CDBG, HOME, USDA/Rural Development, Section 8 – are options to help finance programs. Funds are limited to households earning under 80% AMI. Examples include:

- Down payment assistance to help renters purchase and compete for homes;
- Rent, deposit, and utility assistance to help renters get into and retain rentals as costs rise; and
- Low interest home rehabilitation loans and grants to help current owners repair older homes or modify homes to meet growing family needs.

Transportation Investment

- Commuting and location preference data indicate that a significant share of the population will continue to commute to Teton County, WY for work. Locating development near transit stops and increasing transit frequency/duration will provide commute options for residents and help reduce the impact that commute costs have on housing affordability.
- Engage leaders and stakeholders locally and regionally to help mitigate impacts associated with a commuting workforce. Improve funding for a more robust regional public transit system.

Chapter 2 – Community Demographics

This chapter describes a few key characteristics of the people and households in N. Lincoln County, including growth over time, age, ethnicity, the mix of owner and renter households, and household income. These metrics provide a picture of community change over time and informs the size, type, and tenure mix of housing needed.

Population and Households

The population of N. Lincoln County, WY, increased by about 2,200 residents from 2010 to 2020 and almost 1,000 households. This amounts to a population increase of 1.7% per year on average, which is much higher than that of Wyoming (0.2%) over the same time period.

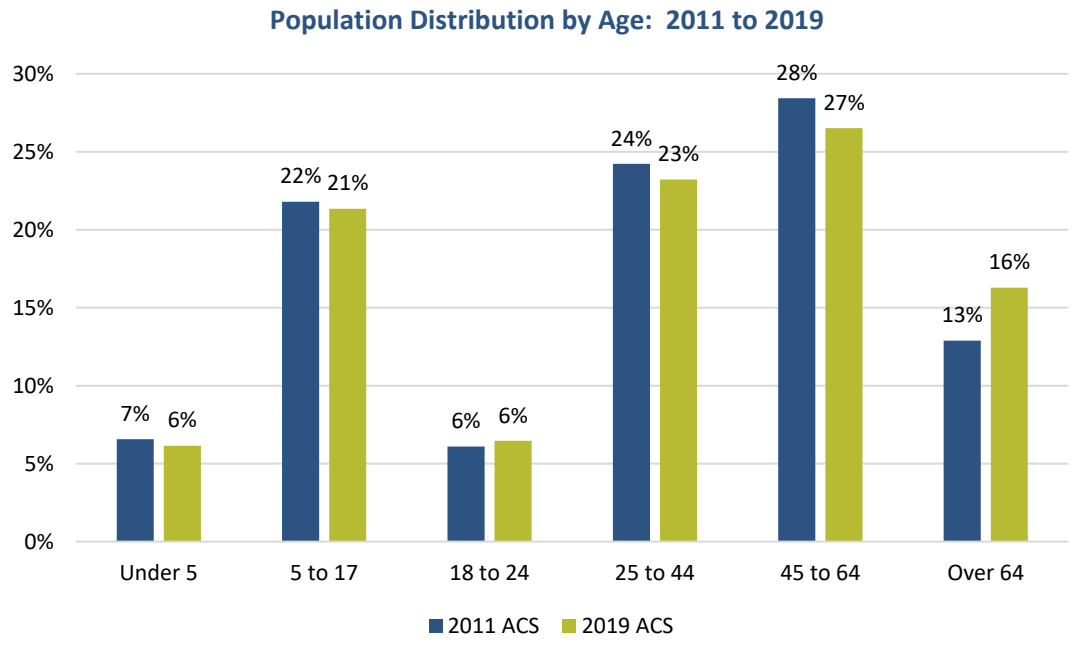
	2010	2020	% growth (2010 to 2020)
Population	12,578	14,817	18%

Sources: 2010 Census, 2020 Census

Age

The median age of N. Lincoln County residents increased from 38 to 40 years of age since 2011. This is mostly due to a modest increase in persons over 65, rather than any significant change in younger age groups.

The core workforce age 18 to 64 has changed very little since 2011. And persons under 18 shows little change, indicating that families are relatively stable.



Sources: 2011 and 2019 5-year ACS

Ethnicity

The racial and ethnic composition of N. Lincoln County has changed little in the last decade based on census information. The number of people who identify as Hispanic or Latino showed the largest increase in the county, growing by 71% to about 750 persons. This still represents a comparatively low 5% of the population. This demographic comprises a much higher percentage of the population in Teton County, Idaho (14%), and Teton County, Wyoming (17%).

As discussed in other sections of this report, Hispanic/Latino households have generally had a more difficult time locating suitable housing in the county than other households. On average, these households tend to be lower income and have larger households, contributing to their housing challenges.[57]

Hispanic or Latino Population: 2010 to 2020

	2010	2020	% change in population (2010 to 2020)
Hispanic or Latino	3.5%	5.0%	71%

Sources: 2010 Census, 2020 Census

Tenure (own or rent)

Owner-occupancy of homes in N. Lincoln County has been about 82% since 2000. This is a higher ownership rate than the other Teton Region counties. Homeownership helps build stability, security, and satisfaction among residents making their living in the region.[58]

The majority of households that commute into Teton County, Wyoming, for work from Lincoln County also own their homes (72%), supporting the long observed trend that when employees desire to purchase, they look to nearby lower-cost markets to do so.

Percent of Resident-Occupied Households by Tenure: 2011 - 2019

	Ownership		Rental	
	2010	2019	2010	2019
N. Lincoln County, WY	80%	82%	20%	18%

Source: 2010 Census, 2019 5-Year ACS

Unit Type

The 2021 employee/household survey asked respondents what type of home they occupy. About 85% of respondents from N. Lincoln County have least one person in their home that commutes into Teton County, Wyoming, for work. This information, therefore, provides insight into the extent to which commuters may compete with other residents for different types of homes.

[57] See Regional Overview – Housing Problems for more information
[58] See Regional Overview – Housing Problems for more information

- Overall, 78% of all households and 51% of renters live in single-family homes or cabins. About one-third of renters also reside in attached homes (e.g., apartments, townhomes/multi-plexes or condominiums).
- About 2% of respondents indicated they are currently not permanently housed, but rather couch surfing, camping, or living in a vehicle.
- Basement, shop, and cabin (no foundation) were among "other" types of units occupied by respondents.

Type of Housing Occupied by Tenure: N. Lincoln County, 2021

	Own	Rent	Total
Apartment or condominium	2%	18%	6%
Townhome/multi-plex	6%	15%	8%
Single-family house/Cabin	89%	51%	78%
Mobile home	3%	5%	3%
Accessory dwelling/in-law/caretaker unit	0%	1%	0%
Motel/Hotel or Dormitory housing	0%	1%	0%
Not permanently housed (couch surfing, car, tent, etc.)	1%	4%	2%
Other*	1%	4%	2%
TOTAL	100%	100%	100%

Source: 2021 employee/household survey

Household Size

The distribution of households by number of people per household by tenure helps to illustrate the size of homes needed by residents. The 2019 ACS estimates that there are about 2.9 persons per home on average in N. Lincoln County, which has remained fairly stable since 2011.

Average Household Size: 2011 to 2019

	2011 ACS	2019 ACS
Total households	2.9	2.9
Own	2.9	2.9
Rent	2.7	2.8

Sources: 2011 and 2019 5-year ACS

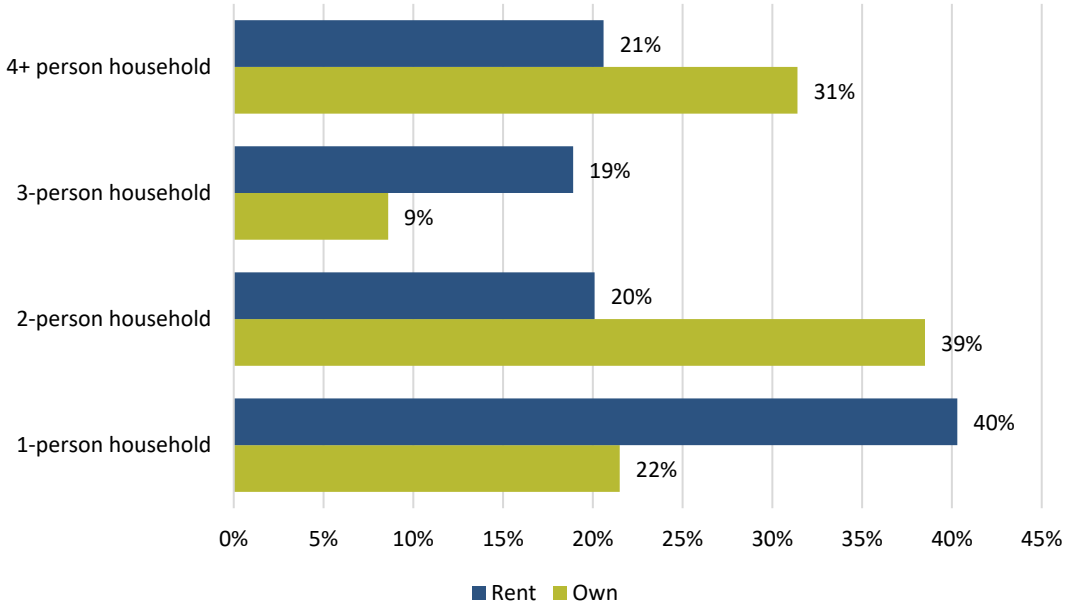
The recent fast rise in the cost of home both for rent and for sale and extremely short supply has forced many households to double-up or move in with family, if they have been able to stay in the area.[59] While these emergency housing measures have likely impacted the size of homes in the near term, when considering housing for local residents moving forward, household sizes prior to COVID are a better reflection of needs.

[59] See Regional Overview and Chapter 5 – Housing Market

The below chart reports the pre-COVID household size distribution, showing that:

- Renters are primarily 1-person (40%) households.
- Owners are also predominately 2-person (39%) and 4-or-more-person (31%) households. About one-third of households in the county are families with children, which is reflective of the high proportion of larger owners households.[60]

Household Distribution by Size and Tenure: 2019



Sources: 2019 5-year ACS

Household Income

The median family income reported by the U.S. Department of Housing and Urban Development (HUD) for a family of four increased from $76,100 in 2015 to $83,000 in 2021, an increase of 1.5% per year on average.

Median Family Income for N. Lincoln County, WY, 2021

Persons per Household	50% AMI	80% AMI	100% AMI	120% AMI
1	$29,050	$46,500	$58,100	$69,720
2	$33,200	$53,150	$66,400	$79,680
3	$37,350	$59,800	$74,700	$89,640
4	$41,500	$66,400	$83,000	$99,600
5	$44,850	$71,750	$89,700	$107,640
6	$48,150	$77,050	$96,300	$115,560

Source: HUD

[60] See Regional Overview

An understanding of how much households earn across the income spectrum is important in informing the availability and need for housing that N. Lincoln County residents and employees can afford.

The table below equates the median income of households in N. Lincoln County to the equivalent AMI level for a 3-person household, which is the average size of households in the county. There are clear distinctions between owners and renters in terms of income.

- Well over half of renters (61%) earn below 80% AMI.
- Owners are relatively evenly distributed among the below categories. About 23% earn between 80% and 120% AMI, which are typical income ranges for first time homebuyers.

Lincoln County, Wyoming, Household Distribution by AMI: 2021

	3-person AMI	Own	Rent	Total
<50%	$37,350	16%	38%	20%
50 - 80%	$59,800	16%	23%	17%
80% - 100%	$74,700	13%	9%	12%
100% - 120%	$89,640	10%	3%	8%
120% - 150%	$112,050	13%	6%	12%
150% - 200%	$149,400	13%	9%	13%
200% - 300%	$224,100	11%	5%	10%
>300%	>$224,100	7%	6%	7%
Total %	100%	100%	100%	100%
Total #	-	4,720	1,030	5,750

Note: percentages may add to other than 100% due to rounding
Source: HUD, Blue Ribbon Demographics, LLC, consultant team

Chapter 3 – Jobs, Seasonality and Commuting

Jobs Estimates and Projections

There are about 7,400 jobs in N. Lincoln County, comprising about 66% of jobs in the county overall. Growth of jobs in N. Lincoln County has been stronger than the southern part of the county, rising 3.7% per year on average since 2001, whereas jobs in the south declined slightly. The growth rate in the county as a whole was only 1.9%.

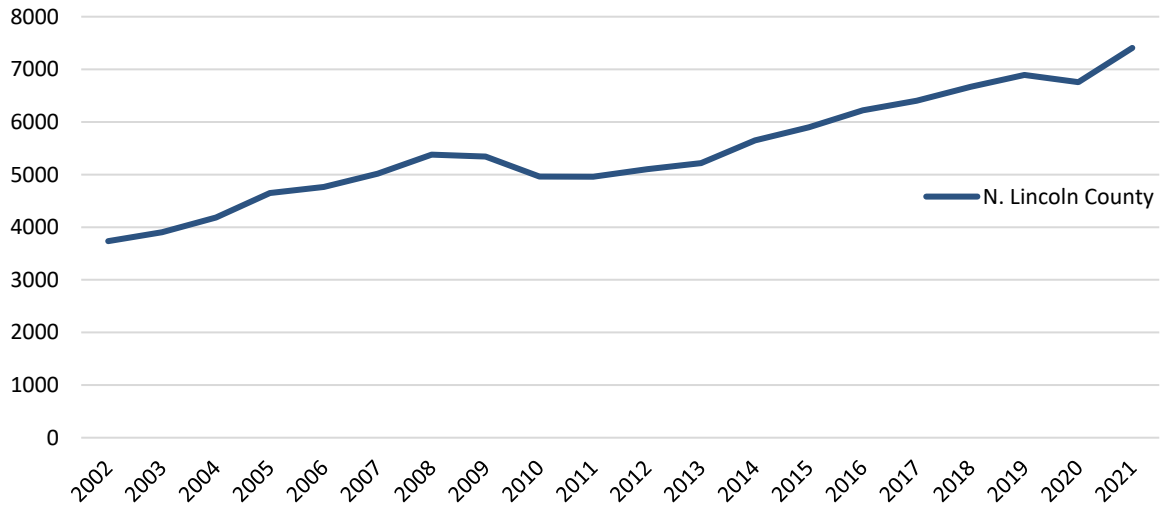
Job Estimates and Projections, N. Lincoln County, WY: 2010 to 2027[61]

					Annual Growth Rate	
	2010	2015	2021 (est.)	2027	2011-2019	2021-2027
N. Lincoln County, WY	4,963	5,899	7,407	9,196	4.2%	3.7%

Source: QCEW, BEA, LEHD, Consultant Team

Jobs in N. Lincoln County were growing rapidly since 2011 (the low point of the prior recession) through 2019, at just over 4% per year. The Covid pandemic introduced a short-term drop in the number of jobs in 2020, but jobs more than recovered by the end of that year. Jobs through the first six months of 2021 increased 6% compared to the same period in 2019. Looking forward, job growth is expected to continue to be strong.[62]

Job Estimates: 2002 to 2021



Source: QCEW, BEA, LEHD, Consultant Team

[61] Estimates are calculated by adjusting the QCEW count of wage jobs by the BEA percentage of jobs held by proprietors to ensure all jobs (wage and proprietor) are included in the estimate.

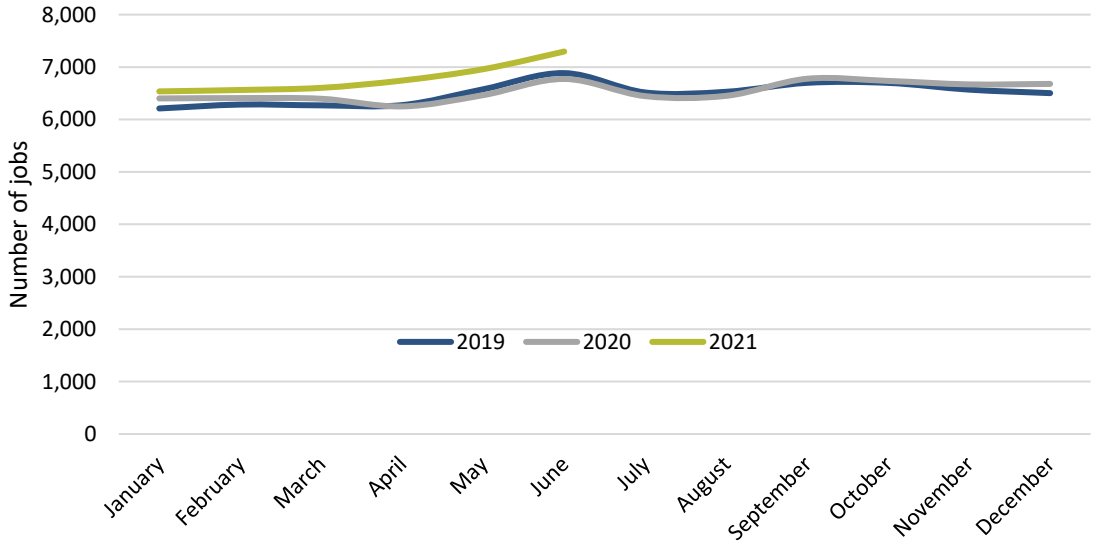
[62] The long term growth rate from 2001 through 2019 was used to estimate future growth (3.7%).

Seasonality of Jobs

June is the peak employment month, but it is not a dramatic peak compared to Teton County, Wyoming, and Teton County, Idaho, rising about 11%, or 675 jobs in 2019. The seasonality characteristics of Lincoln County have been quite consistent for the past 20 years.

The summer rise is mostly driven by construction jobs, with modest contribution from accommodation and food services and retail.

Jobs by Month: Lincoln, WY (entire County): 2019 - 2021



Source: QCEW

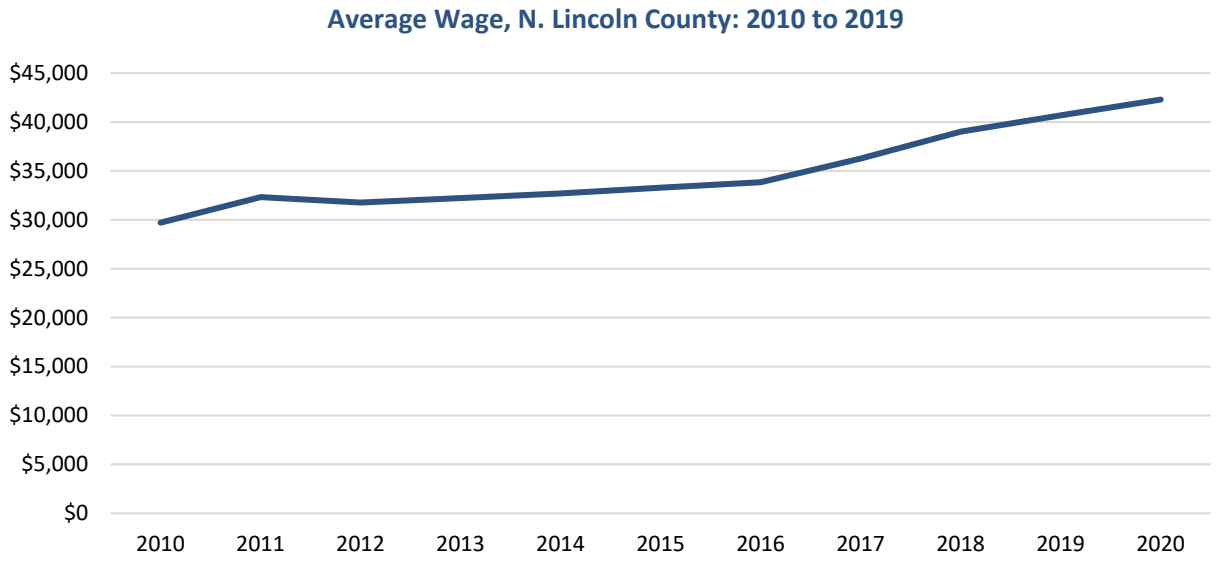
Baseline and Peak Employment, 2019

	Year-round Baseline Jobs	Peak Jobs (June)	Peak % over base
Lincoln County, WY	6,210	6,885	11%

Source: QCEW

Wages and Jobs by Sector

The average wage paid in N. Lincoln County, Wyoming, in 2020 was about $42,300, which is about 30% lower than in Teton County, Wyoming, but similar to that paid in Teton County, Idaho. Overall wage growth has picked up in the past 5 years, following recovery from the Great Recession, increasing an average of 4.9% per year since 2015. Preliminary 2021 wage data indicates growth will continue.

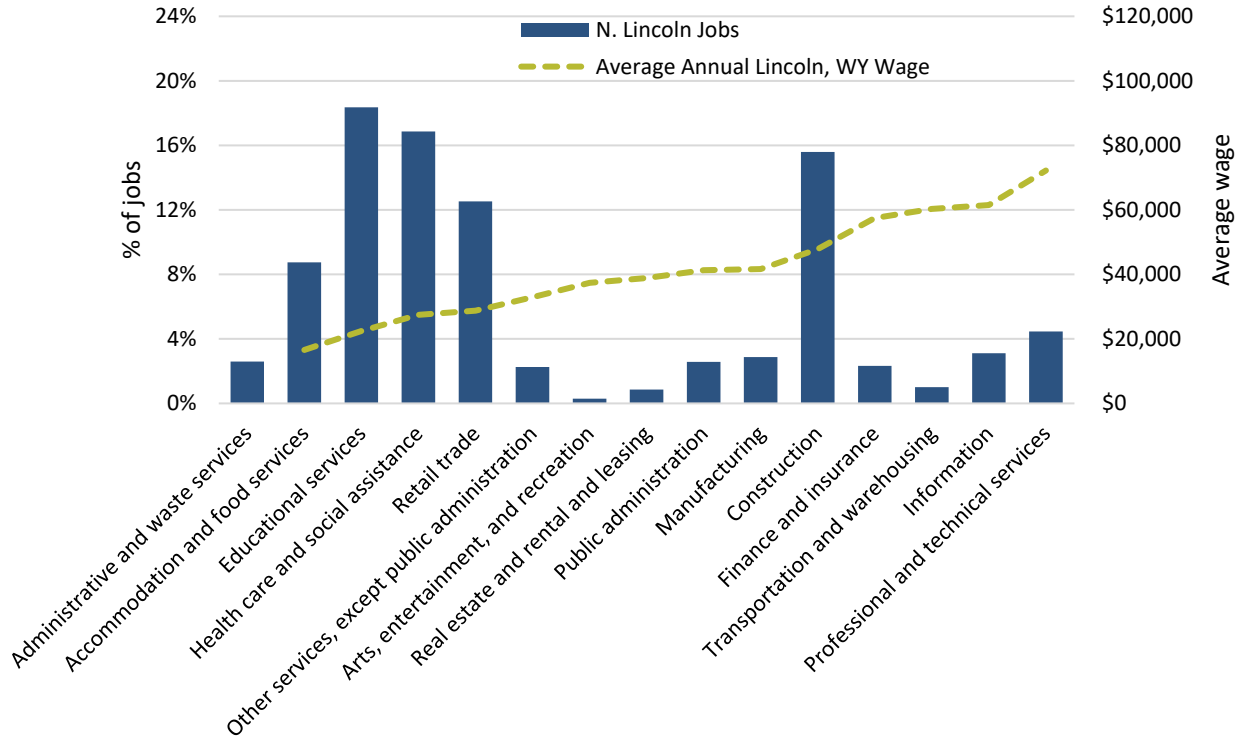


Source: QCEW

Three N. Lincoln County industries account for 51% of the jobs.

- Educational services account for over 18% of jobs, but it is one of the lowest paying industries. It is also a sector that has declined over the past 5 years.
- Health care and social services, also a low paying industry, accounts for another 17% of jobs.
- Construction, which pays more than the average wage, is the third largest sector, accounting for 16% of jobs in 2019. Construction jobs have increased the past couple of years.

Jobs (2019, N. Lincoln County) and Wages (2020, Lincoln County) by Industry Sector



Source: QCEW, LEHD

Jobs per Employee and Employees per Household

The number of jobs per employee and the number of employees per employed household are used to translate job growth into the number of housing units needed by workers to fill new jobs.

- Workers in the Teton Region, hold about 1.3 jobs on average during the year. Households in N. Lincoln County have about 1.7 employees per household.
- The number of jobs held fluctuates with the seasons. Employees hold an average of 1.4 jobs over the summer and 1.3 jobs over the winter. Many employees, particularly in lower paid service positions, hold more than one job. This was noted both by employers, as well as respondents to the survey.

Average Jobs per Employee by Season: Teton Region

Year-round Jobs per Employee	Additional Summer Season Jobs	Additional Winter Season Jobs	Average jobs held during the year
1.1	0.3	0.2	1.3

Source: 2021 Employee Survey

Employees per Household with Earnings, 2019

	N. Lincoln County, WY
Households with Earnings	3,849
Employed Population Age 16 and Over	6,521
Employees per Household	1.7

Source: 2019 5-Year ACS

Based on these estimates, employees filling the 7,400 jobs in N. Lincoln County, Wyoming, reside in about 3,345 households.

	2021
Total N. Lincoln County, WY, jobs	7,400
Jobs per employee	*1.3*
Total employees filling jobs	5,650
Employees per household	*1.7*
Total employee households	3,345

Source: QCEW, BEA, 2019 5-Year ACS, 2021 employee/household survey, Consultant Team

Commuting

About 17% of employees who work in N. Lincoln County commute into the area for work from homes outside of the county. This reflects average year-round commuting, meaning it includes employees filling year-round and seasonal jobs. This equates to about 935 workers traveling into the county for work.

# of commuters:	N. Lincoln County, WY
Total jobs (2021)	7,400
Jobs/employee	1.3
Employees filling jobs	5,650
% commuting in for work	17%
# commuting in for work	935

Source: QCEW, BEA, 2019 5-Year ACS, LEHD, consultant team

To the extent employees are commuting into Lincoln County, they are coming from areas outside the Teton Region. Very few commute from Teton County, Wyoming, where housing costs are much higher.

Conversely, about 65% of workers living in N. Lincoln County commute to Teton County, Wyoming for work. Lincoln County represents an informal bedroom community to the large employment center in Teton County, Wyoming, providing less expensive ownership and rental options for Teton County, Wyoming, workers than available nearer their job. With escalating

> *"I live in Afton but work in Jackson because I can't afford to work in Afton and live in Afton..."*
>
> *-2021 Employee/household survey comment*

housing costs N. Lincoln County, however, these opportunities are diminishing, as well as pushing local residents and workers out to lower cost housing markets.[63]

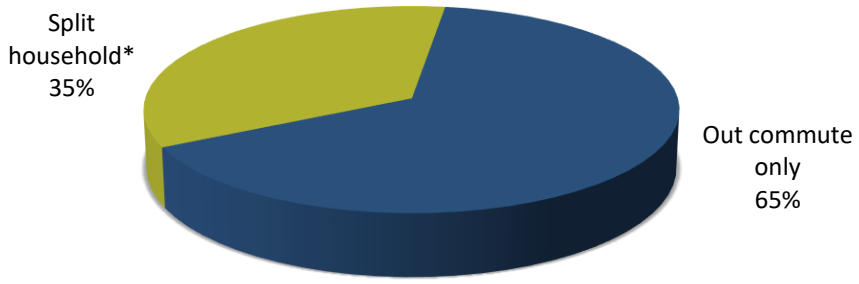
	Where Workers in N. Lincoln County, WY, Live	Where Residents in N. Lincoln County, WY, Work
Teton County, WY	1%	27%
Teton County, ID	<1%	<1%
Lincoln County, WY	83%	65%
Other	15%	7%
TOTAL %	100%	100%
TOTAL #	5,650	7,610

Source: LEHD, QCEW, LAUS, 2021 Employer survey, Consultant Team

When workers find homes in N. Lincoln County, often household members end up also taking jobs locally, which benefits local businesses when unemployment rates are low and labor is scarce. This is shown below, where about one-third of households that have an adult that commutes to Teton County, Wyoming, for work, also has at least one adult who also works in N. Lincoln County. When workers get weary of the commute, all household members may take jobs locally.

> *"When our landlord sold their house in Jackson we decided to buy in Alpine... It was the best decision ever... If I can find a good paying good in Alpine, I'll never go to Jackson again."*
>
> *-2021 Employee/household survey comment*

Employment Mix of Households with Out-Commuters to Teton Wyoming: 2021



Source: 2021 Employee/household survey
*In a "split household" at least one adult works in N. Lincoln County and one commutes out for work

The primary commute mode used by N. Lincoln County residents that commute to Teton County, Wyoming, for work is to drive alone. About 12% of respondents utilized bus service. A few noted they would use the bus more if better options (e.g., times, frequency) existed. Primary complaints include the long distance, hours, difficulty in bad weather, and expense.

[63] See Chapter 5 - Housing Market for more information

How Out-Commuters Travel to Teton County, WY for Work: 2021

	% respondents
Car	88%
Bus	12%
Carpool	22%
Bike/Walk	2%
Telecommute	7%
Other	1%

Source: 2021 Employee/Household Survey, consultant team

"It gets exhausting spending 3 hours a day commuting. I am grateful that we no longer have children at home …" [Thayne resident]

"Living in Alpine wouldn't be so bad, if there were more bus schedule options available. Only able to take the bus if you work an 8-5 job."

"[H]ave second job to pay for gas to commute to Jackson."

-2021 Employee/household survey comments

Unfilled Jobs

With unfilled positions, businesses struggle to provide quality services and operate profitably. Because employees need housing, which is scarcely available in the Teton Region, increasing housing options for local workers provides an important competitive advantage for attracting employees to fill vacant positions.[64]

Although a handful of Lincoln County employers responded to the survey (10 businesses), respondents reported that 16% of jobs were unfilled, which is similar to that reported by Teton County, Idaho, and Teton County, Wyoming, employers. This aligns with other information above, indicating that changes in jobs and the N. Lincoln County economy are more in line with the Teton Region rather than counties to the south or east.

	Unfilled Jobs
# jobs unfilled	1,185
% jobs unfilled	16%

Source: 2021 Employer survey

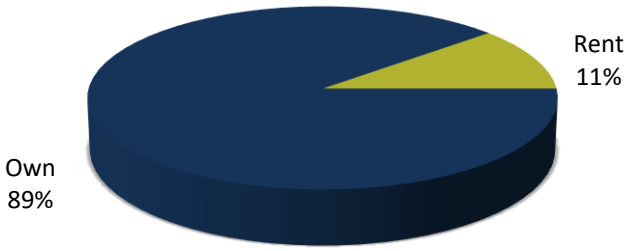
[64] See Regional Overview; see also Teton County reports Chapter 3 – Jobs, Seasonality, and Commuting for a summary of 2021 Employer survey results on how the scarcity and high cost of housing impacts their ability to fill jobs and recruit and retain employees.

Retiring Employees

Ten (10) percent of survey respondents working N. Lincoln County, and 16% of employees living in N. Lincoln County in total, expect to retire within five (5) years.

- Pending retirees tend to hold more senior positions and be skilled staff.
- Housing is a primary concern. Nearly all of employees that expect to retire have stable housing because they own their homes. Many purchased 10 or 20 years ago or during the 2007/08 recession. New employees struggle to find homes to rent and the vast majority will not earn enough to purchase.
- Some retiring employees will stay in the community. For those that decide to move, the homes they vacate likely not be affordable for the employees who follow.

Tenure of Employees in the Teton Region that Plan to Retire Within 5 Years:



Source: 2021 Employee/Household Survey

Pending retirees and the aging population present potential other challenges. For retired residents that prefer to age in place, lower maintenance, smaller patio homes or attached product are often desired as residents age. The need for senior care services and life care or assisted care options will also increase. Finally, rising property taxes are a burden on income-earning households in fast rising home price markets, and can be a particular challenge for senior households on fixed incomes.

"Have to sell in order to retire. Cost of living is too high for a fixed income."

-2021 Employee/household survey comment

Chapter 4 – Housing Inventory

Housing Units – Number and Occupancy

N. Lincoln County, WY has 6,998 housing units. Housing units have been added at a rate of about 1.9% per year since 2015, which is over four times the rate during the previous five years (about 0.4% on average).

Housing Unit Estimates, N. Lincoln County, WY: 2010 to 2021

	2010	2015	2021 (est)	2015-2021 Annual Growth Rate
Housing Units	6,113	6,246	7,000	1.9%

Source: 2010 Census, 2020 Census, Consultant Team

Occupancy

About 82% of N. Lincoln housing units are occupied by resident households. The other 18% are second homes, short-term rentals, or vacant in the transition of being sold or rented. Occupancy of homes in N. Lincoln County increased from 76% in 2010.

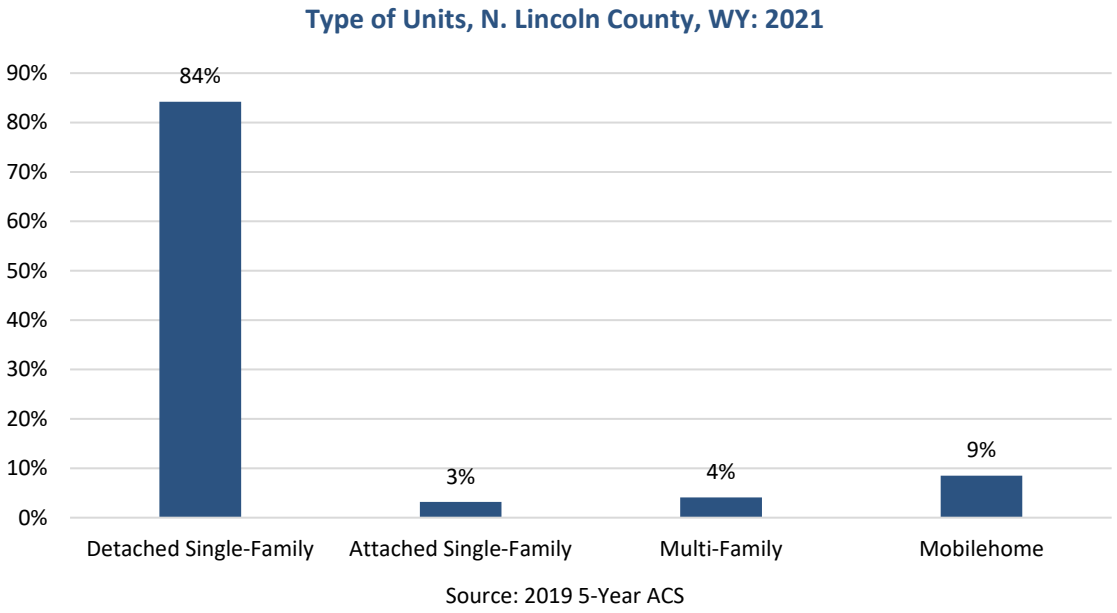
Housing Occupancy, N. Lincoln County, WY: 2000-2020

	2000	2010	2020
Occupancy Rate	75%	76%	82%

Source: 2000, 2010, 2020 Census

Types of Units

There is little diversity in the housing stock in N. Lincoln County. Housing units are predominately single-family homes (84%). About 4% of units are multi-family and 9% are mobile homes, which are more affordable options for local employees. Increasing the diversity of housing types would support greater affordability and mobility in the market.



Housing unit occupancy by income level indicates the extent to which different housing types may provide "naturally occurring" affordable housing. When considering policies that can improve affordability for residents, ensuring that zoning codes allow more affordable product types to be built is important.

The below table shows the type of housing units occupied by income level (AMI) in the Teton Region based on 2021 employee/household survey responses. The sample includes respondents that are residing in market rate housing, meaning that the table excludes respondents that are living in employer-assisted or income-, employment-, rent- or price-limited homes. As shown:

- Households with incomes greater than 120% AMI are more likely than other households to live in single family homes and less likely to live in multi-family units.
- Just over one-third of households earning between 80% and 120% AMI are occupying multi-family units (apartments, condominiums, or townhomes/multi-plexes). Almost one-half (45%) of households earning under 50% AMI occupy attached product.
- Accessory dwelling units predominately provide housing for households earning between 50% to 120% AMI.
- Households earning under 80% AMI are the most likely to reside in mobile homes. They are also most likely to not be permanently housed currently, but rather couch surfing, camping, or living in a vehicle.

Type of Unit Occupied by AMI: Teton Region, 2021
(Respondents Residing in Market Rate Homes)

	Less than 50%	50 to 80%	80 to 120%	120 to 200%	Over 200%
Apartment or condominium	33%	25%	22%	10%	9%
Townhome/multi-plex	12%	12%	13%	12%	11%
Single-family house/Cabin	38%	46%	58%	74%	79%
Mobile home	7%	4%	1%	1%	0%
Accessory dwelling/in-law/caretaker unit	2%	6%	3%	1%	1%
Motel/Hotel or Dormitory housing	0%	1%	1%	0%	0%
Not housed (couch surfing, car, etc.)	5%	4%	1%	0%	0%
Other	2%	3%	1%	1%	0%
TOTAL	100%	100%	100%	100%	100%

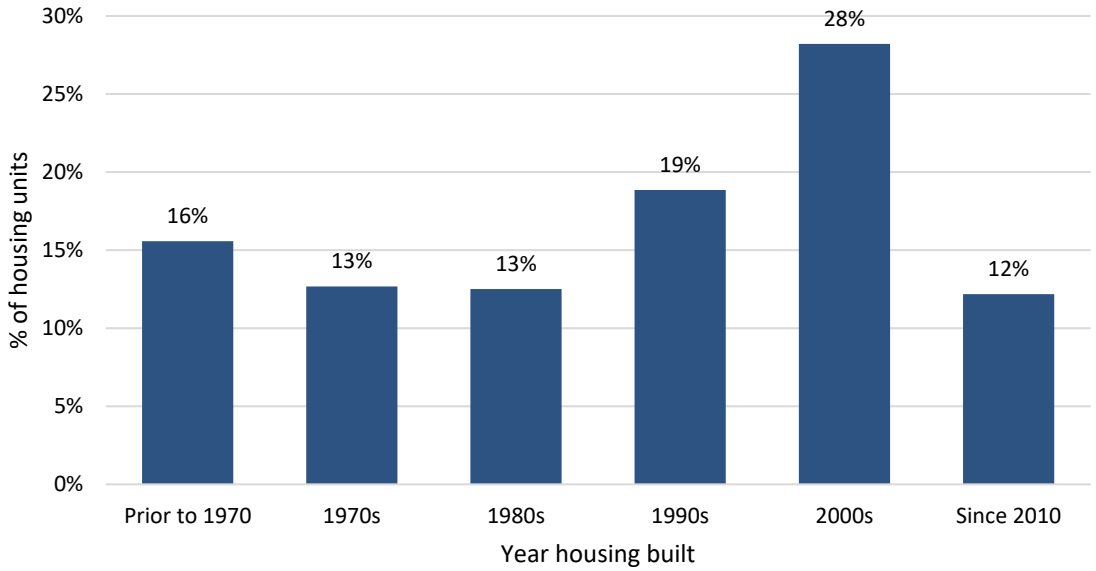
Source: 2021 employee/household survey

Age of Units

Development in N. Lincoln County accelerated in the 2000's, when about 28% of the area's housing stock was constructed. Development slowed significantly during the 2007/08 recession, but beginning in 2015, construction has again picked up.

This is different from development patterns in Teton County, Wyoming, in which the largest percentage of housing stock was constructed in the 1990's (25%), and construction slowed down in the 2000's (20% of units built).

Age of Units, N. Lincoln County, WY: 2021



Source: 2019 5-Year ACS, 2020 Census, Consultant Team

Income Restricted/Subsidized Housing

There is one apartment complex in N. Lincoln County that is income- and rent-restricted to remain affordable for residents. Alpine Park Apartments is a low-income housing tax credit project (LIHTC) that was put into service in 2019. The 24 units are priced affordable for households earning below 80% AMI (or about $60,000 for a 3-person household). Units are 100% occupied.

N. Lincoln County, Subsidized Housing Inventory

	# units	1-bedroom	2-bedroom	3-bedroom	Income level
Alpine Park Apartments	24	8	8	8	<80% AMI

Source: HUD LIHTC database

Chapter 5 – Housing Market

This chapter evaluates how key aspects of the housing market in Teton County, Idaho, have changed in recent years. It provides an overview of:

- Home sale and rental prices,
- Recent and current availability of homes,
- The affordability of homes to local residents and employees, and
- Real estate agent and property manager observations about housing market changes in the past 20 months during the COVID-19 pandemic.

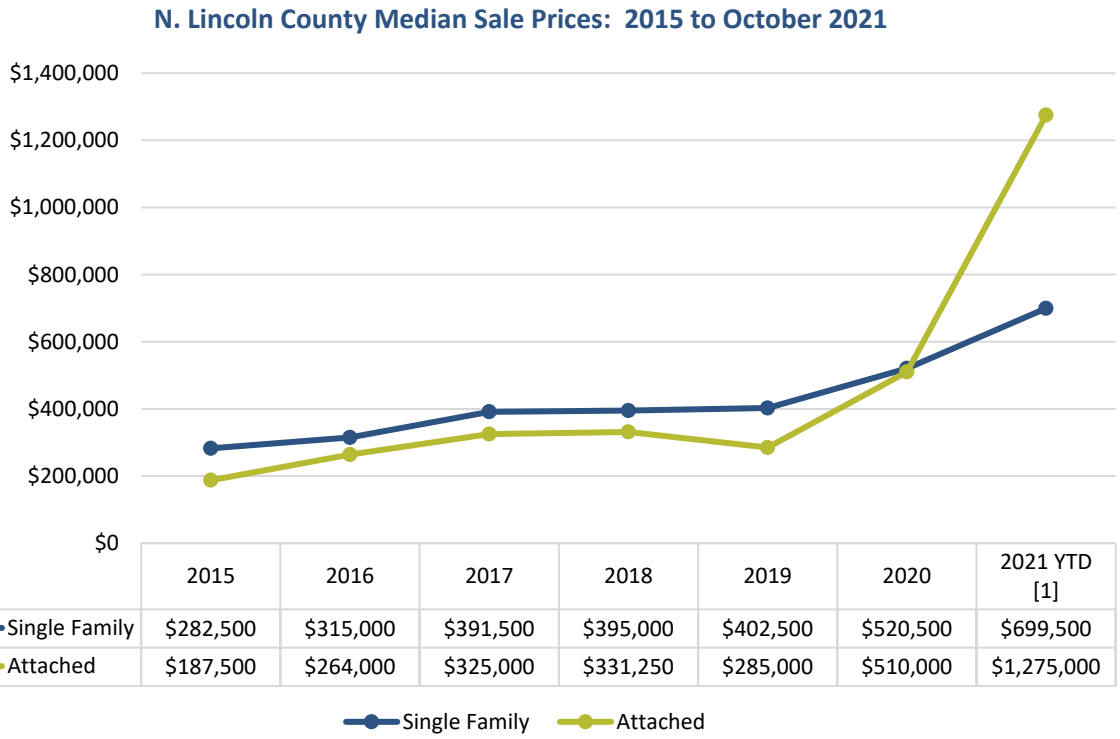
Home Ownership Market

The housing market in N. Lincoln County is relatively small, consisting of only about 75 home sales per year on average from 2015 to 2020, or roughly 6 per month. Therefore, readers should note that percentages included herein are based on relatively small numbers of transactions.

Price Trends (2015 to October 2021)

Home sale prices have escalated over the past few years to levels that are unaffordable to most local residents and employees.

- From 2015 to 2020 the median price of a single family home increased by 13% per year on average; condos and townhomes (attached product) increased by 22% per year on average.
- The median sale price of attached product during the first ten months of 2021 was $699,500 for a single family home.
- Only 9 attached homes (i.e., condominiums or townhomes) sold through October 2021. The median sale price was over $1 million. Most were luxury properties complete with an airplane hanger. Only two units sold for under $500,000.



	2015	2016	2017	2018	2019	2020	2021 YTD [1]
Single Family	$282,500	$315,000	$391,500	$395,000	$402,500	$520,500	$699,500
Attached	$187,500	$264,000	$325,000	$331,250	$285,000	$510,000	$1,275,000

Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Price Per Square Foot

To better understand price trends and to normalize differences in home size, the table below evaluates changes in the average annual sale price per square foot from 2015 through sales in the first ten months of 2021. As shown:

- From 2015 to 2020, the price per square foot of single family homes and attached product increased by 10% per year on average, respectively.
- The average price per square foot of single family homes sold in the first ten months of 2021 increased by 54% over the 2020 average, and 185% for attached product.

Price increases far exceed the change in local average wages (4.9% per year) since 2015, meaning that affordability for locals is eroding.

Average Sale Price Per Square Foot: 2015 to October 2021

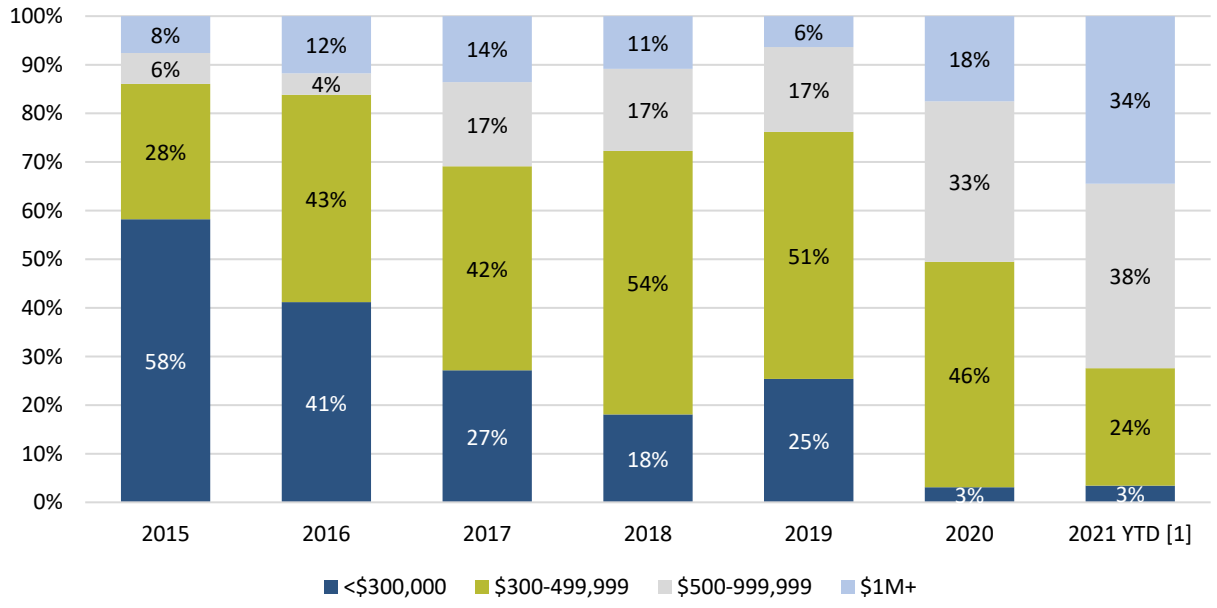
	Single Family	Attached
2015	$187	$125
2016	$229	$188
2017	$269	$135
2018	$232	$178
2019	$225	$216
2020	$296	$201
2021 YTD [1]	$456	$572
CAGR 2015-2020	10%	10%
% change 2020 to 2021 YTD [1]	54%	185%

Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Homes for sale under $300,000 have all but disappeared from the market in recent years, and, over the last two years, homes priced between $300,000 to $500,000 have significantly declined.

- The share of sales under $300,000 fell from 58% in 2015 to 3% in 2021 – a drop of 55 percentage points. Forty-six (46) sales under $300,000 occurred in 2015, down to only 3 sales in 2020.
- The share of sales between $300,000 and $500,000 fell from 51% in 2019 to 24% in 2021. The option of finding homes for $500,000 or less in N. Lincoln County is quickly disappearing.

Home Sale Price Distribution by Year: 2015 to October 2021

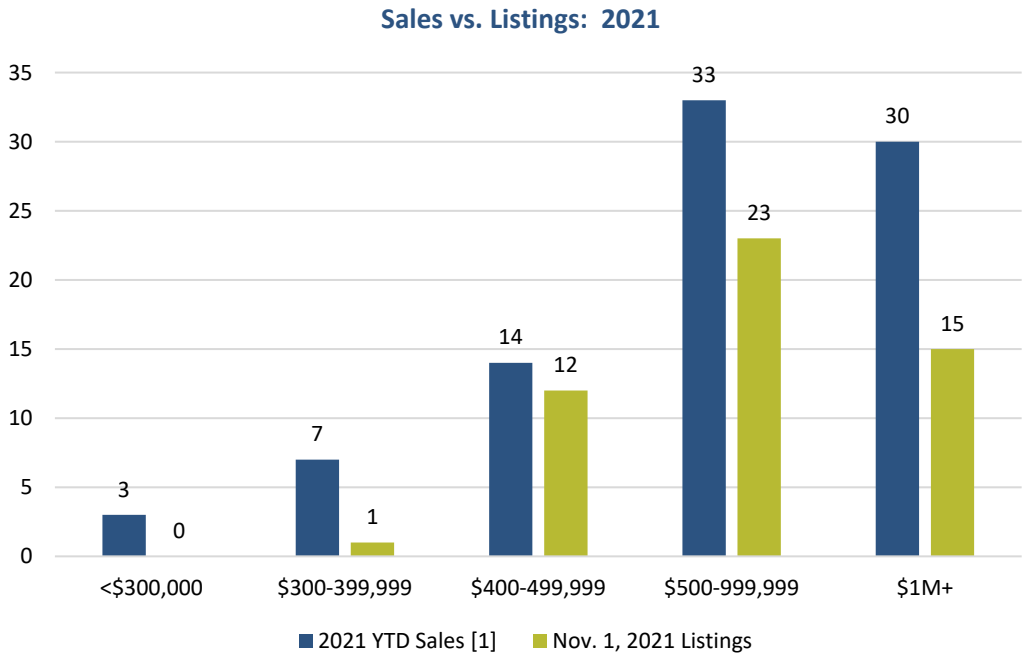


Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Availability

From 2015 through 2019, about 75 homes were sold each year on average in N. Lincoln County. This rose by about 30% (97 homes sold) in 2020. The pace of buying continued to be high in the first 10 months of 2021 with 87 home sales.

There were 51 homes listed for sale as of November 1, 2021, only 13 of which (25%) were priced below $500,000. Ten of these were condos and townhomes listed for about $440,000 each.



Source: MLS, consultant team

A general industry standard is that when the number of homes available for sale is below a 6-month supply, it is a seller's market – meaning that there are more buyers than homes available to purchase, resulting in rising prices.

The 51 homes listed in November 2021 equates to 6.3-months of supply, generally indicating a good supply of homes for sale. The inventory drops, however, to 3.3-months for homes priced under $500,000. In other words, homes at prices that residents and area employees can afford are in short supply. Conversely, homes priced over $500,000 represent 9.3-months of inventory. The local housing market is not meeting local resident and employee needs.

Local Workforce Affordability

The scarcity of homes for sale poses a challenge to all buyers, regardless of income. It is a more significant challenge, however, for local residents and employees. The majority of residents who own earn between 50% up to 200% AMI (65%); only 18% earn above this level. Homes priced above $600,000 may be of interest to commuters from Teton County, Wyoming, where wages are higher, but most N. Lincoln County residents need lower priced homes.

> *"I cannot afford to buy or rent a home. when our child graduates in the next couple of years we will be moving."*
>
> *-2021 Employee/household survey comment*

- Only four homes were listed for sale under $400,000 at the start of November 2021. Homes in this price range are now essentially non-existent.
- With only 18 homes for sale in the $400,000's and 85% of listings over $500,000, the option to buy a home is increasingly out of reach for the local workforce.

Affordability of Current Listings Compared to Average Household Income

AMI	Max Affordable Price (3-person household) [1]	Owner Household Distribution	Nov. 1, 2021, Listings	
			Single Family	Attached
0-50%	$155,200	16%	0%	0%
50.1-80%	$248,500	16%	0%	0%
80.1-100%	$310,400	13%	0%	0%
100.1-120 %	$372,500	10%	3%	0%
120.1-150%	$465,600	13%	3%	77%
150.1-200%	$620,800	13%	13%	8%
200.1-300%	$931,100	11%	37%	8%
>300%	>$931,100	7%	45%	8%
Total	-	100%	38	13

Note: percentages may add to more/less than 100% due to rounding

[1] Max purchase price assumes 30-year 4.5% mortgage, 5% down, 20% of the payment for taxes, HOA, PMI and insurance.

Sources: HUD, Ribbon Demographics, LLC, MLS, consultant tea

Rental Market

Rent Trends and Local Workforce Affordability

Compared to local wages, the rents in N. Lincoln County are more affordable than in Teton County, Idaho, or Teton County, Wyoming. That does not, however, mean that rents are generally affordable for residents.

- Recent rent rises have occurred in the Teton Region at rates of 9% or more per year over the past several years.
- Renters on the 2021 survey report that their recent yearly rent increase was anywhere from $200 to $1,200 per month, averaging $470.
- Rent increases far exceed increases in wages (4.9% per year on average since 2015), meaning that rentals are becoming less affordable for residents.

> *"We have always worked full time jobs sometimes more than one. It's heart breaking the more we save it still never enough to afford a home because of the pricing increases."*
>
> *-2021 Employee/household survey comment*

Based on survey responses, current renters in the county need an income of about $63,000 on average to afford the overall average rent (about 84% AMI). Advertised rentals, which is what new households coming to the county are likely to find, require a household to earn 91% AMI on average, or an income of $68,000 for a 3-person household.

Rent Prices by Bedroom Size: 2021

	0/1-bedroom	2-bedroom	3+-bedroom	Overall Avg.
October-November 2021 average listed rent	$995*	$1,467	$2,229	$1,702
2021 Household Survey Average Rent	$1,324	$1,525	$1,829	$1,570
AMI affordability of advertised rent[1]	58%	79%	119%	91%
Income needed to afford advertised rent	$38,200	$58,680	$89,160	$68,080
Number of average wages needed to afford rent	0.9	1.4	2.1	1.6

*Four advertised for rent, two of which were rooms rather than full units.
[1]Note: calculation assumes 2 people in a 0/1 bedroom units and 3 people in 2- and 3-bedroom units
Source: Online rental listings (JH News, Zillow, Apartments.com, Craigslist) consultant team

Availability

As a general rule, vacancy rates at or below 3% are very low, double-digit vacancy rates are very high, and a vacancy rate of around 6% that is trending downward typically indicates to developers that construction of additional units should begin.

Perhaps more significant to the struggles of renters in N. Lincoln County is the lack of supply and the resulting continued upper pressure on rents. The high and rising rents are driven by the extreme shortage of rentals and strong demand. The pandemic brought a wave of remote workers to the Teton Region, which property managers noted are able to pay much higher rates than local wages can support. This is paired with the continued demand from workers in Teton County, Wyoming, particularly as more are forced to move out of the county due to loss of rental supply.[65]

A search for advertised rentals over a two month period from October to November 2021, only produced 14 rental listings. This is equivalent to less than a 1% vacancy rate per month, which is extremely low. When vacancy rates are this low, the rental market is near capacity and cannot absorb new residents or employees moving to the area. This results in several issues, all of which are being experienced throughout the Teton Region:

- Renters have difficulty moving from one unit to another as their circumstances change;
- Renters are vulnerable to increasing levels of cost burden, because there is nowhere to move to if the landlord seeks to increase their rent;
- Renters fear reporting needed repairs to landlords due to concerns of retaliation through rent increases or nonrenewal of lease;
- New employees struggle to find housing when hired by local businesses;
- Rents increase at rates much faster than incomes; and
- Landlords have little incentive to make repairs and capital investments.

"My daughter pays $800 for a studio in Afton and it is all she can find to rent. Small, old, and expensive but there is nothing else to rent."

"Due to housing be so high in demand, the landlord feels justified in raising the rent an additional $700 per year."

-2021 Employee/household survey comment

[65] See Regional Overview – Forced to Move

Chapter 6 – Housing Units Needed

This section addresses the question:

> *How many additional housing units are needed to address housing deficiencies for residents and support the labor force needed to sustain businesses and the economy.*

Needs are projected through 2027 and quantified in two categories:

- Catch-Up Needs – the number of housing units needed now to address current deficiencies in housing based on employees needed to fill unfilled jobs and the number of units needed for a functional rental supply.
- Keep-Up Needs – the number of units needed to keep-up with future housing demand through 2027 based on job growth and jobs vacated by retiring employees. Housing shortages worsen when local job growth and the need for more workers exceeds the growth in available housing units.

This section estimates housing units needed to support employers, keep up with future job growth and improve housing options for area residents based on information presented in other sections of this report. Estimates are a subset of the total demand for housing in the county. Estimates do not include current waitlists for housing, overcrowding, or households that will be forced to leave due to housing conditions.[66] Nor do figures represent the entire housing market – remote workers or retirees moving in from elsewhere, second homeowner purchases, and other market segments, which are outside the scope of this analysis.

Catch-up Needs (Current Conditions)

Unfilled jobs

Labor is in short supply, both locally and nationally. In such a competitive environment, the near-zero rental vacancy rates, and high and rising home prices and rents, make it even more difficult to attract the already scarce labor pool to the area. Eighty-percent (81%) of Teton Region employers responding to the 2021 employer survey stated that the lack of housing affected their ability to find and keep employees. More housing that local employees can afford is needed for businesses to hire and retain the workers they need to thrive.

Employer survey respondents reported that 16% of jobs were unfilled this summer, which is high and has been affecting business operations and employee satisfaction. Because 100% of jobs are rarely filled, the following estimate seeks to lower the unfilled job rate to 5%, which was more typical prior to the pandemic.

About 85% of employees reside in the Teton Region. If this pattern is maintained, then 310 homes are needed locally to bring the current 16% unfilled job rate down to a 5% rate.

[66] See Regional Overview – Housing Problems

Units needed to help fill jobs	
A. Current unfilled jobs (16%)	1,185
B. Reduced unfilled jobs (5%)	370
Jobs to fill (A – B)	815
Jobs per employee	1.3
Employees per household	1.7
Housing units needed	365
% of employees living in the Teton Region	85%
Housing needed for N. Lincoln County employees to live in the Teton Region	310

While this catch up need is important to understand for relieving current business employee shortages, much of this figure is also incorporated in the estimate of future job growth. This potential for double-counting is addressed in the summary of housing needs later in this section.

Functional Rental Supply

The current rental supply in the county is not functional because vacancies are about 1%, placing substantial upward pressure on rents. When vacancy rates are this low, the rental market is near capacity and cannot absorb new residents or employees moving to the area, much less provide opportunities for current residents to find more suitable rentals as their housing needs change. Renters are "stuck" in their homes, and subject to burdening rent increases.

A 5% vacancy level, while still low, provides some choice and availability of units for residents and employees. To increase the vacancy rate to 5%, approximately 55 additional rental units are needed.

Rentals Needed for a Functional Market	
Total rentals (2021)	1,030
Number of rentals if 5% vacancy rate	1,085
New rental units needed	55

Future (Keep-Up) Needs

Retiring employees

Employers will need to fill the jobs vacated by retirees in addition to any newly created jobs. Some retirees will leave the area upon retirement; however, when they sell their homes, the majority will be purchased by second-home owners or remote workers rather than local employees.

About 10% of employee/household survey respondents that are employed in Lincoln County stated that they expect to retire over the next five years. Assuming that 80% of retiree homes will not be available to new employees filling vacated jobs, 335 homes will be needed.

About 85% of employees reside in the Teton Region. If this pattern is maintained, then 230 homes are needed locally.

Retiring employees	
% to retire by 2027	10%
# to retire	570
Employees per household	1.7
Total housing units	335
Needed housing units (80%)	270
% of employees living in the Teton Region	85%
Housing needed for N. Lincoln County employees to live in the Teton Region	230

New Jobs

To keep up with estimated job growth over the next five years (1,789 new jobs), approximately 805 additional housing units will be needed. Because the regional nature of this study focuses on the Teton Region as a whole, the below estimate shows how many housing units are needed to keep new workers in the Region based on current commuting patterns. The next section shows how many of these units may be needed in N. Lincoln County based on various assumptions.

About 85% of employees reside in the Teton Region. If this pattern is maintained, then 685 homes are needed locally.

Estimated Housing Needed by the Workforce Filling New Jobs, 2021 – 2022

	Low
Increase in Jobs between 2021 to 2027	1,789
Jobs per Employee	1.31
Employees per household	1.7
Housing needed	805
% of employees living in the Teton Region	85%
Housing needed for N. Lincoln County employees to live in the Teton Region	685

Regional Distribution of Catch-Up and Keep-Up Needs

Based on estimated catch-up and keep-up needs in N. Lincoln County through 2027, an additional 970 housing units will be needed to support employees, residents, and businesses in N. Lincoln County. The number of housing units needed in N. Lincoln County will vary depending upon whether the total housing need is provided locally, or if current commuting patterns within the Teton Region are retained and units are constructed based on where employees presently live. As a bedroom community for Teton County, Wyoming, if current commute patterns are retained, then the number of units needed within N. Lincoln County increases because Teton County, Wyoming, employees will need homes.

- If each county in the Region addresses their full housing need locally, 970 homes are needed in N. Lincoln County.

- If current commuting patterns are retained, the number of units rises to 1,275.

In N. Lincoln County, Wyoming, about 60% of the housing needed should be priced below-market. As discussed further below, this means ownership housing priced below $600,000 (200% AMI) and rentals priced below $1,600 per month (90% AMI).

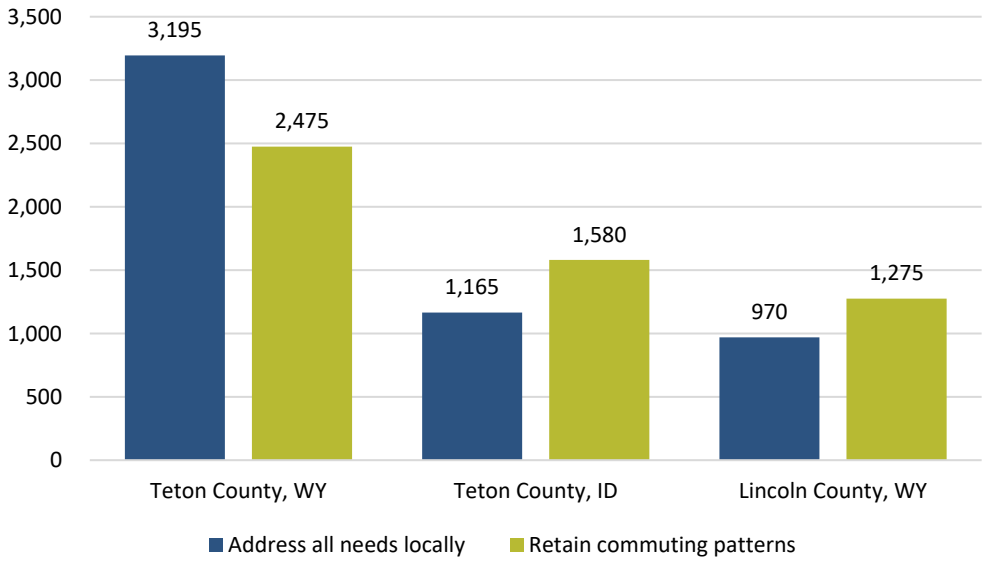
Summary of Housing Needs Through 2027

	Address All Needs Locally	Retain Commuting Patterns
Catch-Up	**55**	**55**
Unfilled Jobs (reduce from 16% down to 5% unfilled)	*310*	*415*
Functional rental supply	55	55
Keep-Up	**915**	**1,220**
New jobs (3.7% growth)	685	915
Retiring employees (10% retiring)	230	305
TOTAL through 2027	**970**	**1,275**
Below market (60% of units)	580	765
Market rate (40% of units)	390	510

*Housing needed to fill currently unfilled jobs is shown in the table to illustrate the existing shortage of housing related to filling current positions. This number, however, is largely a subset of the new job growth estimate so is not included in the overall total to conservatively prevent double-counting.

The figure below shows the total housing needs through 2027 in the study area based on whether all needs are addressed locally or if current commuting patterns are retained.

Housing Needed Through 2027, Teton Region Counties
(5,330 total – 60% to 80% priced below market)



Needs by Own/Rent and Income

Ownership and rental housing for local employees and residents is needed. On the rental side, the majority of workers filling new jobs will rent homes (about 70%). On the ownership side, a significant percentage of current renters residing in the Teton Region want to buy homes (43%).[67] If ownership opportunities are provided, this can then free up rentals for occupancy. These dynamics support providing a higher ratio of rentals than currently exist, at about a 50:50 split.

The precise ratio, however, is dependent upon the community's desired direction and housing policy. Rentals are needed to help recruit new workers and residents to the region; ownership is needed to retain year-round residents and support community stability.

Summary of Housing Needs by Own/Rent Through 2027

	Low (housing aligned with job location)	High (housing aligned with current commute patterns)
Units needed through 2027	**970**	**1,275**
Ownership	485	635
Rental	485	640

The following table shows the income targeting for the additional units needed based on the income distribution of renter households residing in N. Lincoln County. As shown below:

- Market rate rentals in the county currently serve households earning about 90% AMI.[68] Resident renters primarily earn under 80% AMI (62%), which is where most rentals should be targeted.
- New development in the pipeline should be considered in light of the below to assess where the current market is providing rentals compared to the price points that residents and employees can afford. For example, new rentals in Teton County, Wyoming, can be built at about the 120% AMI level for that county without subsidy; new unsubsidized rentals in Teton County, Idaho, are averaging about 90% AMI.

Rental Units Needed by AMI Through 2027, N. Lincoln County, WY

	AMI				
	≤50%	50.1% - 80%	80.1% - 100%	100.1% - 120%	>120%
Max. Income	$37,350	$59,800	$74,700	$89,640	>$89,640
Max. Affordable Rent	$935	$1,495	$1,870	$2,240	>$2,240
Renter Income Distribution	39%	23%	9%	3%	26%
Rental Units Needed by AMI*	**220**	**130**	**50**	**15**	**145**

Incomes at each AMI are reported for a 3-person household

* Units Needed total is based on the mid-point of the low and high housing need estimates

[67] See Regional Overview – Housing Problems

[68] See Chapter 5 – Housing Market

The following table shows the income targeting for additional units needed based on the income distribution of owner households that reside in N. Lincoln County.

- The majority of owners earn under 120% AMI; however producing homes for ownership for households earning under 60% AMI is often not feasible except through self-help build programs, such as Habitat for Humanity.
- The core first-time homebuyer market earns between 50% up to 120% AMI, comprising close to 50% of owners in N. Lincoln County. Only one home is currently listed for sale at a price affordable at this income range (e.g., below $400,000).
- The current housing market provides some attached product that households earning up to 150% AMI could afford (e.g., priced between $400,000 and $600,000), but single family homes are generally priced for households earning 200% or more. The shift to this higher price point occurred largely within the past two years.[69]
- When considering ownership product for local residents and employees, most should be priced between $200,000 up to $600,000 (80% to 200% AMI); very few resident owners have incomes above this amount. For renters looking to buy, product priced for households earning primarily between 50% AMI up to 120% should be the focus ($160,000 to $400,000). Homes priced from $300,000 up to $750,000 is also a prime purchase range for Teton County, Wyoming, employees that are wanting to buy homes.

Ownership Units Needed by AMI Through 2027, N. Lincoln County, WY

	AMI					
	≤50%	50.1% - 80%	80.1% - 120%	120.1 - 200%	200.1 - 300%	>300%
Max. Income	$37,350	$59,800	$89,640	$149,400	$224,100	>$224,100
Max. Affordable Purchase Price*	$155,200	$248,500	$372,500	$620,800	$931,100	>$931,100
Owner Income Distribution	16%	16%	23%	26%	11%	7%
Ownership Units Needed by AMI**	**90**	**90**	**135**	**145**	**60**	**40**
For sale listings	0	0	1	17	15	18

Incomes at each AMI are reported for a 3-person household

*Assumes 4.5% interest rate 30-year loan, 5% down, and 20% of costs to taxes, insurance, HOA

** Units Needed total is based on the mid-point of the low and high housing need estimates

[69] See Chapter 5 – Housing Market

Appendices

Appendix A – Study Methodology, Data Sources, Definitions, and Acknowledgements

Primary Research

Primary research was conducted to generate information beyond that available from existing public sources and included:

- 2021 Employee/Household Survey
- 2021 Employer Survey
- Interviews/focus group

The survey instruments, data output, and open ended comments from these surveys are attached as an appendix to this report

2021 Employee/Household Survey

To obtain responses needed for the depth of analysis conducted, several distribution methods were utilized and included outreach to both the English- and Spanish-speaking community. Outreach occurred throughout Teton County, Wyoming, and Teton County, Idaho, with significant assistance from these communities, as follows:

- An on-line survey in English and Spanish. The link for the survey was distributed by:
  - Chambers of commerce to their membership;
  - Major employers to their employees;
  - Media (newspapers and radio stations);
  - Sharing via social networks; and
  - Social service and housing organizations to persons they serve.
- Outreach to the Spanish-speaking community. The consultant team worked closely with members of the housing stakeholder group and local organizations to do targeted outreach to the Spanish-speaking community. Our goal was to receive a representative response from this population. We procured the services of Voices JH for this purpose. Voices JH worked with 6 community leaders from the Latinx community to assist in this outreach. These individuals gathered responses to the survey through a variety of means, including texting the survey, calling personal contacts and helping them fill it out over the phone, meeting them at their homes to assist them in taking the survey, working with community organizations to reach their clients, and canvassing outside public spaces. Outreach was conducted in Jackson, Victor, Driggs, Tetonia, Alta, and Alpine.
- Survey instruments. Two employee/household survey instruments were used. At the recommendation of local organizations conducting outreach to the Spanish-speaking community, a shortened version of the Spanish version of the survey was created to make it easier to conduct via personal interviews in a timely manner. Care was taken to ensure that core questions needed for this analysis were retained to maintain data integrity and representation.

- A total of 3,478 valid responses were received from residents, representing 23% of households and 19% of employees in Teton County, Wyoming, and Teton County, Idaho. Most responses were from employees in the local workforce. Responses received from Lincoln County respondents primarily work in Teton County, Wyoming, or Teton County, Idaho given that outreach for the survey was conducted within these two counties.

The table below shows the number of surveys received based on where respondents live and by survey type:

	Regional Total	Teton County, WY	Teton County, ID	N. Lincoln County, WY	Outside of Region
Online English	3,478	2,143	659	254	39
Online Spanish	81	273	97	13	0
Interviews – Spanish	302				
Total	3,478	2,416	756	267	39

Source: Consultant team

Survey results were compared to the 2010 US Census for key variables and weighted, where needed, to ensure that responses represent the population as a whole in each county and the region. Weighting occurred by whether respondents own or rent their homes, type of household (E.g., live alone, couples with children, etc.), age, and income/AMI level.

Importantly, weighting for the Hispanic/Latino community was not needed, which is rare. The representative sample received through local outreach assistance means that there are sufficient responses to conduct crosstabs with multiple questions to learn more about their specific housing needs. While this study reports on big picture observations where responses from this and other populations differ from the Region overall, it is beyond the scope of this study to conduct a specific analysis on this population. Importantly, however, this data is available for a deeper dive if a specialized study is conducted.

The margin of error for survey tabulations is within 1.5% at the 95% confidence level. This means that, for tabulations involving the entire Region, there would be 95% confidence that any given percent reported is no more than plus or minus 1.5 percentage points from what is actually the case. When results are provided independently for Teton County, Idaho, and Teton County, Wyoming, tabulations are within 2% to 3%.

2021 Employer Survey

The employer survey was distributed to businesses in Teton County, Wyoming, and Teton County, Idaho. Distribution occurred through direct outreach from the Housing Stakeholder Group and their connections, local Chambers, economic development groups, newspapers, and social media. The survey probed the number of employees, where workers live (commute patterns), employee retention and

recruitment issues, unfilled jobs, retiring employees, and specifics on the provision of housing units and/or assistance to employees.

A total of 262 businesses responded, representing 8% of businesses in both Teton County, Wyoming, and Teton County, Idaho, and 33% of jobs. A total of 206 have locations in Teton County, Wyoming (excluding Alta); 64 have locations in Teton County, Idaho and Alta; and 10 have locations in Lincoln County, Wyoming.

Interviews and focus group

Interviews were conducted with numerous employers, real estate agents, property managers, non-profits, government organizations, community residents, builders/developers, elected officials, and other stakeholders to supplement data needs and gather local perspectives on community housing concerns, issues, impacts, and observations. A focus group was also conducted with the Young Professionals of the Tetons to understand their particular challenges with building careers and families in the Teton Region.

Secondary Data

A variety of sources of published information were used in the preparation of this report, including but not limited to:

- 2000, 2010, 2020 (limited) US Census data and population projections. This information is used to identify changes in the Teton Region residents and households over time and identify the demographics of the Area.
- American Community Survey data (ACS) to understand general trends since the 2010 Census.
- Employment information from the Quarterly Census of Employment and Wages (QCEW) and US Bureau of Economic Analysis (BEA).
- 2021 Area Median Income from the Federal Department of Housing and Urban Development (HUD).
- Current MLS listings, recent home sales and historic sale trends acquired through local real estate agent assistance.
- Property ownership and residential records acquired through the respective Assessor offices.
- Various records from Teton Region planning and building departments, including Teton County, Wyoming, the town of Jackson, Teton County, Idaho, and the city of Driggs and city of Victor.
- Existing reports, including the 2014 Western Greater Yellowstone Region Housing Needs Assessment (Rees Consulting, et al), 2021 Jackson & Teton County Annual Housing Supply Plan, Teton County Joint Housing Authority Supply Plan.

Consultant Team Responsibilities

Wendy Sullivan of WSW Consulting served as the project manager for the Regional Housing Needs Assessment.

Numerous firms assisted WSW Consulting in preparation of this report:

- Williford LLC (Willa Williford)
- Navigate, LLC (Christine Walker)
- Urban Rural Continuum (Andrew Coburn)
- OPS Strategies (Alex Norton)

TEAM ROLES
Wendy Sullivan, **Project Manager**
Willa Williford, Senior Associate
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Definitions/Terminology

Affordable Housing	As used in this report, housing is affordable if the monthly rent or mortgage payment is equal to or less than 30% of gross household income (before taxes). This definition may vary from federal or state programs, which may include utilities, homeowners association fees, or other housing costs.
Area Median Income (AMI)	A term that generally refers to the median incomes published annually for counties by the US Department of Housing and Urban Development (HUD). AMI is used to set income and rent limits for affordable housing programs statutorily linked to HUD income limits (e.g. low-income housing tax credit rentals). Common affordability categories used are as follows: • Extremely Low Income – At or below 30% AMI • Very Low Income –Between 31% and 50% AMI • Low Income – From 51% to 80% AMI • Moderate Income – From 81% to 120% AMI *Note: Jackson/Teton County Affordable Housing Department uses slightly different figures derived from those published annually by HUD. Reference to AMI or equivalent household incomes in the Teton County, Wyoming section use these figures rather than HUD unless stated otherwise.*
American Community Survey (ACS)	The ACS is part of the Decennial Census Program of the U.S. Census. The survey was fully implemented in 2005, replacing the decennial census long form. Because it is based on a sample of responses, its use in smaller areas (under 65,000 persons) is best suited for monitoring general changes over time rather than for precise estimates due to margins of error.

Average household size	This refers to the number of persons living in a housing unit and includes all adults and children.
Catch-up Needs	The number of housing units needed to catch up to meet the current shortfall in housing available for residents.
Cost Burdened	When housing costs exceed 30% of a household's gross (pretax) income. Housing costs include rent or mortgage and may or may not include utilities, homeowner association fees, transportation or other necessary costs depending upon its application.
COVID-19 / COVID	Coronavirus disease 2019, causing global pandemic starting March 2020 and extensive local public health precautions.
Employee Housing	Housing intended for and affordable to employees and households earning local wages.
FHA	Federal Housing Administration, provides secondary market for residential mortgages.
HOA	Home Owners Association, typically part of condominium developments.
HUD	Housing and Urban Development; federal agency providing funding and regulations for low income housing.
Keep-up Needs	Keep-up refers to the number of housing units needed to keep up with job growth and retiring employees to ensure housing is available for employees filling new or vacated jobs through 2027.
LAUS	Local area unemployment statistics
LEHD	Longitudinal Employer-Household Dynamics
LIHTC	Low Income Housing Tax Credit – a federal program to stimulate capital investment in affordable rental housing, administered in Colorado by the Colorado Housing and Finance Authority.
Local Resident Housing	For the purpose of this report, housing that is intended to be affordable or suitable for Teton Region employees and full-time

	residents. The term encompasses the full range of affordability levels for local residents – from very local income to 120% AMI or more.
MLS	Multiple Listing Service used for purchase and sale of residential real estate
Occupied housing unit	Occupied housing unit means housing units that are occupied by persons that consider the South Shore Region as their usual place of residence or that have no usual place of residence elsewhere. (US Census definition). Occupied units are also referred to as resident households in this report.

Acknowledgements

We would like to thank everyone who gave their time, assistance, knowledge, and expertise to this process. Information in this report relied on participation from many individuals and organizations through interviews, data sharing, focus groups, outreach, etc. We are grateful for the time given by everyone we reached out to. We would like to give particular thanks to the Housing Stakeholder Committee, who were instrumental in this entire process.

Housing Stakeholder Committee

Adrian Croke - Community Safety Network
Ali Cohane - Local Restauranteur
Alison Lee - Jackson Hole Housing Trust
Anna Olsen - Jackson Hole Chamber
Anne Cresswell - Jackson Hole Housing Trust
Anne Schuler - Small Business Owner, Planning Commissioner
April Norton - Town of Jackson/Teton County WY Housing
Brett McPeak - Real Estate
Chris Neubecker - Teton County Planning Dept
Cristina Briones - Voices JH
Elizabeth Hutchings - Shelter JH
Gillian Chapman - Teton County School District (TCSD)
Isabel Zumel - One22
Ivan Jimenez - JH Food Rescue
John Frechette - Local Small Business Owner
John Kren - St. John's Health
Jordan Rich - Voices JH
Kris Greenville - Teton Habitat

Housing Stakeholder Committee
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Kyle Fowler - Jackson Hole Conservation Alliance
Laura West Soltau - Teton Literacy Center
Laurie Andrews - Community Foundation
Marina Chapeton - Teton Literacy Center
Mary Kate Buckley - Jackson Hole Mountain Resort (JHMR)
Melissa Turley - Teton Village Association
Rob Deslauries - Teton Village Developer
Sharel Lund - One22
Skye Schell - Jackson Hole Conservation Alliance
Stacy Stoker - Jackson Hole Affordable Housing
Stephanie Thomas - TC Seach & Rescue
Tyler Davis - Local Developer, JH Working
Tyler Sinclair - Town of Jackson Planning and Building Dept
Wendy Martinez - Teton Habitat, Planning Commission
August Christensen - Teton Valley Housing Crisis Task Force
Betsy Hawkins - Community Resource Center
Brian McDermott - Teton Regional Economic Coalition (TREC)
Doug Self - City of Driggs, Community Development Director
Shawn Hill - Valley Advocates for Responsible Development

Information presented in this report is as much based on data and numbers as it is on the experiences and observations of those living in the community, which would not have been possible without local participation. We appreciate the opportunity to work with dedicated communities seeking to better understand and address the housing needs of local residents and employees for the benefit of the communities, economy, and health of the Teton Region.

Appendix B - Teton County WY/Jackson Housing Tools Matrix

Tools / Programs	Definition or Overview	Notes	In Use In		Units Since 2014
LAND USE PLANNING			**Jackson**	**Teton County**	
Accessory Residential Units	Allow Accessory Residential in all or most zones. Provide incentives to build/convert space to ARUs, can be in form of additional density, tap fee waiver or reduction, subsidy to owner, etc. Note that ARUs here do not include units accessory to commercial uses, just accessory to single-family homes (traditional ADUs).	ARU Pilot Program – will launch Q2 2022 Housing may begin compliance on ARU and Town considering adding deed restriction requirement. County ARUs not typically used for long term rentals.	Yes. Town has allowed ARUs in all zones since 2015; allowed in most zones except single family since 1994	Yes. County allows ARUs in all zones except S-TC; primarily considered guesthouses. Employee residency would be more beneficial.	Teton County: 168 town of Jackson: 45
Aligning Planning Documents	Strategic Priority on Affordable housing in all local planning documents, budget setting, and work plans. Consistent recognition of housing as policy priority and alignment between all Planning and Housing Documents.	Priority Driven Budget Process for town of Jackson. Greater alignment of funding for infrastructure, transit, complete neighborhoods, etc could also support housing efforts.	Yes. Some.	Yes. Limited	
Aligning Community Infrastructure Investments	Strategic alignment of infrastructure investments to support affordable housing. Recommend being aggressive in accessing federal funds and state passthroughs as infrastructure recovery funds become available.	Town has moved up and provided infrastructure funding to support housing i.e. Westview townhomes, Hidden Hollow, etc. Town will complete an Impact Investment category (CP Policy 4.3.b) in our 5-year Capital Improvement Plan	Yes, some with more in Process.	Yes, with additional opportunities to support connect to water and sewer, support “complete neighborhoods” and transit.	
Annexation Policies	Negotiating affordable housing as part of annexation agreements.	Prohibited by the State in 2021 at request of Teton County large landowner	No.	No.	
Density Bonus 2:1	2:1 – Ability to maximize building envelope – two market rate square feet for every affordable square foot.	Implemented in 2018. Applies in Jackson Transitional Zones NH-1, NM-2, OR, CR-1, CR-2, CR-3 & DC-2, DC (LDR Div. 7.8)	Yes	No.	Jackson: 140
Density Bonus PUD process			Eliminated in 2018.		

Tools / Programs	Definition or Overview	Notes	In Use In		Units Since 2014
LAND USE PLANNING			**Jackson**	**Teton County**	
Fast Track Processing	Gives priority to development applications with affordable and/or workforce housing.	Implemented in 2018 in Jackson (LDR Sec. 7.8.3.C) No public hearings required. Design review still required in Town.	Yes.	No.	Jackson: 84
Height Variance	Fourth Floor allowed	Allowed in CR-3 zone (LDR Sec. 2.2.13.E.4) This code was a migration from PUD rules in 2018. Hasn't been used in new form yet, minimum lot size is two acres. Consider allowing on smaller lots.	Yes – limited.	n/a	Mi
Fee Waivers or Deferrals	Water/sewer tap fees, building permit or other fees waived in part or whole to reduce cost to build affordable or locals housing. General funds or other sources need to cover cost of fees waived. Deferred fees/taxes (use, property) can take risk away from development by requiring payment upon sale or occupancy of a unit.	Town of Jackson fees waived for 100% deed restricted housing as of July 2021 County allows fee waivers if an application "demonstrates bona-fide community benefit for the whole of Teton County." Is not guaranteed nor automatically waived	Yes – codified in 2020, and has been used on all 100% DR projects in recent years.	No. Nothing codified – can be requested through community benefit category.	Jackson: greater than 300 County: no recent examples.
Inclusionary Zoning (IZ)	Requiring a percentage of residential units in new subdivisions to be affordable housing. Market homes support development of affordable units.	Eliminated in 2018 for both Town and County. Had been in place since 1995.	No	No	

Tools / Programs	Definition or Overview	Notes	In Use In		Units Since 2014
Parking Reductions	Reduced parking requirements for workforce and affordable housing	Town allows parking reductions through Administrative Relief. Implemented in 2018; most DR projects seek it. County also allows parking requirements to be adjusted through administrative relief, with demonstration that a lesser standard is workable due to anticipated parking demand and alternative transportation is available.	Yes -	Yes - limited	
Widespread Zoning for multifamily housing (over eight units/building)	Community or Deed Restricted Housing is allowed by right in most.	Town Zoning allows residential buildings with 8 or more units in zones NH-1, NM-2, CR-1, CR-2, CR-3, DC and DC-2 County allows multifmaily in WC, BC-TC, but few properties have this zoning.	Yes – potential to further expand?	No	
REQUIREMENTS			**Jackson**	**Teton County**	
Residential Mitigation	Requiring new homes to contribute to housing for employees relative to demand generated by residential units. Mitigation rate may increase with house size. Fees in lieu provide revenue stream that fluctuates with building activity. Nexus required.	LDR Division 6.3	Yes	Yes	Generally fee-in-lieu, which is reinvested by Housing Department

Tools / Programs	Definition or Overview	Notes	In Use In		Units Since 2014
Commercial Mitigation	Requiring new commercial development to provide housing for a portion of employees generated. Nexus required. Alternatives in application and compliance methods (on site, off site, land, fees in lieu) create flexibility yet complexity.	LDR Division 6.3	Yes	Yes	108 deed-restricted since 2016 across Town and County
FUNDING			**Jackson**	**Teton County**	
Real Estate Transfer Fee		Currently not allowed by State; working to allow at State level			
Lodging Tax		Does not directly fund housing	Yes – but not for housing	Yes – but not for housing	
LIHTC		WY QAP requirements are hard for Jackson projects to be competitive. Applied multiple times without success, currently have application in to WCDA.	Maybe – Flat Creek Apts currently under consideration	No.	
Federal and State Funds		Apply for LIHTC, HOME, NHTF and CDBG regularly, rarely receive awards	Habitat received $500k HOME for 445 E Kelly, Flat Creek Apts applied for CDBG, HOME, NHTF, LIHTC pending ARPA –$3million pending	$4 million ARPA pending	
Community Foundation		One-off grants thus far. The Jackson/Teton County Affordable Housing Department has been working with them to create some kind of PRI or other loan fund for housing.	Yes – limited	Yes - limited	

Tools / Programs	Definition or Overview	Notes	In Use In		Units Since 2014
Economic Development / Chambers		Tourism Improvement District is being considered at state level, Chamber is actively supporting.	No	No	
General Fund Allocations		ACTIVE – details from April	Yes. $1m - $2m/year	Yes. $1m/year	
Private Donations		Housing Trust and Habitat Jackson/Teton Affordable Housing Department	Yes	Yes	
Below market debt		Jackson St. Apartments	Yes	Yes	
Program-related investment		Jackson St. Apartments	Yes	Yes	
Realtors/Voluntary Transfer		Community Housing Fund Created in 2021	Yes	??	
Special Purpose Excise Tax		$5.5 million passed in 2019, long history of support, and several SPET that did not pass.	Yes	??	
PARTNERSHIP TOOLS			**Jackson**	**Teton County**	
RFQ/RFP process	RFQ/RFP process effective for selecting development partners on government or institutionally owned land. Can also be used with subsidy funds, in addition to or in place of land.	Jackson/Teton County Affordable Housing Department Supply Plan	Yes. 3 projects with Town property	Yes. 1 project with County property	114 units since 2017

Tools / Programs	Definition or Overview	Notes	In Use In		Units Since 2014
Employer Assisted Housing / Partnerships	Master leasing new development, mortgage assistance, units for temporary relocation. Public/non-profit sector can provide technical assistance to help develop projects. Housing for emergency services personnel and seasonal workers often provided by employers. • Lots of employers are providing housing assistance • Jackson/Teton County Affordable Housing Department & Housing Trust conduct housing needs assessments for businesses (HD is free, HT charges a nominal rate)	Lots of activity in the space… not specifically codified or incentivized. For those building units, may bank units for future mitigation requirements (think: Hotel Jackson, JHMR, etc.) Other partnerships are underway.	Yes, for example Westview TH – Town allowed 8 units to be employer owned Workforce Rental restricted.	Yes, for example Mercill Condos – County allowed 12 units to be employer owned Workforce Rentals.	
PRESERVATION TOOLS			**Jackson**	**Teton County**	
Acquisition of Market Units	Usually involves buying down units with public funds. Deed restrictions imposed for permanent affordability.		No	No	
Compliance Management	Monitoring deed restrictions eligibility and ongoing compliance, collecting data, ensuring program integrity.	Performed by Housing Dept.	Yes	Yes	
Expiring Deed Restriction Preservation		Performed by Housing Dept.	Yes	Yes	1 recently, several being monitored
Deed Restriction Purchase	Preservation Program lead by JTCHA is to deed restrict existing units for rental or homeownership to local employees. Must make 75% of income in Teton County. Program also implements an appreciation cap.	Preservation Program implemented by the Jackson/Teton County Affordable Housing Department in February 2021. $1 million set aside.	Yes	Yes?	3 units secured and with 1 pending
Housing Rehabilitation and Weatherization	Repairing, updating, enlarging, improving energy efficiency, and providing handicapped accessibility, typically with Federal or State grants. Staff/time intensive.	Discussed during Landlord-Tenant stakeholder group meetings, but ultimately not pursued due to staff capacity	No	No	

Tools / Programs	Definition or Overview	Notes	In Use In		Units Since 2014
No-Net Loss/Redevelopment Policy	Requiring replacement of housing occupied by the workforce and residents when redevelopment occurs. Similarly priced units should be replaced on site or another site, or a fee-in-lieu of replacement could be allowed.	Debated by electeds in 2017 and not included	No	No	
Property Management	Contracting to provide property management of rental units for local employees. Could work both ways – public/non-profit sector hires private firm or private sector hires public/non-profit. Could be used with Employer Assisted Housing and conversion of STR's to LTR's.	Yes – Redmond Street Rentals, partnered with Housing Trust to provide. Flat Creek Apts, partner with BlueLine Development to provide.	No	No	
Right of First Refusal	Non-profit, HA or government entity securing right of first refusal on key multi-family properties or mobile home parks to ensure the chance for affordability of the property ever sells.		No	No	
STR Conversion	Providing rent guarantees and property management in exchange for renting units long term that were vacant or rented short term.		No	No	
STR Restrictions	Requiring licensing, limiting number of permits, limiting the number in defined areas, occupancy requirements based on local housing or income, prohibiting STR of deed restricted housing etc.	More enforcement may be needed.	Permit and License; limited locations	No.	

Appendix C - Teton County Idaho Housing Tools Matrix

Tools / Programs	Definition or Overview	In Use In		
LAND USE PLANNING		**Driggs**	**Victor**	**Teton County / HA**
Accessory Residential Units	Allow Accessory Residential in all or most zones. Providing incentives such as additional density, tap fee waiver or reduction, subsidy to owner, etc can enhance the tool.	Yes. Allowed in all zones. Tap fees waived.	Yes. Allowed in all zones. Tap fees waived.	HA is preparing an ADU guide and permit-ready ADU plans, and is considering a shared-equity model like Dweller.com
Aligning Planning Documents	Strategic Priority on Affordable housing in all local planning documents, budget setting, and work plans.	Yes – partially. Teton County Affordable Housing Strategic Plan adopted and referenced in new Comprehensive Plan. Housing is an eligible use of local sales tax. Still formulating budget & work plan to meet strategic priorities.	Yes – partially. Teton County Affordable Housing Strategic Plan adopted and referenced in new Comprehensive Plan. Housing is an eligible use of local sales tax. Still formulating budget & work plan to meet strategic priorities.	Yes – partially. Adopted AHSP, but 2012 Comp Plan not updated. Prioritizing affordable housing in work plans & budgeting.
Aligning Community Infrastructure Investments	Strategic alignment of infrastructure investments to support affordable housing. Access federal funds and state passthroughs.	Using CDBG funds to support LIHTC housing project. Urban Renewal Agency supporting with TIF revenue.	No.	No.
Annexation Policies	Negotiating affordable housing as part of annexation agreements.	Policy included in adopted TCAHSP, and is being implemented, but lacks clear standards or guidance on what to negotiate.	Policy included in adopted TCAHSP. No implementation to date.	N/A.
Density Bonus	Increased density in exchange for building affordable/workforce housing.	Only in PUDs currently. As part of adopted TCAHSP policy, negotiate affordable component with any zone change to increased density.	No.	No.

Tools / Programs	Definition or Overview	In Use In		
Fast Track Processing	Gives priority to development applications with affordable and/or workforce housing.	No.	No.	No.
Height Variance?	Workforce/affordable housing able to better utilize land through set back, height, other variances.	In mixed-use zones, allow 10ft height bonus if any residential use on upper floors, but no income or occupancy restriction.	No.	No.
Fee Waivers or Deferrals	Water/sewer tap fees, building permit or other fees waived in part or whole to reduce cost to build affordable or locals housing. General funds or other sources need to cover cost of fees waived. Deferred fees/taxes (use, property) can take risk away from development by requiring payment upon sale or occupancy of a unit.	Impact fees waived for affordable housing as defined in state statute (<80% AMI). Possible use of sales tax to cover fees. No deferred tax program.	No.	No.
Inclusionary Zoning (IZ)	Requiring a percentage of residential units in new subdivisions to be affordable housing. Market homes support development of affordable units.	No adopted policy, but City has started requesting at least 50% workforce housing restriction in large-scale (>20 units) developments. Voluntary.	No.	No.
Parking Reductions	Reduced parking requirements for workforce/affordable housing.	No. 1/1BR, 1.5/2BR+ multi-family.	No, but only 1 per unit across all residential.	No.
Widespread Zoning for multifamily housing	Within Cities and Towns, most zone districts allow for attached product that makes efficient use of land and is cost effective to build, including duplexes, townhouses, apartments and condos.	Yes. Multi-family is allowed in all mixed-use zones. Comp Plan enables widespread multi-family via rezoning.	Yes. Multi-family is allowed in all mixed-use zones. Comp Plan enables widespread multi-family via rezoning.	No; dense development is directed to cities.

Tools / Programs	Definition or Overview	In Use In		
Voluntary Agreements	Seek developer participation in providing workforce housing as part of the entitlement process.	Current practice (developing policy) at any rezone application is to negotiate workforce housing mitigation and adopt conditional zone change agreement.	TBD	TBD
REQUIREMENTS		**Driggs**	**Victor**	**Teton County / HA**
Residential Mitigation	Requiring new homes to contribute to housing for employees relative to demand generated by residential units. Mitigation rate may increase with house size. Fees in lieu provide revenue stream that fluctuates with building activity. Nexus required.	No. Not legal in Idaho, except through negotiation at annexation, conditional zone change or possibly large scale subdivision.	No.	No.
Commercial Mitigation	Requiring new commercial development to provide housing for a portion of employees generated. Nexus required. Alternatives in application and compliance methods (on site, off site, land, fees in lieu) create flexibility yet complexity.	No. Not legal in Idaho, except through negotiation at annexation, conditional zone change or possibly large scale subdivision.	No.	No.
FUNDING FOR HOUSING		**Driggs**	**Victor**	**Teton County / HA**
Local Lodging Tax	Some or all local lodging tax dedicated to workforce housing	Yes. 3% Housing is an eligible use; may designate a portion for housing to enable bond repayment.	Yes. Increased lodging tax to 6% and included housing as an eligible use of funds.	No.
Community Foundation		No. Driggs does not receive funding through CFTV.	No.	Housing Authority is eligible to receive funding through CFTV
Economic Development/Chambers		TREC helps with research and lobbying as a Chamber.		

Tools / Programs	Definition or Overview	In Use In		
General Fund Allocations		Not cash, but pays salary for staff to support Housing Authority.	Yes, $5000 operating funds to Housing Authority.	Yes, $40,000 operating funds to Housing Authority
Private Donations		No.	No.	Yes. Foundation funding expected for new Executive Director position.
Realtors/Voluntary Transfer		No.	No.	Yes – Housing Authority funded from CommunityHousingFund.com
Special Purpose Excise Tax		No.	No.	No.
Urban Renewal		Yes. Can help fund public improvements for projects in district. Helping w/ Depot Square LIHTC project currently.	Yes, has a URA.	No.
Real Estate Transfer Fee		Real Estate Transfer Tax not legal in Idaho, but Grand Targhee in WY has a transfer tax of .5% that is for affordable housing that can be built in Driggs.	No.	No.
LIHTC		Yes. 1 Active. 2 Previous.	1 previous project.	No.
Federal and State Funds		Idaho Governor announced Gap Financing program will be launched in 2022. Idaho Housing Trust Fund remains unfunded despite state surplus.		Considering allocation of ARPA funding for affordable housing development.

Tools / Programs	Definition or Overview	In Use In		
PARTNERSHIP TOOLS		**Driggs**	**Victor**	**Teton County / HA**
Land Banking	Use publicly owned land for workforce/affordable development. Make strategic purchases of land for future housing development.	Yes. Driggs donated 1ac for LIHTC project.	Yes. Victor donating 3ac to Housing Authority.	Yes, County donating .6 acre to Housing Authority.
RFQ/RFP process	RFQ/RFP process effective for selecting development partners on public land that is currently land banked. Can also be used with subsidy funds, in place of land.	Yes; in partnership with Joint Housing Authority.	Yes; in partnership with Joint Housing Authority.	Yes; in partnership with Joint Housing Authority.
Employer Assisted Housing/Partnerships	Master leasing new development, mortgage assistance, units for temporary relocation. Public/non-profit sector can provide technical assistance to help develop projects. Housing for emergency services personnel and seasonal workers often provided by employers.	No partnerships; large employers (Grand Targhee, Teton Valley Health, City) providing/building employee housing.	No partnerships; large employers (Grand Targhee, Teton Valley Health) providing/building employee housing.	No partnerships; large employers (Grand Targhee, Teton Valley Health) providing/building employee housing.
Downpayment Assistance	Support first time homebuyers with downpayment loans or grants.	Not yet; identified as a strategy to consider. CRCTV operates a rental deposit loan program.	Not yet; identified as a strategy to consider. CRCTV operates a rental deposit loan program.	Not yet; identified as a strategy to consider. CRCTV operates a rental deposit loan program.
PRESERVATION TOOLS		**Driggs**	**Victor**	**Teton County / HA**
Acquisition of Market Units	Usually involves buying down units with public funds. Deed restrictions imposed for permanent affordability.	No.	No.	No.
Compliance Management	Monitoring deed restrictions eligibility and ongoing compliance, collecting data, ensuring program integrity.	Not yet; HA will serve this function.	Not yet; HA will serve this function.	Not yet; HA will serve this function.
Deed Restriction Purchase	Purchase a deed restriction from an existing owner; property may continue as homeownership or long-term rental.	No.	No.	No.

Tools / Programs	Definition or Overview	In Use In		
Housing Rehabilitation and Weatherization	Repairing, updating, enlarging, improving energy efficiency, and providing handicapped accessibility, typically with Federal or State grants. Staff/time intensive.	Regional via EICAP: https://www.eicap.org/	Regional via EICAP: https://www.eicap.org/	Regional via EICAP: https://www.eicap.org/
No-Net Loss/Redevelopment Policy	Requiring replacement of housing occupied by the workforce and residents when redevelopment occurs. Similarly priced units should be replaced on site or another site, or a fee-in-lieu of replacement could be allowed.	No.	No.	No.
Property Management	Contracting to manage affordable rental units. Could work both ways – public/non-profit sector hires private firm or private sector hires public/non-profit. Could be used with Employer Assisted Housing and conversion of STR's to LTR's.	No.	No.	No.
Right of First Refusal	Securing a right of first refusal on "naturally occurring affordable housing" properties, so public sector or non-profit can purchase and preserve, forestalling condo and STR conversions.	No.	No.	No.
STR Conversion	Providing rent guarantees and property management in exchange for renting units long term that were vacant or rented short term.	No.	No.	No.

Tools / Programs	Definition or Overview	In Use In		
STR Restrictions	Requiring licensing, limiting number of permits, limiting the number in defined areas, occupancy requirements based on local housing or income, prohibiting STR of deed restricted housing etc.	Require permit and have standards for safety, parking, trash, etc., and collect lodging tax. Idaho statute prohibits a ban (and potentially a cap, which can be found equivalent to a ban). Negotiating prohibitions in some new developments and in all deed-restricted housing.	Requires business license; collects lodging tax.	No.

Note: Tetonia is a participating jurisdiction in the Teton County Joint Housing Authority. Tetonia has set intentions in their Comprehensive Plan to make land use regulations more favorable for a variety of housing types and price points.

Appendix D – Survey Instruments

Employee Survey – Housing Needs, Challenges, and Preferences

1. In which community do you live in or nearest to?

	Where do you live?
Lincoln County, WY	
Alpine	☐
Etna	☐
Star Valley Ranch	☐
Thayne	☐
Afton, Fairview, Smoot	☐
Other Lincoln County, WY _____	☐
Teton County, ID	
Driggs	☐
Victor	☐
Tetonia	☐
Other Teton County, ID _____	☐
Teton County, WY	
Jackson	☐
Alta	☐
Hoback	☐
Kelly, Moran, Colter Bay	☐
Rafter J Ranch, South Park	☐
Teton Village	☐
Wilson, Moose Wilson Road	☐
Teton or Yellowstone National Parks	☐
Other Teton County, WY _____	☐
Other Location _____	☐

2. Do you live in the region:
   - ☐ Year round or most of the year (i.e., 8-months or more)
   - ☐ Part time - How many months in each season? #____ Spring/Summer #____ Fall/Winter
     If part time – are you: ☐ part time resident ☐ seasonal employee ☐ Other_____

3. How long have you resided in the region and your current home?

	Lived In Region	Lived in Current Home
Less than 1 year	☐	☐
1 to 2 years	☐	☐
3 to 5 years	☐	☐
6 to 10 years	☐	☐
More than 10 years	☐	☐

4. When you last moved, how hard was it to find housing that met your needs and that you could afford?
   - ☐ Not difficult
   - ☐ Moderately difficult
   - ☐ Very difficult
   - ☐ I have yet to find such housing

5. How do you feel about the issue of people who work in the region being able to find suitable housing they can afford?
   - ☐ It is the most critical problem
   - ☐ One of the more serious problems
   - ☐ A problem among others needing attention
   - ☐ One of our lesser problems
   - ☐ I don't believe it is a problem

6. In what type of home do you live?
   - ☐ Single-family house/Cabin
   - ☐ Apartment or condominium
   - ☐ Townhome/duplex/triplex/fourplex
   - ☐ Mobile home
     - ☐ on rented space ☐ on owned land
   - ☐ Accessory dwelling/in-law/caretaker unit
   - ☐ Dormitory housing
   - ☐ Motel/Hotel
   - ☐ Tent/Camper/RV/Car/Van
   - ☐ Couch surfing/staying with friends
   - ☐ Other _____

7. How many bedrooms are in your home? #____

8. Which of the following best describes your current household (include yourself and others living in your home or dorm room)?
   - ☐ I live alone
   - ☐ Single parent with child(ren) at home
   - ☐ Couple, no child(ren) at home
   - ☐ Couple with child(ren) at home
   - ☐ Unrelated roommates
   - ☐ Immediate and extended family members
   - ☐ Family members and unrelated roommates
   - ☐ Other: _____

9. How many people live in your household? _____ # people in total ____ # under 18

10. Where within the region would you most like to live if housing you could afford is available?

	Where Do You Most Want to Live?
Lincoln County, WY	
Alpine	☐
Etna	☐
Star Valley Ranch	☐
Thayne	☐
Afton, Fairview, Smoot	☐
Other Lincoln County, WY _____	☐
Teton County, ID	
Driggs	☐
Victor	☐
Tetonia	☐
Other Teton County, ID _____	☐
Teton County, WY	
Jackson	☐
Alta	☐
Hoback	☐
Kelly, Moran, Colter Bay	☐
Rafter J Ranch, South Park	☐
Teton Village	☐
Wilson, Moose Wilson Road	☐
Teton or Yellowstone National Parks	☐
Other Teton County, WY _____	☐
Other Location _____	☐

11. Do you:
    - ☐ Own
    - ☐ Rent
    - ☐ Lease to own
    - ☐ Caretake
    - ☐ Other _____

12. Do you live in:
    - ☐ Free market housing
    - ☐ Restricted housing or employer-provided housing (such as deed restricted ownership; rentals with price, income or employment limits; etc.)

13. Within which age categories do household members fall (check all that apply)?
    - ☐ Under 5
    - ☐ 5 to 17
    - ☐ 18 to 29
    - ☐ 30 to 44
    - ☐ 45 to 64
    - ☐ 65 and over

14. Which choice best describes your satisfaction with your current residence?

Very Dissatisfied	Somewhat Dissatisfied	Somewhat Satisfied	Very Satisfied
1	2	3	4

15. Why are you not fully satisfied with your residence? (Respond if 1, 2, or 3 above)
    (Check all that apply)
    - ☐ Currently rent, prefer to buy
    - ☐ Too small/overcrowded
    - ☐ Too expensive
    - ☐ Needs repairs/poor condition (GOTO Q16)
    - ☐ Pets not allowed
    - ☐ Too far from work
    - ☐ Disturbance from nearby short term rentals
    - ☐ I need to have roommates and would prefer not to
    - ☐ Other reason _____

16. (IF "Needs repairs" checked in Q15) If your home needs repairs, why have repairs not been made? (CHECK ALL THAT APPLY)
    - ☐ Cost of repair - too expensive
    - ☐ Do not want to spend more money on the home
    - ☐ Unable to get qualified contractor
    - ☐ Landlord not taking responsibility
    - ☐ Have not notified the landlord – concerned I might lose my rental or have rent increased
    - ☐ Other_____

17. If you rent your home, have you been forced to move for any of the following reasons within the past 3 years? (MARK ALL THAT APPLY)
    - ☐ I do not rent my home
    - ☐ Had to move when rental was sold
    - ☐ Had to move when rental was converted into a short term/vacation rental
    - ☐ Had to move when the owner of my rental moved in
    - ☐ Had to move due to significant rent increase → how much was your last rent increase $_____
    - ☐ Other reason _____
    - ☐ NONE OF THE ABOVE – I have not been forced to move

18. (if any of b thru f selected above) How many times have you been forced to move over the past 3 years?
    #_____

19. Within the next 5 years do you plan to:
    - ☐ Stay in your current residence
    - ☐ Move into a different home within the region ---- Because you: ☐ want to ☐ have to (ANSWER Q20 to 23)
    - ☐ Leave the region ---------- Because you: ☐ want to ☐ have to (GOTO Q24)

      (if leaving) -> Why are you leaving the region? _____

IF YOU PLAN TO MOVE INTO A DIFFERENT HOME IN THE REGION:

20. If you will be moving within the region, do you prefer to:
    - ☐ Own
    - ☐ Rent
    - ☐ Either own or rent

21. How many bedrooms does your household need? #_____

22. Since land is expensive, sites suitable for housing are limited and construction costs are high, it may not be possible to build or provide the home you desire at your preferred price in the community where you most want to live. Trade-offs may be necessary, such as paying a higher price for a smaller home in your preferred community. Please rank the following home considerations, with 1 being the consideration that is most important to you (and that you are least willing to compromise on) and 4 being least important.

    Rank from 1 "most important" to 4 "least important"

    - ____ Location - a home in the community where you most want to live
    - ____ Price - a home that is the most affordable option for the minimum size you need; the best value.
    - ____ Size – number of bedrooms and space is important.
    - ____ Type – you want to live in your preferred home type (e.g., single family home, townhome, condominium, etc.).

23. Would you have interest in purchasing a deed restricted home in your preferred community/county of residence? This is home priced below market value so that it is affordable to purchase (affordable means that you pay no more than 30% of your income for mortgage). The deed restriction would limit resale price appreciation (typically to no more than 3% per year on average) and require that homes be sold to households with at least one person who works in your preferred county of residence.
    - ☐ I would purchase a deed restricted home to live in my preferred community
    - ☐ I would not purchase a deed restricted home
    - ☐ Unsure/need more information

24. How much do you have available for a down payment? *Include the portion of home equity you could spend on a down payment if you were to sell a home you now own.*

    $_____

25. How many adults (18 and over) in your household, including yourself, are:

_____# Employed
_____# Unemployed and looking for work
_____# Retired

If no one is employed in your household, please skip to Q. 40

26. How many full-time plus part-time jobs do employed adults in your household (persons 18 or over only) work year round and in each season? Enter the number of jobs you work and the number of combined jobs all other adults in your household work.

	Adult #1 (You)	Adult #2	Adult #3	Adult #4
# Year Round job(s)				
# Summer seasonal job(s)				
# Winter seasonal job(s)				

27. Where do you and other adults (persons 18 or over only) in your household work? (MARK ALL THAT APPLY) Please note the primary location of your job(s) for each season. If you work at the same job year round, please mark BOTH boxes.

YOU			OTHER WORKERS	
Summer	Winter	Work Location	Summer	Winter
		Lincoln County, WY		
☐	☐	Alpine	☐	☐
☐	☐	Etna	☐	☐
☐	☐	Star Valley Ranch	☐	☐
☐	☐	Thayne	☐	☐
☐	☐	Afton, Fairview, Smoot	☐	☐
		Teton County, ID		
☐	☐	Driggs	☐	☐
☐	☐	Victor	☐	☐
☐	☐	Tetonia	☐	☐
		Teton County, WY		
☐	☐	Jackson	☐	☐
☐	☐	Alta	☐	☐
☐	☐	Hoback	☐	☐
☐	☐	Kelly, Moran, Colter Bay	☐	☐
☐	☐	Rafter J Ranch, South Park	☐	☐
☐	☐	Teton Village	☐	☐
☐	☐	Wilson, Moose Wilson Road	☐	☐
☐	☐	Teton or Yellowstone National Parks	☐	☐
☐	☐	Other Location _____	☐	☐

28. In what type of job/industry are you and others in your household employed? (MARK ALL THAT APPLY for jobs held by YOU and OTHERS in your household)

YOU			OTHER WORKERS	
Summer	Winter		Summer	Winter
☐	☐	Accommodations / lodging	☐	☐
☐	☐	Bar / restaurant	☐	☐
☐	☐	Construction / trades	☐	☐
☐	☐	Recreation, arts, entertainment (incl. ski areas)	☐	☐
☐	☐	Home services (housekeeping, landscaping, snow removal, etc.)	☐	☐
☐	☐	Other services (personal, daycare, auto repair, security, etc)	☐	☐
☐	☐	Retail trade (grocery, clothing, etc.)	☐	☐
☐	☐	Health care, social assistance	☐	☐
☐	☐	Educational services (public/private schools, training programs, etc)	☐	☐
☐	☐	Government/civic service (excluding public schools)	☐	☐
☐	☐	Professional, scientific, technical (computers, legal, accounting, etc)	☐	☐
☐	☐	Finance, Banking, Insurance	☐	☐
☐	☐	Real estate, property management	☐	☐
☐	☐	Non-profit	☐	☐
☐	☐	Utilities, transportation, warehousing	☐	☐
☐	☐	Information (newspaper, radio, etc.)	☐	☐
☐	☐	Other _____	☐	☐

29. Do employed adults in your household:
    - ☐ Work at home/home office
    - ☐ Travel to a job/office for work
    - ☐ Both work at home and travel to another job/office location

30. If some adults in your household work at home, will they continue to work at home in the future? (MARK ALL THAT APPLY)
    - ☐ Yes, will work exclusively at home
    - ☐ Yes, will split time between home and business/job location
    - ☐ No, will no longer work at home
    - ☐ It depends upon the work policies of employer

31. When do you plan on retiring?
    - ☐ Within 2 years
    - ☐ Within 3 to 5 years
    - ☐ Within 6 to 10 years
    - ☐ More than 10 years from now

32. When commuting to work, how many days per week do you use each of the following modes of travel in an average week?

	Enter # days/week
1) Car (One person)	_____
2) Bus	_____
3) Carpool/Vanpool (2+ people)	_____
4) Bike or walk	_____
5) Telecommute.....	_____
6) Other: _____	_____

33. Please indicate which of the following types of help with housing you would consider for you and your household. *Use a scale of 1 =Would not consider to 5=Would definitely consider.*

	Would not consider/ do not need		Might consider		Would definitely consider	Don't know
Down payment assistance to buy a home	1	2	3	4	5	dk
Rent assistance to lower the amount you pay for rent	1	2	3	4	5	dk
Low interest rehabilitation loan for home improvements	1	2	3	4	5	dk
Assistance with security deposit/first month rent	1	2	3	4	5	dk
Utility payment assistance	1	2	3	4	5	dk
Other _____	1	2	3	4	5	dk

34. What is the race/ethnicity of all household members? Please check all that apply
    - ☐ Caucasian/Non-Hispanic White
    - ☐ Hispanic/Latino
    - ☐ African American/Black
    - ☐ American Indian
    - ☐ Asian
    - ☐ At least one household member is two or more races
    - ☐ Other _____

35. Do you speak a language other than English as your first language? ☐ Yes ☐ No

It is very important that we know about your income and housing expenses to fully understand housing needs. Please remember that this survey is confidential.

36. What is your household's estimated monthly cost of housing? (please enter "$0" if you do not pay any of the below)

$_____ Monthly Rent or Mortgage Payment
$_____ Monthly Taxes & Insurance (if not included in mortgage payment)
$_____ Monthly Utilities – gas, electric, water (if not included in rent)
$_____ Monthly HOA Fees, if applicable
$_____ Monthly Child care, if applicable

37. What is the estimated gross annual income of all household members combined (before taxes)? Please remember that this survey is CONFIDENTIAL.

$_____ per year

38. Do you have any additional comments related to housing in the area?_____
_____

Thank you very much for your participation!

Encuesta de Alojamiento

¿Dónde vive?

- ☐ Alpine
- ☐ Etna
- ☐ Star Valley Ranch
- ☐ Thayne
- ☐ Afton, Fairview, Smoot
- ☐ Otro lugar en Condado Lincoln, WY: _____
- ☐ Driggs
- ☐ Victor
- ☐ Tetonia
- ☐ Otro lugar en Condado Teton, ID: _____
- ☐ Jackson
- ☐ Alta
- ☐ Hoback
- ☐ Kelly, Moran, Colter Bay
- ☐ Rafter J Ranch, South Park
- ☐ Teton Village
- ☐ Wilson, Moose Wilson Road
- ☐ Teton or Yellowstone National Parks
- ☐ Otro lugar en Condado Teton, WY: _____
- ☐ Otra ubicación: _____

Yo vivo en la región

- ☐ Todo el año → **¿Cuánto tiempo ha vivido en la región?**
    - ☐ Menos de un año
    - ☐ 1 a 2 años
    - ☐ 3 a 5 años
    - ☐ 6 a 10 años
    - ☐ Mas de 10 años
- ☐ Tiempo parcial →

    ¿Cuántos meses en cada temporada?

    Primavera/Verano: # _____
    Otoño/invierno: #_____

    ¿Cuantas temporadas seguidas usted ha vivido en esta región?
    He venido aquí cada primavera/verano por los últimos: #____
    He venido aquí cada otoño/invierno por los últimos: #____

¿Cuántas personas viven en su hogar?

personas en total _____
personas menos de 18 años _____
personas mas de 65 años _____

¿Cuántos dormitorios hay en su casa? #_____

¿En qué tipo de hogar vive?

- ☐ En una casa unifamiliar/ cabaña
- ☐ Apartamento o condominio
- ☐ Casa de pueblo/ dúplex/ tríplex / cuaduplex
- ☐ Casa móvil
- ☐ Dormitorio
- ☐ Motel/Hotel
- ☐ Tienda de campar/RV/Van/Coche
- ☐ Con amigos
- ☐ Otra razón: _____

Es su casa móvil

☐ En espacio alquilado ☐ En tierras propias

¿Cuánto tiempo ha vivido en hogar actual?

- ☐ Menos de un año
- ☐ 1 a 2 años
- ☐ 3 a 5 años
- ☐ 6 a 10 años
- ☐ Mas de 10 años

¿Cuál de las siguientes opciones describe mejor su hogar actual (seleccione todos los que aplican)

- ☐ Vivo Solo
- ☐ Pareja sin niños
- ☐ Pareja con niño en casa
- ☐ Madre/Padre soltera/o con niño en casa
- ☐ Otros miembros de la familia
- ☐ Vivo con otras personas que no son parientes míos
- ☐ Otra razón: _____

Lo que mejor describe su situación de vivienda:

☐ Dueño/a ☐ Alquilo ☐ Otra razón:_____

¿Su empleador le ofrece o le ayuda con su vivienda?

☐ No ☐ Sí - en caso que si por favor cuéntenos en qué manera le ofrece ayuda su empleador: _____

¿Cuántos adultos (mayores de 18 años) en su casa tienen trabajos? #_____

¿Cuántos trabajos tienen los adultos (mayores de 18 años)? Especifique sison trabajos año completo o solo por temporada?

	Adulto #1 (Tú)	Adulto #2	Adulto #3	Adulto #4
# Trabajo (s) todo el año				
# Trabajo (s) de temporada de verano				
# Trabajo (s) de temporada de invierno				

¿Dónde trabaja usted y otros adultos de su hogar (solo personas mayores de 18 años)? (MARQUE TODO LO QUE CORRESPONDA) Tenga en cuenta la ubicación principal de su (s) trabajo (s) para cada temporada. Si trabajam en el mismo trabajo durante todo el año, marque AMBAS casillas.

	Verano	Invierno
Condado Lincoln, WY		
Alpine	☐	☐
Etna	☐	☐
Star Valley Ranch	☐	☐
Thayne	☐	☐
Afton, Fairview, Smoot	☐	☐
Otro lugar en Condado Lincoln, WY _____	☐	☐
Condado Teton, ID		
Driggs	☐	☐
Victor	☐	☐
Tetonia	☐	☐
Otro lugar en Condado Teton, ID _____	☐	☐
Condado Teton, WY		
Jackson	☐	☐
Alta	☐	☐
Hoback	☐	☐
Kelly, Moran, Colter Bay	☐	☐
Rafter J Ranch, South Park	☐	☐
Teton Village	☐	☐
Wilson, Moose Wilson Road	☐	☐
Teton or Yellowstone National Parks	☐	☐
Otro lugar en Condado Teton, WY _____	☐	☐
Otra ubicación _____	☐	☐

¿Qué tipo de trabajos tienen? (seleccione todos los que aplican)

- ☐ Agricultura
- ☐ Servicios de comida/Restaurante
- ☐ Personal de limpieza/Conserje
- ☐ Área de esquiar/Recreación
- ☐ Construcción/Jardinería
- ☐ Hoteles
- ☐ Gerencial/Capataz
- ☐ Otro: _____

¿Cómo llegan a su trabajo? (seleccione todos los que aplican)

- ☐ Coche (una persona)
- ☐ Autobús
- ☐ Comparto el vehículo con 2 personas o más
- ☐ Ando en bicicleta o camino
- ☐ Viajo al trabajo de otra forma: _____

¿La última vez que busco vivienda qué tan difícil fue encontrar una?

☐ No fue difícil ☐ Algo difícil ☐ Muy difícil

Si algo difícil o muy difícil, ¿Por qué? (SELECCIONE TODO LO QUE APLIQUE)

- ☐ Demasiado caro
- ☐ No es donde quería vivir --> ¿Dónde quiere vivir usted?: _____
- ☐ No había muchas viviendas disponibles
- ☐ Barrera de idioma
- ☐ ¿Otras razones?: _____

¿Ha pasado por los siguientes problemas en los ultimos 3 años mientras usted estaba viviendo en la región? (seleccione todos los que aplican)

- ☐ Incapaz de pagar facturas– renta, comida, utilidades, asistencia medica
- ☐ Incapaz de pagar la renta debido a crédito malo
- ☐ La renta aumentó mucho
- ☐ Desalojo o lo obligaron a moverse → ¿Cuantas veces?: #_____

¿Qué tan satisfecho en el hogar donde vive ahorita?

Muy insatisfecho	Algo insatisfecho	Algo satisfecho	Muy satisfecho
1	2	3	4

¿Por que no está muy satisfecho en su residencia? Por favor marque todas las respuestas que le apliquen.

- ☐ Actualmente rento, pero prefiero comprar
- ☐ Demasiado pequeño / viven muchas personas
- ☐ Muy caro
- ☐ Necesita reparaciones / mal estado → ¿Qué tipo de reparaciones necesita su casa? _____
- ☐ No se admiten mascotas
- ☐ Demasiado lejos del trabajo
- ☐ Disturbio de vecinos/uso de cercas
- ☐ Necesito tener compañeros de cuarto pero preferiría no tener los
- ☐ Otra razón: _____

¿Cuánto paga usted y los miembros de la casa por la vivienda de su hogar cada mes? (renta o hipoteca)? _____

¿Cuál es el total de salario que usted y los miembros de su hogar ganan cada mes?

_____

¿Qué otros comentarios nos puede compartir sobre cómo es vivir y/o trabajar en esta región?

_____

¡Gracias!

1. Type of business:

- ☐ Construction
- ☐ Bar/restaurant
- ☐ Retail sales (grocery, sporting goods, etc.)
- ☐ Recreation/ entertainment/ arts
- ☐ Health care and social assistance
- ☐ Government, public service
- ☐ Education, school district
- ☐ Non-profit
- ☐ Finance/banking/insurance
- ☐ Lodging/hotel/accommodation
- ☐ Real estate/property management

  How many rooms/units do you manage? _____ rooms or units
- ☐ Home care services (landscaping, snow removal, housekeeping, etc.)
- ☐ Child care/day care services
- ☐ Personal/commercial services (massage, hair care, laundry, car repair, etc.)
- ☐ Professional/technical services (legal, architectural, consultant, event planning, computers, etc.)
- ☐ Marketing/media, information
- ☐ Transportation, utilities, manufacturing
- ☐ Other: _____

2. What is the approximate square footage of floor area your business occupies (include all locations in the region)? Please estimate your space as accurately as possible.

None – I do not operate my business out of a physical location

OR _____ sq. ft.

3. Where in the region is your business or organization located? (select all that apply)

Lincoln County, WY	
Alpine	☐
Etna	☐
Star Valley Ranch	☐
Thayne	☐
Afton, Fairview, Smoot	☐
Other Lincoln County, WY _____	☐
Teton County, ID	
Driggs	☐
Victor	☐
Tetonia	☐
Other Teton County, ID _____	☐
Teton County, WY	
Jackson	☐
Alta	☐
Hoback	☐
Kelly, Moran, Colter Bay	☐
Rafter J Ranch, South Park	☐
Teton Village	☐
Wilson, Moose Wilson Road	☐
Teton or Yellowstone National Parks	☐
Other Teton County, WY _____	

4. **How long has your business or organization been in operation?**
   ☐ <1 year ☐ 1-2 years ☐ 3-5 years ☐ 6-10 years ☐ Over 10 years

5. **Including yourself, approximately how many employees does your business employ in each county at various times of the year?**
   ☐ I am the only employee in my business (SKIP the following tables) OR
   ☐ I employ other employees in my business (fill out applicable tables)

   (only the tables for those counties in which the business is located will appear in the online version)

Teton County, ID:

NUMBER OF EMPLOYEES (include yourself)	Base year round employment	Highest summer employment (Jun – Sept)	Highest winter employment (Nov – Mar)
Full time (30+ hours/week)			
Part time (30 hours or less per week)			

Lincoln County, WY:

NUMBER OF EMPLOYEES (include yourself)	Base year round employment	Highest summer employment (Jun – Sept)	Highest winter employment (Nov – Mar)
Full time (30+ hours/week)			
Part time (30 hours or less per week)			

Teton County, WY:

NUMBER OF EMPLOYEES (include yourself)	Base year round employment	Highest summer employment (Jun – Sept)	Highest winter employment (Nov – Mar)
Full time (30+ hours/week)			
Part time (30 hours or less per week)			

6. **About what percentage of your seasonal employees return to work for you from prior seasons?**
   _____**%**

7. **Do you typically hire J-1 employees?**
   ☐ Yes ☐ No

8. **(IF YES) How many J-1s have you hired:**
   2018/19 _____#
   Currently (2021) _____#
   In the future (2022/23) _____#

9. **How many positions with your business are currently unfilled?**

NUMBER OF UNFILLED JOBS	Year round jobs	Seasonal jobs
Full time (30+ hours/week)		
Part time (30 hours or less per week)		

10. **How would you rate your ability to find/attract qualified employees for your business?**
    Never a problem – can always find who I need (SKIP to Q13)
    - ☐ Slight problem
    - ☐ Moderate problem
    - ☐ Significant problem – almost always have unfilled jobs

11. **In the past year, have you experienced any of the following issues in finding or keeping qualified employees? (Select all that apply)**
    - ☐ Unskilled applicants
    - ☐ No/few applicants
    - ☐ Work ethic/dedication problems
    - ☐ Drug/substance abuse
    - ☐ Lack of housing
    - ☐ Lack of transportation
    - ☐ Lack of child care options
    - ☐ Long commute/tired of commuting
    - ☐ Other common issues _____
    - ☐ NONE OF THE ABOVE

12. **Please elaborate on the above:**_____

13. **How many people, in your estimation did not accept a job or left your employment in the past 12 months because they lacked or could not find housing they could afford in the area?**

    Left employment #_____

    Turned down employment # _____

14. **How many of your employees have been working for you for the following time periods?**
    _____# Less than one year
    _____# One to two years
    _____# Two to five years
    _____# Five to 10 years
    _____# 10 years or more

15. **Has your business experienced any of the following problems related to being understaffed? (Mark all that apply)**

2018/19	2020/21	
☐	☐	Employees covering multiple jobs/positions
☐	☐	Decreased level of service/unsatisfied customers
☐	☐	Employee dissatisfaction/frustration/burnout
☐	☐	Increased employee turnover
☐	☐	Unskilled employees filling positions
☐	☐	Inability to grow the business
☐	☐	Owner working extra hours to compensate for too few staff
☐	☐	Reduced business hours/periodically closed doors due to being understaffed → do you have any comments on estimated lost revenue or business hours?_____
☐	☐	NONE OF THE ABOVE/NOT APPLICABLE

16. **Do you have any other comments regarding business challenges encountered?**

    _____

17. To the best of your knowledge, where do your employees live? Please enter the approximate number of employees that reside in each location.

(only the tables for those counties in which the business is located will appear in the online version)

	Teton County, ID Employees	Teton County, WY employees	Lincoln County, WY employees	
01)	_____	_____	_____	Teton County, ID
02)	_____	_____	_____	Teton County, WY
03)	_____	_____	_____	Lincoln County, WY
04)	_____	_____	_____	Other area _____
TOTAL	_____	_____	_____	

18. Do you provide housing or housing assistance to any of your employees?

- ☐ No
- ☐ Yes

19. (IF NO) – Why not? (Mark all that apply)

- ☐ Housing assistance is not needed for our employees
- ☐ Cannot afford to provide housing or housing assistance
- ☐ Provided housing in the past that was not successful
- ☐ Do not want to be in the housing business
- ☐ Do not have the expertise or knowledge to help with housing
- ☐ Housing is the employee's responsibility
- ☐ I prefer to pay higher wages instead
- ☐ Other _____

20. (IF YES) What type of housing assistance? (MARK ALL THAT APPLY)

- ☐ Employer-owned or employer-leased units rented to or provided as compensation to employees
  # of beds _____
- ☐ Employer-provided units for employees to purchase
  # of units _____
- ☐ Down payment/mortgage assistance
  # of employees assisted last year:_____
- ☐ Temporary/relocation housing
  # of beds _____
- ☐ Rent assistance (help with first/last/deposit)
  # of employees assisted last year: _____
- ☐ Housing stipend: $ _____ per month
- ☐ Other _____

21. How has providing housing or housing assistance for your employees affected your business?

_____

22. In the future, would you be interested in investing in housing assistance for employees?

- ☐ Yes
- ☐ No

23. What would encourage or help you to provide housing or housing assistance? (*mark all that apply*)

- ☐ Technical assistance
- ☐ Low cost loans
- ☐ Matching grants
- ☐ Opportunities to participate with other employers
- ☐ Partnering with government, private, or non-profit entities
- ☐ Other _____

24. Do you provide work commute options or assistance to any of your employees?

- ☐ No
- ☐ Yes

25. (IF YES) What type of work commute options or assistance? (mark all that apply)

- ☐ Bus/shuttle (operated/financed at least in part by your business)
- ☐ Bus passes/coupons:
  # employees assisted: ____
- ☐ On-site vehicle for employee errands
  # vehicles: ____
- ☐ Carpool/Vanpool program
- ☐ Travel stipend (i.e., travel time compensation, etc.)
  # employees assisted: ____
- ☐ Telework/work from home flexibility
- ☐ Other _____

26. How has providing commute options or assistance for your employees affected your business?

_____

27. Do you provide child care assistance to any of your employees?

- ☐ No
- ☐ Yes

28. (IF YES) What type of child care assistance? (mark all that apply)

- ☐ On-site or off-site child care services
- ☐ Child care allowance: $_____ per month
- ☐ Other _____

29. In case we have any follow-up questions to clarify some of your survey responses, can you provide the following information: Please remember that individual survey responses are and will be kept CONFIDENTIAL.

Name of business _____

Contact person (in case we have questions)

_____

Phone/email_____

Do you have any additional comments about housing issues?

_____

_____

Thank you for your participation.

Appendix E – 2021 Employee/Household Survey Data and Open Ended Comments



Town of Jackson, Wyoming
Annual Comprehensive Financial Report

FOR THE FISCAL YEAR ENDED JUNE 30, 2023

TOWN OF JACKSON
WYOMING



ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
JUNE 30, 2023

Tyler Sinclair
Town Manager

Roxanne DeVries Robinson
Assistant Town Manager

Prepared by:
Department of Finance

Kelly Thompson
Finance Director

Melanie Adams
Finance Manager

Annual Comprehensive Financial Report
Table of Contents
June 30, 2023

INTRODUCTORY SECTION **Page**

Letter of Transmittal 1
GFOA Certificate of Achievement for Excellence in Financial Reporting 5
Organization of Services Chart 6
Elected Officials and Administrative Personnel 7

FINANCIAL SECTION

Independent Auditor's Report 9
Management's Discussion and Analysis 13
Basic Financial Statements
Government-wide Financial Statements
Statement of Net Position 22
Statement of Activities 23
Fund Financial Statements
Balance Sheet - Governmental Funds 24
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Assets 25
Statement of Revenue, Expenditures and Changes in Fund Balances - Governmental Funds 26
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities 27
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund 28
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - START Bus System Fund 30
Statement of Net Position - Proprietary Funds 31
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Funds 33
Statement of Cash Flows - Proprietary Funds 34
Notes to the Financial Statements 36
Required Supplementary Information
Schedule the Proportionate Share of the Net Pension Liability - Public Employees' Pension Plan 57
Schedule the Proportionate Share of the Net Pension Liability - Law Enforcement Pension Plan 58
Schedule of Contributions - Public Employees' Pension Plan 59
Schedule of Contributions - Law Enforcement Pension Plan 60
Combining Individual Fund Statements and Schedules
Nonmajor Governmental Funds
Combining Balance Sheet - Nonmajor Governmental Funds by Fund Type 61
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Governmental Fund Type 62
Combining Balance Sheet - Nonmajor Special Revenue Funds 63
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Special Revenue Funds 64
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Nonmajor Special Revenue Funds 65
Combining Balance Sheet - Nonmajor Capital Project Funds 71
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Capital Project Funds 72

(continued)

Annual Comprehensive Financial Report
Table of Contents
June 30, 2023 (continued)

Internal Service Funds
- Combining Statement of Net Position - Internal Service Funds 73
- Combining Statement of Revenues, Expenses and Changes Fund Net Position - Internal Service Funds 74
- Combining Statement of Cash Flows - Internal Service Funds 75

Other Supplementary Schedules
- Schedule of Revenues (Sources) and Expenditures (Uses) - General Fund 76

STATISTICAL SECTION (unaudited)

Financial trends
- Net Position by Component - Last Ten Fiscal Years 82
- Changes in Net Position - Last Ten Fiscal years 83
- Fund Balances of Governmental Funds - Last Ten Fiscal Years 85
- Changes in Fund Balances of Governmental Fund - Last Ten Fiscal Years 86

Revenue capacity
- Tax Revenues by Source - Last Ten Fiscal years 87
- Unrestricted State Intergovernmental Revenues by Program - Last Ten Fiscal Years 88

Debt capacity
- Direct and Overlapping Governmental Debt 89
- Ratios of Outstanding Debt by Type 90
- Legal Debt Margin Information 91

Economic and demographic information
- Construction and Bank Deposits - Last Ten Years 92
- Tax Capacity and Estimated Market Value of all Taxable Property - Last Ten Fiscal Years 93
- Property Tax Rates - All Direct and Overlapping Governments - Last Ten Fiscal Years 94
- Taxable Sales - Last Ten Years 95
- Principal Employers - Current Year and Seven Years Ago 96
- Demographic & Economic Statistics 97
- Demographic Statistics - US Census Data 98

Operating information
- Full-time Equivalent Town Employees by Function/Program - Last Ten Fiscal Years 99
- Operating Indicators by Function - Last Ten Fiscal Years 100
- Capital Asset Statistics by Function - Last Seven Fiscal Years 101

GOVERNMENT AUDIT REPORTS

Independent Auditor's Reporting Requirements and Other Communications Required Under the the Uniform Guidance
- Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in in Accordance with Government Auditing Standards 103
- Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance 105
- Schedule of Findings and Questioned Costs 108
- Summary Schedule of Prior Year Audit Findings 110
- Schedule of Expenditures of Federal Awards 111
- Notes to Schedule of Expenditures of Federal Awards 113

Introductory Section



Administration and Finance

December 27, 2023

To the Honorable Mayor, Members of the Town Council, and the Citizens of the Town of Jackson:

The Wyoming statutes require all cities, towns, and counties to issue an annual report on its financial position and activity prepared in accordance with accounting principles generally accepted in the United States of America (GAAP), and audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants or the Wyoming Office of State Audit. Pursuant to that requirement, we hereby issue the Annual Comprehensive Financial Report (ACFR) of the Town of Jackson for the fiscal year ended June 30, 2023.

The Town of Jackson' financial statements have been audited by Jones Simkins LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Town of Jackson for the fiscal year ended June 30, 2023, are free of misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the Town of Jackson's financial statements for the fiscal year ended June 30, 2023, are fairly presented in conformity with GAAP.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A compliments this letter of transmittal and should be read in conjunction with it. The MD&A can be found on 11s 13-21.

PROFILE OF THE GOVERNMENT

The Town of Jackson, incorporated in 1914, is located in Teton County near the Wyoming and Idaho border south of the Grand Teton and Yellowstone National Parks. The town currently has a land area of nearly 4 square miles and an estimated population of 10,760. The Town of Jackson is empowered to levy 8 mills of property tax on both real and personal properties located within its boundaries. The Town implemented a property tax of 0.5 mills during 2022. This is the first property tax assessment by the Town since 1977. It is also empowered by state statute to extend its corporate limits by annexation, which is done periodically when deemed appropriate by the Town Council.

The Town of Jackson is governed by city code under Wyoming Statutes with a council-mayor form of government. Policy-making and legislative authority are vested in a Town Council consisting of the mayor and four council members. The Town Council is responsible, among other things, for passing ordinances, resolutions, adopting the budget, appointing commissions, authorities, and committees, and hiring the town manager, town attorney and municipal judge. The town manager is responsible for carrying out the policies and ordinances of the Town Council, for overseeing the day-to-day operations of the town government, and for appointing the heads of the various departments. The council is elected on a non-partisan basis. All four council members and the mayor are elected at large. Council members serve staggered four-year terms, with elections occurring every even year. Effective 2017, the mayor serves a four-year term.

The Town of Jackson provides a full range of services, including police and fire protection; construction and maintenance of streets and infrastructure; recreational facilities and pathways, water, sewage, and transit services. Additionally, the town owns rental properties for employees.



FACTORS AFFECTING FINANCIAL CONDITION

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the Town of Jackson operates.

Local economy. The Town of Jackson is located at the southern entrance to Grand Teton and Yellowstone National Parks in the northwest corner of Wyoming. Dramatic mountain peaks, including the Tetons, the Gros Ventres, and Snow King form a breathtaking backdrop to our valley (called Jackson Hole). The Town of Jackson is home to a little over 10,700 people and another 12,900 live in the unincorporated county (Teton).

Jackson's economy is centered on tourism and lifestyle. Approximately four million guests visit each year and more than 700,000 skier days are tallied at the Jackson Hole Mountain Resort. The abundance of outdoor recreation opportunities, the unsurpassed scenic beauty, the prevalence of many species of wildlife, the lack of individual state income tax, and the high quality of life give Jackson unsurpassed appeal as a place to live, visit and recreate.

At fiscal year-end, the Town of Jackson's employment picture, at a 1.7% unemployment rate (Teton County), is healthier than the 3.8% national average. The state of Wyoming has an unemployment rate of 3.1%.

FINANCIAL INFORMATION

Management of the town is responsible for establishing and maintaining internal control designed to ensure that the assets of the government are protected from loss, theft, or misuse, and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with accounting principles generally accepted in the United States of America. Internal control is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgments by management.

This report consists of management's representations concerning the finance of the town. As a result, management assumes full responsibility for the completeness and reliability of all the information and content presented in this ACFR. Additionally, management asserts that, to the best of their knowledge and belief, this financial report is complete and reliable in all material respects.

Budgetary Controls. The annual budget serves as the foundation for the Town of Jackson's financial planning and control. All departments, authorities, and commissions of the town submit requests for appropriation to the town manager in February of each year. The town manager uses these requests as the starting point for developing a proposed budget. The town manager then presents this recommended budget to the council for review prior to May 15. The council is required to hold public hearings on the proposed budget and to adopt a final budget no later than June 30, the close of the town's fiscal year. The appropriated budget is prepared by fund, function (e.g., public safety), department (e.g., police), and division (e.g., patrol). Department heads may make transfers of appropriation within a departmental division. Transfers of appropriations between funds and departments, however, require the approval of the Town Council. Budget-to-actual comparisons are provided in this report for each individual governmental fund which an appropriated annual budget has been adopted. For the general fund and major special revenue funds, this comparison is presented starting on page 28 of the basic financial statements. For non-major special revenue funds, with appropriated annual budgets, this comparison is presented in the governmental fund subsection of this report, which starts on page 65.

Long-term Financial Planning. The Town's strategic vision is laid out in a Council bi-annual Work Plan, supported by a five-year financial model and Capital Improvement Program. The Plan identifies the Town's strategic intent and identifies areas for emphasis and funding. The Town's near-term and long-term fiscal planning are focused on accomplishing Work Plan objectives. A five-year financial model and Capital Improvement Program are maintained to assess the attainability and sustainability of these objectives.

The Town Council supports and understands that the main area of focus for the Town of Jackson is the provision of core services, maintaining the current level of service already supported and approved through the annual budget, and most importantly those services that directly contribute to and maintain the health, safety, and welfare of the citizens and guests to our community. A brief summary includes:

Safety and security provided through law enforcement, fire protection, building safety and inspection, animal control, contractor licensing, and municipal court and prosecution services.

Infrastructure, facility and public asset management provided through street, sidewalk and right of way maintenance and snow removal services, engineering, preventive and proactive facility management, and parking enforcement.

Health and well-being provided through water treatment and distribution, sewer collection and treatment, emergency medical services, and victim services.

Development and economic oversight provided through code compliance, planning and development review, permit processing, and business, liquor, taxi, special event, and rental licensing.

Accessibility and livability provided through public transit, community and affordable housing, parks and recreation, and pathway creation and maintenance.

Internal services for the Town of Jackson organization that support the efficiency and effectiveness of our local government provided through information technology support, records management and access, fleet maintenance, public information, legal services, personnel services, financial accounting, and overall coordination, administration, leadership and management of government services and day to day operations.

Major Budget Initiatives.

To continue to be a resilient community, we will need to preserve and maintain General Fund Reserves to have the resources to adapt to uncertain times ahead. Looking ahead, recurring expenses are expected to exceed recurring revenues. We must continue evaluating our revenue streams and expenditures, to determine how to ensure a balanced budget into the future.

Due in part to COVID-19 pandemic we reinforced the importance of our fiduciary responsibility to maintain and continue building a strong, resilient community in the short, mid, and long-term. Due to years of prudent budgeting and planning, the Town was able to respond to reduced revenues projected and maintain a well-resourced and responsive Town government to close fiscal year 2023.

The Town will need to prioritize our core services, capital projects and consider reducing funding to the areas of lower priority and/or work to consider a new funding source(s) to maintain current Town program services and capital improvement projects. As our community changes, various core services continue to see increased need year-over-year. The Town simply does not have the capacity to absorb such continuous growth without increasing revenue or reducing existing program services and capital projects.

Single Audit. As a recipient of federal awards, the town is also responsible for ensuring that adequate internal controls are in place to ensure compliance with applicable laws and regulations related to those programs. The internal controls are subject to periodic evaluations by town management and external auditors.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Jackson, Wyoming for its comprehensive financial report for the fiscal year ending June 30, 2022. This is the 37th year the town has received this prestigious award. In order to be awarded the Certificate of Achievement, the government must publish an easily readable and efficiently organized annual comprehensive financial report. This report satisfies both accounting principles generally accepted in the United States of America and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to the Certificate of Achievement Program's requirements, and we are submitting it to GFOA to determine its eligibility for another certificate.

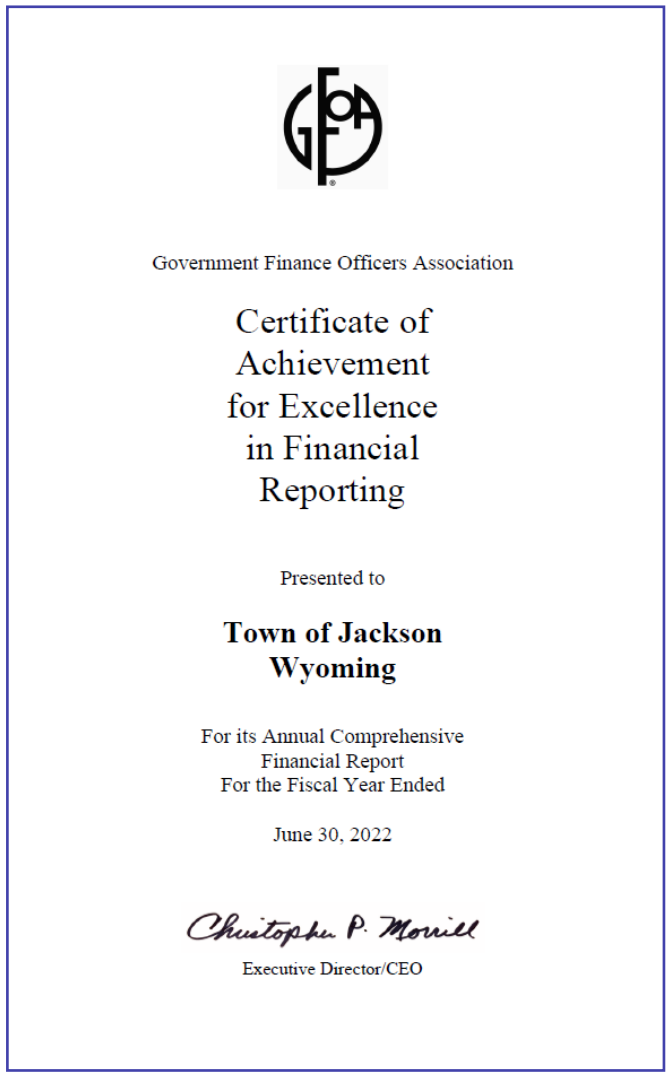
The preparation of this report could not be accomplished without the professional, efficient services of the Finance Department staff. We would like to express our appreciation to all members of the staff, with special recognition for the assistance contributed by Finance Manager Melanie Adams and Senior Deputy Treasurer Pauline Scholes. Due credit also should be given to the mayor and the council for their support in planning and conducting the operations of the town in a responsible and progressive manner.



Tyler Sinclair
Interim Town Manager



Kelly Thompson
Finance Director



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Town of Jackson Wyoming

For its Annual Comprehensive Financial Report For the Fiscal Year Ended

June 30, 2022

Christopher P. Morrill

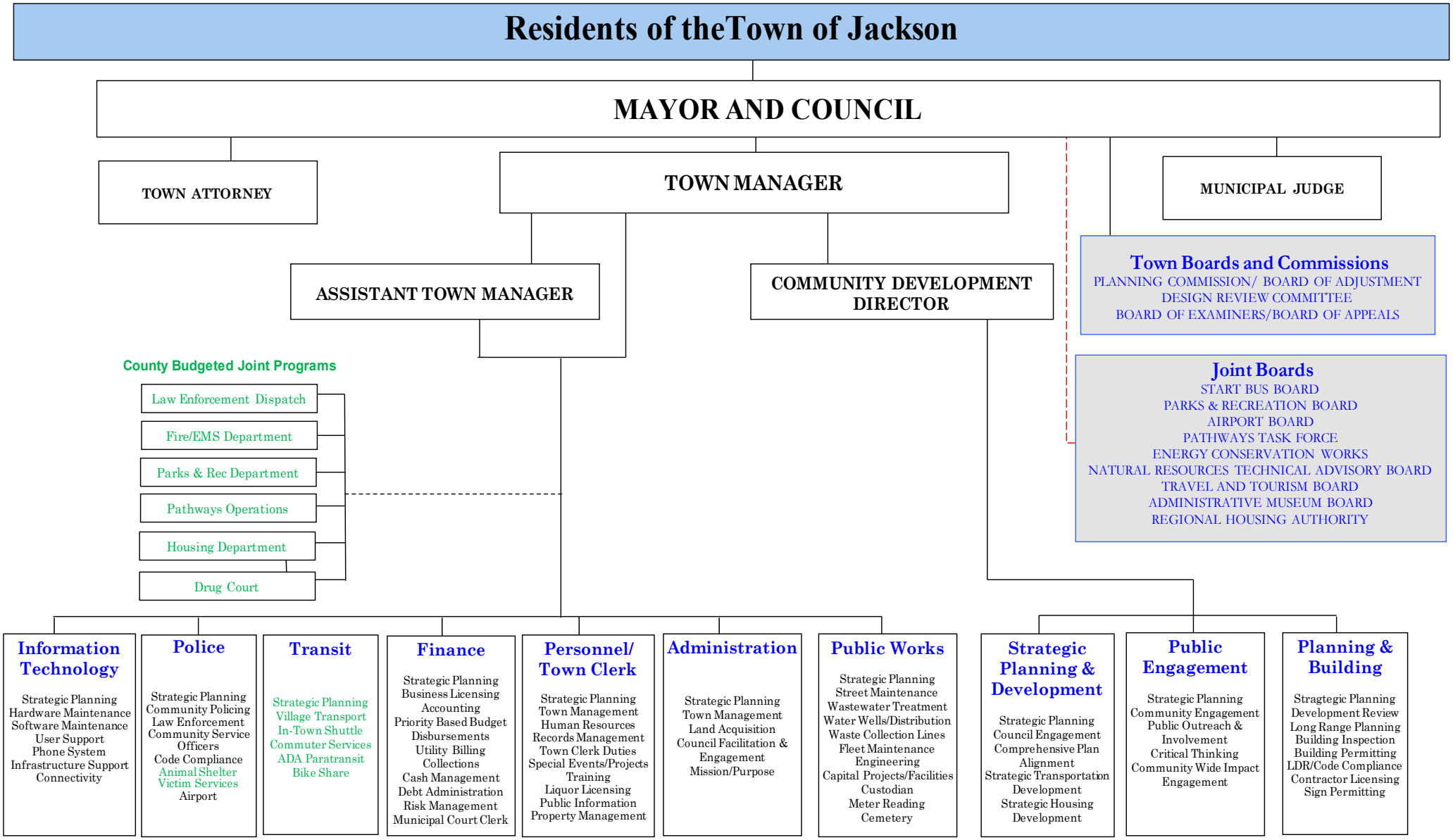
Executive Director/CEO

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate for Excellence in Financial Reporting to the Town of Jackson, Wyoming for its annual comprehensive financial report for the fiscal year ended June 30, 2022.

In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

TOWN OF JACKSON ORGANIZATION



MAYOR & TOWN COUNCIL

Position	Name	Term Expires
Mayor	Hailey Morton Levinson	12/31/2024
Council, Vice Mayor	Arne Jorgensen	12/31/2022
Council	Jonathan Schechter	12/31/2022
Council	Jessica Chambers	12/31/2024
Council	Jim Rooks	12/31/2024

TOWN STAFF

Interim Town Manager	Tyler Sinclair
Town Attorney	Lea Colasuonno
Municipal Judge	Chris Leigh
Assistant Town Manager	Roxanne Robinson
Finance Director	Kelly Thompson
Police Chief	Michelle Weber
Planning Director	Paul Anthony
Public Works Director	Floren Poliseo
Transit Director	Bruce Able
IT Director	Michael Palazzolo

JOINT TOWN/COUNTY STAFF

Fire/EMS Chief	Stephen Jellie
Parks & Recreation Director	Steve Ashworth
Jackson/Teton County Affordable Housing Director	April Norton



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FINANCIAL SECTION



JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity

75 YEARS 1948-2023

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

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

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Town Council
Town of Jackson, Wyoming

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Jackson, Wyoming (the Town), as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town, as of June 30, 2023, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund and START Bus System Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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

Responsibilities of Management for the Financial Statements

The Town's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of proportionate share of the net pension liability, and the schedule of contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The supplementary information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by *Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Change in Accounting Principle

As described in the notes to the financial statements, the Town adopted new accounting guidance, GASB Statement No. 96, Subscription-Based Information Technology Arrangements. Our opinion is not modified with respect to this matter.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 27, 2023 on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.



JONES SIMKINS LLC
Logan, Utah
December 27, 2023

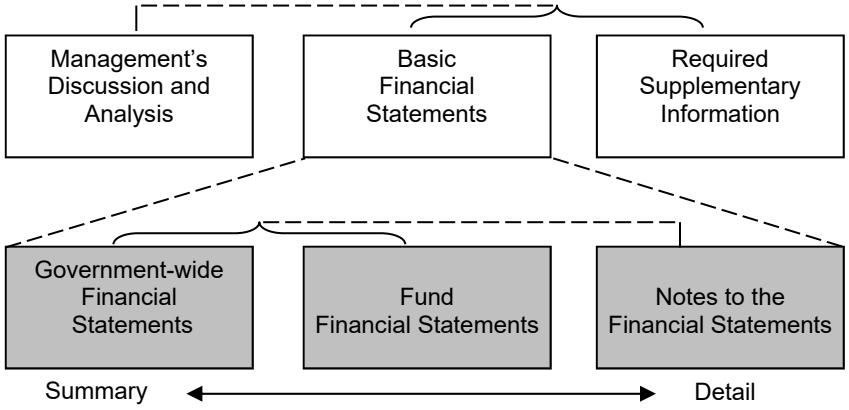
Management's Discussion and Analysis

As management of the Town of Jackson (Town), we offer readers of the Town's basic financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended June 30, 2023. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-4 of this report.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The Town's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

COMPONENTS OF THE ANNUAL FINANICAL REPORT



Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Town of Jackson's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Town's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

The statement of activities presents information showing how the Town's net position changed during the most recent fiscal year. All changes in net positions are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the Town of Jackson that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Town include general government, public safety, public works, health and welfare, community development, transit, and recreation and culture. The business-type activities of the Town include water and sewage utilities.

The government-wide financial statements can be found on pages 22-23 of this report.

Fund financial statements. The fund financial statements focus on current available resources and are organized and operated on the basis of funds, each of which is defined as fiscal and accounting entity with a self-balancing set of accounts established for the purpose of carrying on specific or attaining certain objectives in accordance with special regulations, restriction or limitations. The Town, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Town can be divided into two categories: governmental funds, and proprietary funds. The Town does not maintain any fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financial requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Town's near term

financial decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and change in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town maintains four major governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, one special revenue fund, and two capital project funds, all of which are considered major funds. Data from eleven other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The Town adopts an annual appropriated budget for its general and special revenue funds. A budgetary comparison statement has been provided for those funds to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 24-30 of this report.

Proprietary funds. The Town of Jackson maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the governmental-wide financial statements. The Town uses enterprise funds to account for its water and sewage operations. Internal service funds are accounting devices used to accumulate and allocate costs internally among the Town's various functions. The Town uses internal service funds to account for its fleet management, employee insurance (self insurance), information technology (IT), and central equipment operations. Because all of these services predominately benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water and sewage utilities. Both are considered major funds of the Town. Conversely, all internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found on pages 31-35 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are not reported in the governmental-wide financial statements because the resources of those funds are not available to support the Town of Jackson's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The Town of Jackson currently maintains no fiduciary funds.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 36-56 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the Town's funding obligation related to participation in a defined benefit plan. Required supplementary information can be found on pages 57-60 of this report.

The combining statements referred to earlier in connection with non-major governmental funds and internal service funds can be found immediately following the required supplementary information.

Combining and individual fund statements can be found on pages 61-75.

FINANCIAL HIGHLIGHTS

- The Town's net position (assets and deferred outflows of resources minus liabilities and deferred inflows of resources) increased by 8.8% as a result of this year's operations. The net position of the Town's governmental activities increased $19,915,715 (10.8%) and net position of the Town's business-type activities increased $454,813 (1.0%).
- Overall, capital assets (net of accumulated depreciation and amortization) increased $25,374,043. Capital assets of governmental activities increased $25,283,216 (20%) and capital assets of business-type activities increased $90,827 (0.3%). Significant governmental capital assets acquisitions included: $15,065,925 for Core Services Maintenance Facility construction, $5,271,683 for 12 transit buses, $2,282,561 in street and sidewalk improvements, and $609,581 in fleet equipment and vehicles. Significant business-type capital assets acquisitions included: $654,089 in water line infrastructure, $156,669 for well #9 development, and $416,131 in sewer line installation. The capital increases in the business activities are offset by $1,712,635 in current year depreciation and amortization.

- The Town's long-term liabilities increased $6,887,382 (63%). The increase was a result of a $6,168,664 increase in net pension liability, $520,005 increase in lease liabilities and $278,519 increase in subscription liability to implement GASB 96. See note I-J "Implementation of new accounting principles" on page 43 for detailed disclosure.
- At the close of the current fiscal year, the Town's governmental funds reported total ending fund balances of $61,048,419, a decrease of $3,583,517 (6%). The decrease is mainly due to a $6,556,465 decrease in the 2019 SPET Fund for construction of the Core Services Maintenance Facility.
- The General Fund's total fund balance decreased $6,153,012 (25%) to $18,726,713. The ending fund balance is 48% of General Fund expenditures. $4,035,491 of the fund balance is assigned to the FY2024 budget to fund several one-time projects.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

NET POSITION

	Governmental Activities		Business-type Activities		Total Government	
	2023	2022	2023	2022	2023	2022
Current and other assets	$ 76,877,407	$ 78,274,826	$ 15,267,241	$ 14,274,490	$ 92,144,648	$ 92,549,316
Capital assets	149,811,574	124,528,358	34,501,043	34,410,216	184,312,617	158,938,574
Total assets	226,688,981	202,803,184	49,768,284	48,684,706	276,457,265	251,487,890
Deferred outflow of resources	5,596,771	5,151,419	367,478	227,738	5,964,249	5,379,157
Other liabilities	8,531,540	6,424,782	879,938	268,632	9,411,478	6,693,414
Long-term liabilities	15,642,971	9,349,677	2,239,996	1,645,908	17,882,967	10,995,585
Total Liabilities	24,174,511	15,774,459	3,119,934	1,914,540	27,294,445	17,688,999
Deferred inflow of resources	4,051,994	8,036,612	8,332	445,221	4,060,326	8,481,833
Net position:						
Net investment in capital assets	147,278,595	123,866,253	33,465,147	33,500,073	180,743,742	157,366,326
Restricted	18,054,440	26,238,326	-	-	18,054,440	26,238,326
Unrestricted	38,726,212	34,038,953	13,542,349	13,052,610	52,268,561	47,091,563
Total net position	$ 204,059,247	$ 184,143,532	$ 47,007,496	$ 46,552,683	$ 251,066,743	$ 230,696,215

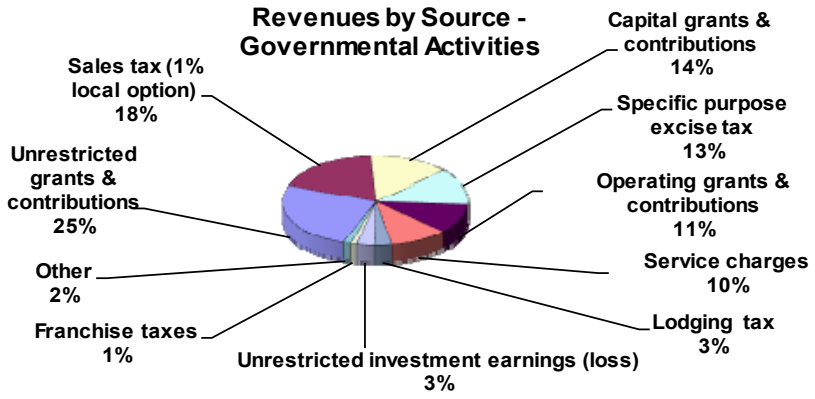
By far the largest portion of the Town's net position (74%) reflects investments in capital assets (e.g. land, buildings, structures, systems, machinery, equipment, infrastructure, and intangible assets), net of any related debt used to acquire those assets that is still outstanding. The Town uses assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town's investment in capital assets is reported net of related debt, it should be noted that resources needed to repay this debt must be provided from other sources, since capital assets themselves cannot be used to liquidate these liabilities.

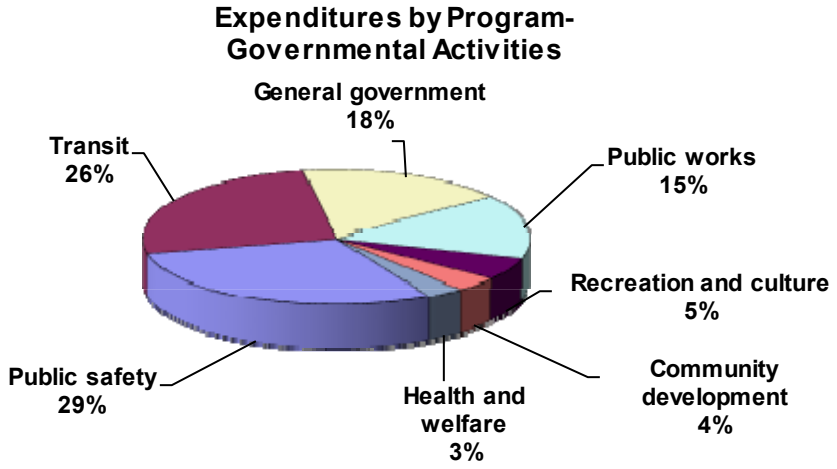
A small portion of the Town's net position (7%) represents resources that are subject to external restrictions on how they can be used. The $8,183,886 decrease in governmental activities restricted net position is primarily due to 2019 Special Purpose Excise Tax (SPET) project expenditures for Core Services Maintenance Facility.

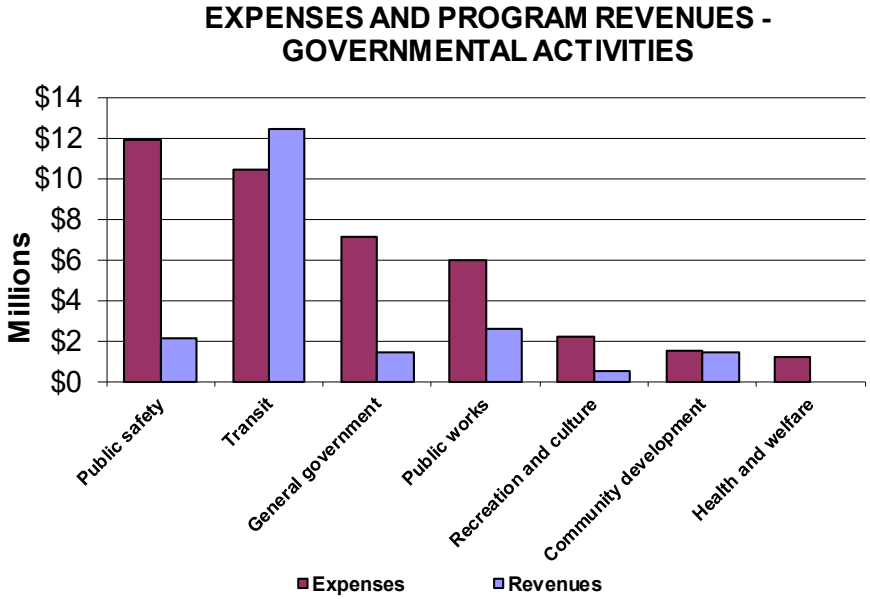
The remaining unrestricted net position of $52,268,561 may be used to meet one-time obligations to citizens and creditors. Of the unrestricted net positions, $13,542,349 (26%) is attributable to business-type activities. The unrestricted governmental activities net position increased $4,687,259 (14%), while business-type activities unrestricted net position increased $489,739 (3.8%). The government-wide total unrestricted net position increase of $5,176,998 (9.9%) is primarily due to specific purpose excise tax increases and interest earnings. Business-type capital assets increased by $90,827 (0.3%) due to FY2023 additions previously discussed.

CHANGE IN NET POSITION

	Governmental Activities		Business-type Activities		Total Government	
	2023	2022	2023	2022	2023	2022
REVENUES						
Program revenues:						
Charges for services	$ 5,993,164	$ 5,412,370	$ 5,456,307	$ 4,992,527	$ 11,449,471	$ 10,404,897
Operating grants and contributions	6,316,912	3,700,869	16,313	119,048	6,333,225	3,819,917
Capital grants and contributions	8,222,615	1,180,351	1,174,196	897,205	9,396,811	2,077,556
General revenues:						
Sales tax (1% local option)	10,505,372	10,179,620	-	-	10,505,372	10,179,620
Specific purpose excise taxes	7,617,460	6,185,931	-	-	7,617,460	6,185,931
Lodging tax	1,820,925	1,708,272	-	-	1,820,925	1,708,272
Franchise taxes	652,950	637,102	-	-	652,950	637,102
Property taxes	407,834	280,131	-	-	407,834	280,131
Unrestricted grants and contributions	14,760,164	14,260,640	-	-	14,760,164	14,260,640
Unrestricted investment earnings (loss)	1,792,501	(353,778)	334,133	(91,843)	2,126,634	(445,621)
Other	793,060	547,514	-	-	793,060	547,514
Total revenues	58,882,957	43,739,022	6,980,949	5,916,937	65,863,906	49,655,959
EXPENSES						
Program activities:						
Governmental activities:						
General government	7,109,167	6,684,116	-	-	7,109,167	6,684,116
Public safety	11,910,706	9,535,325	-	-	11,910,706	9,535,325
Public works	6,009,580	5,191,777	-	-	6,009,580	5,191,777
Transit	10,412,575	7,828,576	-	-	10,412,575	7,828,576
Health and welfare	1,231,374	1,025,496	-	-	1,231,374	1,025,496
Community development	1,490,139	835,500	-	-	1,490,139	835,500
Recreation and culture	2,191,905	2,691,991	-	-	2,191,905	2,691,991
Interest on long-term debt	54,993	30,268	-	-	54,993	30,268
Business-type activities						
Water	-	-	2,151,531	1,971,891	2,151,531	1,971,891
Sewage	-	-	2,931,407	2,403,170	2,931,407	2,403,170
Total expenses	40,410,440	33,823,049	5,082,938	4,375,061	45,493,378	38,198,110
Excess (deficiency) before transfers	18,472,517	9,915,973	1,898,011	1,541,876	20,370,528	11,457,849
Transfers in (out)	1,443,198	1,144,664	(1,443,198)	(1,144,664)	-	-
Increase (decrease) in net position	19,915,715	11,060,637	454,813	397,212	20,370,528	11,457,849
Net position at the beginning of the year	184,143,532	166,698,351	46,552,683	46,155,471	230,696,215	212,853,822
Prior period adjustment	-	6,384,544	-	-	-	6,384,544
Net position at the end of the year	$ 204,059,247	$ 184,143,532	$ 47,007,496	$ 46,552,683	$ 251,066,743	$ 230,696,215







Governmental Activities. The most significant revenue (25%) of the governmental activities are $14.8M in unrestricted grants and state shared revenue. The majority of the revenue in the state-shared category consists of the 4% state-shared sales and use tax ($12.9M) followed by federal mineral royalties ($.5M), gasoline tax ($.5M), severance tax ($.4M) and in various Teton County reimbursements ($.4M). The 1% local option (5th cent) sales tax makes up the second highest source of revenue ($10.5M or 18%) in the governmental funds. The revenue generated from the 5th cent sales tax is split evenly between the general fund and capital projects fund. Capital grants and contributions make up the third highest source of revenue ($8.2M or 14%) in the governmental funds.

Public Safety (police, fire/EMS, building inspector, victim services, animal shelter and dispatch) expenses (29%) was the most significant followed by Transit (26%), General Government (18%), Public Works (15%), Recreation and Culture (5%), Community Development (4%), and Health and Welfare (3%). Included in these amounts is $5,781,952 of depreciation and amortization expense, which is 14% of the total expenses for governmental activities.

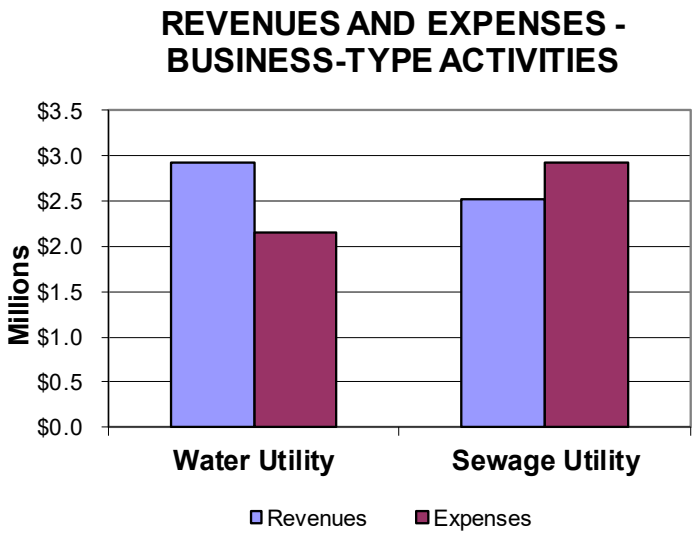
Governmental revenues increased $15,143,935 (35%), in the current year, with the most significant portion of the increase attributable to higher capital grants and contributions ($7,042,264) and operating grants and contributions ($2,616,043). Capital grants were significantly higher due to federal grants for

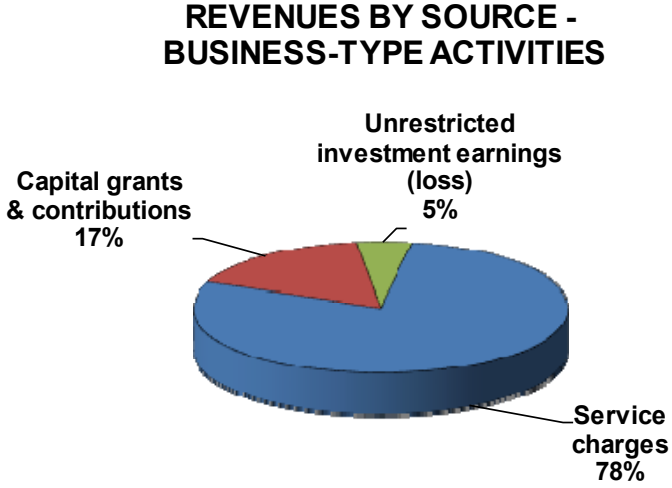
twelve transit bus purchases. Operating grants were higher due to Teton County and federal matches for START Bus System service increases.

Governmental activities expenses increased $6,587,391 (20%) in the current year. The most significant changes in program expenses were as follows:

- General government expenses increased $425,051 (6%). The majority of the increase is due to total compensation increases.
- Public safety expenses increased $2,375,381 (25%). The increase is related to pension expense, total compensation increases, and contributions to Dispatch (Teton County).
- Public works expenses increased $817,803 (16%). The increase is related to increases in total compensation and street maintenance.
- Health & Welfare expenses increased $205,878 (20%) to meet request increases from local non-profits.
- Transit operating expenses increased $2,583,999 (33%). The increase is related to total compensation increases, increased service levels and BUILD grant administration.
- Recreation and culture expenses decreased $500,086 (19%), primarily due to a decrease in operating match for Parks and Recreation (Teton County) department.
- Interest expense increased $24,725 (82%) due to GASB 87 lease and GASB 96 subscription arrangement accounting.

There were no other programs with significant or unusual changes.





Business-type activities. Business-type activities increased the Town's net position by $454,813 (1%). In the prior year, the business-type activities increased the Town's net position by 397,212 (0.9%).

Key elements of the change are as follows:

Water Fund operating revenues increased $312,480 (12%), which is reflective rate increases effective July 1, 2022. Sewage Fund operating revenues increased $151,300 (6%), rate increases effective July 1, 2022.

Capital grants and contributions totaled $1,174,196, 31% higher than the prior year total of $897,205. Capital grants and contributions include capacity and tap fees charged to new customers and intergovernmental grants for capital improvements. Capacity and tap fees increased due to a few large developments in the current year coupled with fee increases. Depreciation and amortization expenses in the water and sewage utilities for fiscal year 2023 were $699,865 and $1,012,750, respectively.

FINANCIAL ANALYSIS OF THE TOWN'S FUNDS

Governmental funds. The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, spendable fund balances may serve as a useful measure of a government's net resources available for expenditure at the end of the fiscal year.

At June 30, 2023, the Town's governmental funds reported total ending fund balances of $61,048,419, a decrease of $3,583,517 (6%) when compared with the prior year. Nearly 30% or $18,054,440 of the total ending fund balances constituted restricted fund balances, which are considered unavailable for appropriation for general operations. The prior year restricted fund balances totaled $26,238,326. The decrease is mostly attributable to 2019 SPET project expenditures for the Core Services Maintenance Facility exceeding tax revenues.

At the end of the fiscal year, the General Fund reported a fund balance of $18,726,713 decreasing $6,153,012 (25%) from the prior year. General fund operating revenues were $1,673,209 (6%) more than the prior fiscal year and operating expenditures increased by $2,348,567 (12%). Transfers in increased by $557,215 (42%), primarily due to indirect cost allocations for staff. Transfers out increased by $8,967,912 (115%). This is due to one-time transfers to the Capital Projects Fund to fund multiple, large capital projects.

General Fund expenditures increased $2,348,567 (12%). Salaries and salary related expenditures (Wyoming Retirement, Workers' Compensation, health insurance, etc.) increased $1,303,468 (13%) for all functions. Increase is primarily due to wage increases and 3.5 additional full-time equivalents.

The START Bus System Fund net change in fund balance was negative by $214,997 (11%). Operating expenditures were $14,812,016. Much of the fund balance decrease is due to labor increases and contracted services to meet approximately 7,000 additional service hours. There were $6,289,989 in capital outlays during the fiscal year related to purchasing twelve transit buses. Intergovernmental revenues increased to $10,477,320 from the prior year total of $3,735,481. This is due to US Department of Transportation grant matches of approximately 80% for eleven bus purchases. Transit fares increased $36,169 from the prior year reflecting increased ridership. The Town contributed $1,797,732 and Teton County contributed $1,928,990 for a total of $3,726,722 to the fund in fiscal year 2023.

The 5th Cent Capital Project Fund saw its fund balance increase $12,127,222 (271%) to $16,599,149. The General Fund transferred $16,106,207 in 5th Cent sales tax to the fund in FY2023, an increase of $9,855,965 from FY2022. This is due to one-time transfers to the Capital Projects Fund to fund multiple, large capital projects.

The 2019 SPET Fund saw its fund balance decrease $6,556,465 to $11,548,282. This is due to construction beginning on the Core Services Maintenance Facility and project expenditures exceeding tax collections. This fund will collect taxes specific to voter approved projects and begin to decrease when those projects begin in future years.

Proprietary funds. The proprietary funds financial statements provide the same type of information found in the government-wide financial statements, but in greater detail.

The water utility's net position increased $536,869 (3%) from the prior fiscal year. In 2023, operating revenues increased $312,480 (12%). Capital contributions increased to $299,683 from $224,754 in the previous year (33%). Operating expenses increased $158,281 (8%) to $2,110,181. The 2023 operating income of $821,586 includes $699,885 in depreciation and amortization.

The sewage utility's net position decreased $92,663 (.3%) in the fiscal year ending June 30, 2023. Sewage utility operating revenues increased $151,300 (6%) to $2,524,540 and the utility's operating expenses increased $514,075 (21%) to $2,946,328. Capital contributions increased $202,062 (30%) from $672,451 to $874,513. The $421,788 operating loss includes $1,012,750 in depreciation and amortization.

Other factors of the changes in income from operations have previously been discussed in the government-wide financial analysis of business-type activities.

GENERAL FUND BUDGETARY HIGHLIGHTS

The differences between the 2023 original budget and the final amended budget are adopted by council resolution throughout the year.

General Fund revenues totaled $30,636,180 and fell short the final budget by $655,548 (2%). General taxes and intergovernmental revenues were $615,452 (5%) and $748,737 (5%) lower than budget, respectively. This is due to sales tax related revenues which were budgeted to increase 8% over FY2023 actuals. However, this major revenue source increased 3.1%. This decrease is directly attributable to tourism and sales tax generating transactions returning to historical norms after the COVID-19 pandemic spikes.

General Fund operating expenditures totaled $21,909,840. This was $2,774,217 (11%) less than the final amended budget and $2,504,887 (10%) less than the adopted budget. Including transfers out, supplemental appropriations from budget amending council actions increased the original budget by $434,987 (1%). The majority of this increase was for a mid-year compensation study implementation resulting in employee wage and benefit increases. In fiscal year 2023, no divisions finished the year over budget.

The General Fund year end fund balances since 2013 are as follows:

Year	Amount	Year	Amount
2014	$ 5,450,770	2019	$ 8,683,289
2015	7,049,752	2020	12,158,856
2016	7,484,300	2021	18,020,470
2017	7,650,890	2022	24,879,725
2018	8,329,716	2023	18,726,713

CAPITAL ASSETS AND DEBT ADMINISTRATION

CAPITAL ASSETS
(net of accumulated depreciation and amortization)

	Governmental Activities		Business-type Activities		Total Government	
	2023	2022	2023	2022	2023	2022
Land	$ 33,351,431	$ 32,699,452	$ 1,100,404	$ 1,100,404	$ 34,451,835	$ 33,799,856
Construction in progress	19,713,986	1,961,843	2,423,171	761,112	22,137,157	2,722,955
Building, structures, & improvements	44,124,278	46,224,833	29,317,369	30,786,475	73,441,647	77,011,308
Machinery and equipment	16,828,745	12,205,745	1,615,074	1,705,944	18,443,819	13,911,689
Intangible assets	5,773,005	2,757,988	-	-	5,773,005	2,757,988
Right to use assets -buildings	801,220	287,966	-	-	801,220	287,966
Right to use assets - easments	-	-	45,025	56,281	45,025	56,281
Right to use assets - subscription asset	370,924	-	-	-	370,924	-
Infrastructure	28,847,985	28,390,531	-	-	28,847,985	28,390,531
Total	$ 149,811,574	$ 124,528,358	$ 34,501,043	$ 34,410,216	$ 184,312,617	$ 158,938,574

Capital assets. The Town's investment in capital assets for its governmental and business-type activities at June 30, 2023 totaled $184,312,617 (net of accumulated depreciation and amortization). This investment in capital assets included land, construction in progress, structures, systems, machinery and equipment, intangible assets, right to use assets and infrastructure. Right to use assets – subscription asset is a new asset implemented this fiscal year due to GASB 96 as previously discussed.

Major governmental activities capital assets include: $15,065,925 for Core Services Maintenance Facility construction, $5,271,683 for 12 transit buses, $2,282,561 in street and sidewalk improvements. The total government-wide capital asset increase over the prior fiscal year is approximately $25,374,043; governmental activities increased 20% and business-type activities increased 0.3%.

Additional information on the Town's capital assets can be found in the notes to the financial statements on pages 47-48.

LONG-TERM LIABILITIES

	Governmental Activities		Business-type Activities		Total Government	
	2023	2022	2023	2022	2023	2022
Accrued interest payable	$ 764	$ 825	$ 20,435	$ 21,145	$ 21,199	$ 21,970
Lease payable	849,256	307,782	46,068	67,537	895,324	375,319
Subscription liability	278,519	-	-	-	278,519	-
Note payable - Snow King	612,863	662,105	-	-	612,863	662,105
Notes payable - State of Wyoming	-	-	879,579	910,143	879,579	910,143
Net pension liability	13,902,333	8,379,790	1,314,349	668,228	15,216,682	9,048,018
Total	$ 15,643,735	$ 9,350,502	$ 2,260,431	$ 1,667,053	$ 17,904,166	$ 11,017,555

Long-term liabilities. The Town's outstanding long-term liabilities--including notes payable, accrued interest payable, and net pension liability—totaled $17,904,166 at June 30, 2023. Governmental long-term and business-type long-term liabilities increased primarily due to net pension liability increase and GASB 96 subscription liability implementation.

Additional information on the Town's long-term liabilities can be found in the notes to the financial statements on pages 50-56 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

- The unemployment rate for the Teton County, Wyoming area for June 30, 2023 was 1.7%, which is below the state average (3.1%) and below the national average (3.8%).
- Due in part to COVID-19 pandemic we reinforced the importance of our fiduciary responsibility to maintain and continue building a strong, resilient community in the short, mid, and long-term. Due to years of prudent budgeting and planning, the Town was able to respond to reduced revenues projected and maintain a well-resourced and responsive Town government to close fiscal year 2023.
- To continue to be a resilient community, we will need to preserve and maintain General Fund Reserves to have the resources to adapt to uncertain times ahead. Looking ahead, recurring expenses are expected to exceed recurring revenues. We must continue evaluating our revenue streams and expenditures, to determine how to ensure a balanced budget into the future.
- The Town will need to prioritize our core services, capital projects and consider reducing funding to the areas of lower priority and/or work to consider a new funding source(s) to maintain current Town program services and capital improvement projects. As our community changes, various core services continue to see increased need year-over-year. The Town simply does not have the capacity to absorb such continuous growth without increasing revenue or reducing existing program services and capital projects.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Town's finances for all those interested in governmental finance. Questions concerning any information in the report or requests for additional information should be addressed to Town of Jackson, Finance Department, P.O. Box 1687, Jackson, WY 83001.

Statement of Net Position
June 30, 2023

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	$ 10,065,053	$ 2,575,488	$ 12,640,541
Investments	47,417,116	11,928,063	59,345,179
Accrued interest receivable	60,073	-	60,073
Accounts receivable, net	1,320,886	608,221	1,929,107
Taxes receivable	455,156	-	455,156
Due from other governmental units	13,967,820	-	13,967,820
Lease receivable	2,731,179	-	2,731,179
Prepaid items	71,541	9,526	81,067
Deposits	20,775	-	20,775
Inventories	501,308	145,943	647,251
Notes receivable - housing	266,500	-	266,500
Capital assets:			
Nondepreciable	53,065,417	3,523,575	56,588,992
Depreciable, net	96,746,157	30,977,468	127,723,625
TOTAL ASSETS	226,688,981	49,768,284	276,457,265
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pensions	5,596,771	367,478	5,964,249
LIABILITIES			
Accounts payable	6,142,841	815,735	6,958,576
Accrued wages payable	355,881	36,768	392,649
Accrued interest payable	764	20,435	21,199
Unearned revenue	2,032,054	7,000	2,039,054
Long-term liabilities:			
Portion due or payable within one year:			
Lease liability	186,472	11,118	197,590
Subscription liability	103,253	-	103,253
Notes payable	49,488	31,787	81,275
Portion due or payable after one year:			-
Lease liability	662,784	34,950	697,734
Subscription liability	175,266	-	175,266
Notes payable	563,375	847,792	1,411,167
Net pension liability	13,902,333	1,314,349	15,216,682
TOTAL LIABILITIES	24,174,511	3,119,934	27,294,445
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - property taxes	448,089	-	448,089
Unavailable revenue - lease related	2,521,197	-	2,521,197
Deferred inflows related to pensions	1,082,708	8,332	1,091,040
TOTAL DEFERRED INFLOWS OF RESOURCES	4,051,994	8,332	4,060,326
NET POSITION			
Net investment in capital assets	147,278,595	33,465,147	180,743,742
Restricted for:			
Community development	2,536,235	-	2,536,235
Capital projects	15,504,473	-	15,504,473
Public safety programs	13,732	-	13,732
Unrestricted	38,726,212	13,542,349	52,268,561
TOTAL NET POSITION	$ 204,059,247	$ 47,007,496	$ 251,066,743

The notes to the financial statements are an integral part of this statement.

Statement of Activities
Year Ended June 30, 2023

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Business-type Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Total
Governmental activities:							
General government	$ 7,109,167	$ 1,450,143	$ -	$ -	$ (5,659,024)	$ -	$ (5,659,024)
Public safety	11,910,706	1,897,349	196,675	-	(9,816,682)	-	(9,816,682)
Public works	6,009,580	69,786	-	2,532,632	(3,407,162)	-	(3,407,162)
Transit	10,412,575	710,323	6,048,237	5,689,983	2,035,968	-	2,035,968
Health and welfare	1,231,374	-	-	-	(1,231,374)	-	(1,231,374)
Community development	1,490,139	1,357,220	72,000	-	(60,919)	-	(60,919)
Recreation and culture	2,191,905	508,343	-	-	(1,683,562)	-	(1,683,562)
Interest on long-term liabilities	54,993	-	-	-	(54,993)	-	(54,993)
Total governmental activities	$ 40,410,440	$ 5,993,164	$ 6,316,912	$ 8,222,615	(19,877,749)	-	(19,877,749)
Business-type activities							
Water Utility	$ 2,151,531	$ 2,931,767	$ -	$ 299,683	-	1,079,919	1,079,919
Sewage Utility	2,931,407	2,524,540	16,313	874,513	-	483,959	483,959
Total business-type activities	5,082,938	5,456,307	16,313	1,174,196	-	1,563,878	1,563,878
Total primary government	$ 45,493,378	$ 11,449,471	$ 6,333,225	$ 9,396,811	(19,877,749)	1,563,878	(18,313,871)
General Revenues:							
Sales tax (1% local option)					10,505,372	-	10,505,372
Specific purpose excise tax					7,617,460	-	7,617,460
Lodging tax					1,820,925	-	1,820,925
Franchise taxes					652,950	-	652,950
Property taxes					407,834	-	407,834
Unrestricted grants and contributions (revenue sharing)					14,760,164	-	14,760,164
Unrestricted interest and investment earnings					1,792,501	334,133	2,126,634
Other					793,060	-	793,060
Transfers					1,443,198	(1,443,198)	-
Total general revenues					39,793,464	(1,109,065)	38,684,399
Change in Net Position					19,915,715	454,813	20,370,528
Net position - July 1					184,143,532	46,552,683	230,696,215
Net Position - June 30					$ 204,059,247	$ 47,007,496	$ 251,066,743

The notes to the financial statements are an integral part of this statement.

Balance Sheet
Governmental Funds
June 30, 2023

	General	START Bus System	5th Cent Capital Projects	2019 SPET	Other Governmental Funds	Total Governmental Funds
ASSETS						
Cash and cash equivalents	$ 1,974,049	$ -	$ 3,098,837	$ 1,858,101	$ 2,535,274	$ 9,466,261
Investments	9,973,068	-	15,296,919	9,172,221	9,233,641	43,675,849
Interfund receivable - pooled cash	6,006,140	-	-	-	-	6,006,140
Interest receivable	60,073	-	-	-	-	60,073
Accounts receivable	-	510,548	-	8,145	461,488	980,181
Leases receivable	2,731,179	-	-	-	-	2,731,179
Taxes receivable	455,156	-	-	-	-	455,156
Due from other governmental units	4,002,326	7,467,286	8,869	2,436,428	-	13,914,909
Prepaid items	4,537	4,714	5,000	-	-	14,251
Deposits	-	6,400	-	-	14,375	20,775
Notes receivable - housing	-	-	-	-	266,500	266,500
TOTAL ASSETS	25,206,528	7,988,948	18,409,625	13,474,895	12,511,278	77,591,274
LIABILITIES AND FUND BALANCES						
Liabilities:						
Interfund payable - pooled cash	-	5,423,487	-	-	-	5,423,487
Accounts payable	1,070,370	729,091	1,780,861	1,926,613	50,348	5,557,283
Accrued wages payable	275,168	61,223	-	-	-	336,391
Unearned revenue	1,940,637	1,600	29,615	-	60,202	2,032,054
Total liabilities	3,286,175	6,215,401	1,810,476	1,926,613	110,550	13,349,215
Deferred inflows of resources:						
Unavailable revenue - leases	2,745,551	-	-	-	-	2,745,551
Unavailable revenue - property taxes	448,089	-	-	-	-	448,089
	3,193,640	-	-	-	-	3,193,640
Fund balance:						
Nonspendable	4,537	4,714	5,000	-	-	14,251
Restricted	13,732	-	-	11,548,282	6,492,426	18,054,440
Assigned	4,035,491	1,768,833	16,594,149	-	5,908,302	28,306,775
Unassigned	14,672,953	-	-	-	-	14,672,953
Total fund balance	18,726,713	1,773,547	16,599,149	11,548,282	12,400,728	61,048,419
TOTAL LIABILITIES AND FUND BALANCE	$ 25,206,528	$ 7,988,948	$ 18,409,625	$ 13,474,895	$ 12,511,278	$ 77,591,274

The notes to the financial statements are an integral part of this statement.

Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position June 30, 2023

Total fund balances - governmental funds		$ 61,048,419
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Land	$ 33,351,431	
Construction in progress	19,713,986	
Buildings, structures and improvements	73,998,356	
Machinery and equipment	24,619,126	
Intangible	6,119,667	
Right to use asset - buildings	1,062,808	
Infrastructure	59,459,054	
Accumulated depreciation and amortization	(71,778,632)	146,545,796
Deferred outflows of resources related to pensions are not reported in the funds.		5,596,771
Long-term liabilties, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.		
Accrued interest payable		(764)
Lease liability		(849,256)
Note payable		(612,863)
Net pension liability		(13,902,333)
Deferred inflows of resources related to pensions are not reported in the funds.		(1,082,708)
Certain lease revenues are considered unavailable and therefore not reported in the funds.		224,354
Internal service funds are used by management to charge the costs of employee insurance, fleet management, IT services, and central equipment to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position:		
Cash and cash equivalents	$ 598,792	
Investments	3,741,267	
Accounts receivable	340,705	
Due from other governmental units	52,911	
Inventories	501,308	
Prepaid items	57,290	
Machinery and equipment, net	2,894,854	
Right to Use - subsciption asset, net	370,924	
Interfund Payable - pooled cash	(582,653)	
Accounts payable	(585,558)	
Accrued wages payable	(19,490)	
Subscription liability	(278,519)	7,091,831
NET POSITION OF GOVERNMENTAL ACTIVITIES		$ 204,059,247

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Year Ended June 30, 2023

	General	START Bus System	5th Cent Capital Projects	2019 SPET	Other Governmental Funds	Total Governmental Funds
Revenues:						
General taxes	$ 12,021,387	$ -	$ -	$ 7,617,460	$ 1,365,694	$ 21,004,541
Licenses and permits	1,636,675	-	-	-	1,450,595	3,087,270
Intergovernmental	14,875,386	10,477,320	2,303,667	-	300,965	27,957,338
Charges for services	776,335	710,324	-	-	-	1,486,659
Fines and forfeitures	466,907	-	-	-	-	466,907
Interest and investment income (loss)	620,649	60,845	270,200	414,209	336,026	1,701,929
Other revenues	238,841	1,296,207	265,135	-	675,542	2,475,725
Total revenues	30,636,180	12,544,696	2,839,002	8,031,669	4,128,822	58,180,369
Expenditures:						
Current:						
General government	6,444,602	-	-	-	301,721	6,746,323
Public safety	9,498,218	-	-	-	255,072	9,753,290
Public works	3,075,623	-	-	-	-	3,075,623
Transit	-	8,417,491	-	-	-	8,417,491
Health and welfare	1,216,307	-	-	-	-	1,216,307
Community development	352,002	-	-	-	438,190	790,192
Recreation and culture	1,003,087	-	-	-	549,517	1,552,604
Other expenditures	267,449	-	-	-	-	267,449
Capital outlay	-	6,289,989	6,496,156	14,588,134	4,604,589	31,978,868
Debt Service						
Principal	49,302	68,238	-	-	90,503	208,043
Interest	3,250	36,298	-	-	14,252	53,800
Total expenditures	21,909,840	14,812,016	6,496,156	14,588,134	6,253,844	64,059,990
Excess (deficiency) of revenues over expenditures	8,726,340	(2,267,320)	(3,657,154)	(6,556,465)	(2,125,022)	(5,879,621)
Other financing sources (uses):						
Transfers in	1,894,246	1,797,732	16,106,207	-	1,435,227	21,233,412
Transfers out	(16,773,598)	(114,345)	(321,831)	-	(2,427,749)	(19,637,523)
Leases issued	-	368,936	-	-	331,279	700,215
Total other financing sources (uses)	(14,879,352)	2,052,323	15,784,376	-	(661,243)	2,296,104
Net change in fund balances	(6,153,012)	(214,997)	12,127,222	(6,556,465)	(2,786,265)	(3,583,517)
Fund balance at beginning of year	24,879,725	1,988,544	4,471,927	18,104,747	15,186,993	64,631,936
Fund balance at end of year	$ 18,726,713	$ 1,773,547	$ 16,599,149	$ 11,548,282	$ 12,400,728	$ 61,048,419

The notes to the financial statements are an integral part of this statement.

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
Year Ended June 30, 2023

Net change in fund balances--total governmental funds		$ (3,583,517)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds reported capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation and amortization expense. This is the amount by which capital outlays exceeded depreciation and and amortization expense.		
Capital outlays	$ 29,981,614	
Depreciation and amortization	(4,997,243)	24,984,371
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		49,302
The net effect of transactions involving net pension liability, deferred outflows of resources related to pensions, deferred inflows of resources related to pensions, and pension expense is to decrease net position.		(1,251,524)
The net effect of transactions involving leases issued, debt service on lease liabilities, and lease conversion is to decrease net position.		(436,824)
Internal service funds are used by management to charge the costs of certain activities to individual funds. The net revenue of the internal service funds is reported with governmental activities.		153,907
Change in net position of governmental activities		$ 19,915,715

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended June 30, 2023

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
General taxes	$ 12,557,825	$ 12,636,839	$ 12,021,387	$ (615,452)
Licenses and permits	1,318,843	1,318,843	1,636,675	317,832
Intergovernmental	15,578,938	15,624,123	14,875,386	(748,737)
Charges for services	726,000	746,000	776,335	30,335
Fines and forfeitures	375,000	375,000	466,907	91,907
Interest and investment earnings (loss)	245,000	245,000	620,649	375,649
Other revenues	324,923	345,923	238,841	(107,082)
Total revenues	31,126,529	31,291,728	30,636,180	(655,548)
Expenditures:				
Current:				
General government				
Mayor & town council	413,833	418,833	385,957	(32,876)
Town attorney	580,125	659,484	610,517	(48,967)
Municipal judge	294,552	310,900	305,625	(5,275)
Administration	514,148	557,424	403,528	(153,896)
Personnel & town clerk	889,638	948,859	901,097	(47,762)
Finance	695,330	741,218	710,489	(30,729)
Information technology	918,763	972,959	911,188	(61,771)
Community Development	933,825	943,049	592,439	(350,610)
Planning	892,445	920,009	895,269	(24,740)
Town hall building	774,853	853,434	728,493	(124,941)
Public safety				
Police - administration	702,763	731,716	696,855	(34,861)
Police - investigation	708,737	732,221	583,103	(149,118)
Police - patrol	3,695,011	3,946,923	3,636,912	(310,011)
Police - community service	746,624	774,838	644,795	(130,043)
Police - special operations	25,300	25,300	13,917	(11,383)
Fire/EMS (county service)	1,884,930	2,056,855	1,820,776	(236,079)
Emergency Management (county service)	84,767	84,767	65,953	(18,814)
Dispatch (county service)	805,802	805,802	805,802	-
Victim services	355,288	388,364	345,592	(42,772)
Animal shelter/control	418,035	439,765	403,933	(35,832)
Building inspections	486,026	501,993	480,580	(21,413)

(continued)

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended June 30, 2023 (continued)

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Expenditures (continued):				
Public works				
Administration	374,782	412,057	397,729	(14,328)
Streets	2,077,515	2,112,423	1,889,596	(222,827)
Town engineer	690,797	728,209	719,484	(8,725)
Public works yard operations	79,153	79,153	68,814	(10,339)
Health and welfare				
Social services	1,321,307	1,321,307	1,216,307	(105,000)
Community initiatves				
Community initiatives	423,450	453,450	352,002	(101,448)
Recreation and culture				
Parks and recreation (county service)	952,569	952,569	935,219	(17,350)
Pathways operations (county service)	48,162	48,162	46,796	(1,366)
Memorial park (cemetery)	26,929	27,960	21,072	(6,888)
Other expenditures				
Town-wide	1,599,268	734,054	320,001	(414,053)
Total expenditures	24,414,727	24,684,057	21,909,840	(2,774,217)
Excess (deficiency) of revenues over expenditures	6,711,802	6,607,671	8,726,340	2,118,669
Other financing sources (uses)				
Transfers in	2,132,267	2,225,734	1,894,246	(331,488)
Transfers out	(17,157,983)	(17,323,640)	(16,773,598)	550,042
Total other financing sources (uses)	(15,025,716)	(15,097,906)	(14,879,352)	218,554
Net change in fund balance	(8,313,914)	(8,490,235)	(6,153,012)	2,337,223
Fund balance at beginning of year	24,879,725	24,879,725	24,879,725	-
Fund balance at end of year	$ 16,565,811	$ 16,389,490	$ 18,726,713	$ 2,337,223

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - START Bus System Fund
Year Ended June 30, 2023

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 16,619,092	$ 16,771,751	$ 10,477,320	$ (6,294,431)
Charges for services	1,657,725	1,657,725	710,324	(947,401)
Investment earnings (loss)	14,000	14,000	60,845	46,845
Contributions and Donations	3,000	3,000	-	(3,000)
Other revenues	666,622	666,622	1,296,207	629,585
Total revenues	18,960,439	19,113,098	12,544,696	(6,568,402)
Expenditures:				
Current:				
Transit	9,200,349	9,585,168	8,417,491	(1,167,677)
Capital outlay	12,805,765	12,805,765	6,289,989	(6,515,776)
Debt service:				
Principal	-	-	68,238	68,238
Interest	-	-	36,298	36,298
Total expenditures	22,006,114	22,390,933	14,812,016	(7,578,917)
Excess (deficiency) of revenues over expenditures	(3,045,675)	(3,277,835)	(2,267,320)	1,010,515
Other financing sources (uses)				
Transfers in	3,105,675	3,235,717	1,797,732	(1,437,985)
Transfers out	(120,355)	(128,601)	(114,345)	14,256
Leases issued	-	-	368,936	368,936
Total other financing sources (uses)	2,985,320	3,107,116	2,052,323	(1,054,793)
Net change in fund balance	(60,355)	(170,719)	(214,997)	(44,278)
Fund balance at beginning of year	1,988,544	1,988,544	1,988,544	-
Fund balance at end of year	$ 1,928,189	$ 1,817,825	$ 1,773,547	$ (44,278)

The notes to the financial statements are an integral part of this statement.

Statement of Net Position
Proprietary Funds
June 30, 2023

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
ASSETS				
Current assets:				
Cash and cash equivalents	$ 1,255,463	$ 1,160,915	$ 2,416,378	$ 757,902
Investments	6,197,392	5,730,671	11,928,063	3,741,267
Account receivable (net)	256,012	352,209	608,221	340,705
Due from other governmental units	-	-	-	52,911
Inventories	72,971	72,972	145,943	501,308
Prepaid items	4,763	4,763	9,526	57,290
Total current assets	7,786,601	7,321,530	15,108,131	5,451,383
Noncurrent assets:				
Capital assets:				
Right to Use, easements	67,537	-	67,537	-
Right to Use, subscription asset	-	-	-	464,823
Land	128,404	972,000	1,100,404	-
Buildings and systems	22,862,267	36,265,723	59,127,990	-
Machinery and equipment	1,340,025	2,794,745	4,134,770	7,915,214
Construction in progress	1,366,668	1,056,503	2,423,171	-
Total capital assets	25,764,901	41,088,971	66,853,872	8,380,037
Less accumulated depreciation/amortization	(12,660,919)	(19,691,910)	(32,352,829)	(5,114,259)
Total capital assets (net)	13,103,982	21,397,061	34,501,043	3,265,778
Total noncurrent assets	13,103,982	21,397,061	34,501,043	3,265,778
TOTAL ASSETS	20,890,583	28,718,591	49,609,174	8,717,161
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows related to pensions	153,841	213,637	367,478	179,107

(continued)

Statement of Net Position
Proprietary Funds
June 30, 2023 (continued)

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
LIABILITIES				
Current liabilities:				
Interfund Payable - pooled cash	$ -	$ -	$ -	$ 582,653
Accounts payable	246,624	569,111	815,735	585,558
Accrued wages payable	17,864	18,904	36,768	19,490
Customer deposit payable	7,000	-	7,000	-
Accrued note interest payable	20,435	-	20,435	-
Lease liability - current	11,118	-	11,118	-
Subscription liability - current	-	-	-	103,253
Notes payable - current	31,787	-	31,787	-
Total current liabilities	334,828	588,015	922,843	1,290,954
Noncurrent liabilities:				
Lease liability - net current portion	34,950	-	34,950	-
Subscription liability - net of current portion	-	-	-	175,266
Notes payable - net current portion	847,792	-	847,792	-
Net pension liability	550,239	764,110	1,314,349	640,607
Total noncurrent liabilities	1,432,981	764,110	2,197,091	815,873
TOTAL LIABILITIES	1,767,809	1,352,125	3,119,934	2,106,827
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows related to pensions	3,488	4,844	8,332	4,061
NET POSITION				
Net investment in capital assets	12,124,961	21,340,186	33,465,147	2,987,259
Unrestricted	7,148,166	6,235,073	13,383,239	3,798,121
TOTAL NET POSITION	$ 19,273,127	$ 27,575,259	46,848,386	$ 6,785,380
Adjustment to reflect the consolidation of internal service fund related to enterprise funds			159,110	
Net position of business-type activities			$ 47,007,496	

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
Year Ended June 30, 2023

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
Operating revenues:				
Water charges	$ 2,931,439	$ -	$ 2,931,439	$ -
Sewer charges	-	2,524,440	2,524,440	-
Other	328	100	428	7,361,665
Total operating revenues	2,931,767	2,524,540	5,456,307	7,361,665
Operating expenses:				
Operations and maintenance	1,195,737	1,761,683	2,957,420	6,496,712
Administration	214,559	171,895	386,454	-
Depreciation & amortization	699,885	1,012,750	1,712,635	784,709
Total operating expenses	2,110,181	2,946,328	5,056,509	7,281,421
Operating income (loss)	821,586	(421,788)	399,798	80,244
Nonoperating revenues (expenses)				
Intergovernmental	-	16,313	16,313	-
Investment earnings (loss)	174,235	159,898	334,133	90,572
Contributions and donations	-	-	-	65,000
Gain (loss) on disposal of property	(925)	-	(925)	9,150
Interest expense	(36,111)	-	(36,111)	(1,193)
Total Nonoperating revenes (expenses)	137,199	176,211	313,410	163,529
Income (loss) before transfers and contributions	958,785	(245,577)	713,208	243,773
Capital contributions	299,683	874,513	1,174,196	-
Insurance proceeds	-	-	-	64,280
Transfers in	3,513	3,513	7,026	32,164
Transfers out	(725,112)	(725,112)	(1,450,224)	(184,855)
Change in net position	536,869	(92,663)	444,206	155,362
Net position at the beginning of year	18,736,258	27,667,922		6,630,018
Net position at end of year	$ 19,273,127	$ 27,575,259		$ 6,785,380

Adjustment to reflect the consolidation of internal service fund related to enterprise funds	10,607
Changes in net position of business-type activities	$ 454,813

The notes to the financial statements are an integral part of this statement.

Statement of Cash Flows
Proprietary Funds
Year Ended June 30, 2023

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	$ 2,817,910	$ 2,479,022	$ 5,296,932	$ 7,109,695
Other receipts	328	100	428	-
Payments to suppliers and service providers	(600,682)	(584,347)	(1,185,029)	(5,347,903)
Payments to employees for salaries and benefits	(688,002)	(873,111)	(1,561,113)	(739,885)
Net cash provided (used) by operating activities	1,529,554	1,021,664	2,551,218	1,021,907
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Proceeds from Interfund loan repayments	377,553	377,553	755,106	-
Transfers from other funds	3,513	3,513	7,026	32,164
Transfers to other funds	(725,112)	(725,112)	(1,450,224)	(184,855)
Operating grants	3,000	16,313	19,313	-
Net cash (used for) noncapital financing activities	(341,046)	(327,733)	(668,779)	(152,691)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Capital contributions	299,683	874,513	1,174,196	-
Acquisition of capital assets	(810,756)	(993,630)	(1,804,386)	(609,581)
Principal payments on capital debt	(30,565)	-	(30,565)	-
Interest paid on capital debt	(36,407)	-	(36,407)	-
Principal payments on lease liability	(21,469)	-	(21,469)	-
Interest paid on lease liability	(415)	-	(415)	-
Principal payments on subscription liability	-	-	-	(99,273)
Interest paid on subscription liability	-	-	-	(1,193)
Net cash provided by (used for) capital and related financing activities	(599,929)	(119,117)	(719,046)	(635,897)
CASH FLOWS FROM INVESTING ACTIVITIES				
Purchase of investments	(1,069,926)	(1,012,327)	(2,082,253)	(903,033)
Interest received on investments	284,822	262,157	546,979	157,333
Proceeds from sales and maturities of investments	-	-	-	363,693
Net cash provided by investing activities	(785,104)	(750,170)	(1,535,274)	(382,007)
Net increase (decrease) in cash and cash equivalents	(196,525)	(175,356)	(371,881)	(148,688)
Cash and cash equivalents - July 1	1,451,988	1,336,271	2,788,259	906,590
Cash and cash equivalents - June 30	$ 1,255,463	$ 1,160,915	$ 2,416,378	$ 757,902

(continued)

Statement of Cash Flows
Proprietary Funds
Year Ended June 30, 2023 (continued)

	Water	Sewage	Totals	Governmental Activities - Internal Service Funds
Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:				
Operating income (loss)	$ 821,586	$ (421,788)	$ 399,798	$ 80,244
Adjustments to reconcile net income (loss) to net cash provided by (used for) operating activities:				
Depreciation and amortization expense	699,885	1,012,750	1,712,635	784,710
Pension expense	3,394	66,097	69,492	34,822
Increase in accounts receivable	(113,527)	(45,417)	(158,944)	(259,689)
Decrease in due from other government units	-	-	-	7,718
(Increase) decrease in inventory	(37,126)	(37,126)	(74,252)	19,632
Decrease in prepaid items	(4,763)	(4,763)	(9,526)	32,508
Increase in interfund payable - pooled cash	-	-	-	143,696
Increase (decrease) accounts payable	152,888	460,826	613,714	172,155
Increase (decrease) customer deposit payable	2,500	-	2,500	-
Increase (decrease) unearned revenue	-	(16,313)	(16,313)	-
(Decrease) in accrued wages payable	4,717	7,398	12,115	6,111
Total Adjustments	707,968	1,443,452	2,151,421	941,663
Net Cash Provided Operating Activities	$ 1,529,554	$ 1,021,664	$ 2,551,219	$ 1,021,907
Schedule of noncash investing, capital and financing activities:				
Increase (Decrease) in fair value of investments	$ (110,587)	$ (102,259)	$ (212,846)	$ (66,760)
Increase (Decrease) in right to use - subsciption asset	-	-	-	464,823
Increase (Decrease) in subscription liability	-	-	-	377,792

The notes to the financial statements are an integral part of this statement.

I. Summary of significant accounting policies

A. Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers for support.

B. Reporting entity

The Town of Jackson was incorporated in 1914 and is a municipal corporation governed by an elected mayor and four-member governing council. The five-member mayor-council is elected on staggered, even-numbered years. The mayor and council members are elected at-large to four-year terms. The governing body appoints a manager to implement policies and oversee daily operations.

The accompanying financial statements present the governmental entities for which the government is considered to be financially accountable. The Town does not report any component units.

C. Basis of presentation - government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the Town's enterprise funds. Separate financial statements are provided for governmental funds and proprietary funds.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of inter-fund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operation or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

D. Basis of presentation - fund financial statements

The fund financial statements provide information about the Town's funds. Separate statements for each fund category; governmental and proprietary, are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The Town reports the following major governmental funds:

- The general fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.
- The 5th cent capital projects fund accounts for the acquisition and construction of the government's major capital facilities, other than those financed by the propriety funds and Specific Purpose Excise Tax (SPET) funds.
- The Southern Teton Area Rapid Transit (START) fund is a special revenue fund. It accounts for operational and capital transit system expenditures primarily financed by state and federal transit grants.
- The 2019 SPET fund accounts for expenditures related to the revenue generated by the 2019 specific purpose excise tax.

The Town reports the following enterprise funds:

- Water Fund. This enterprise fund accounts for the operations of the Town-owned water treatment and distribution system.
- Sewage Fund. This enterprise fund accounts for the operations of the Town-owned sewage collection and treatment system.

Additionally, the Town reports the following fund type:

Internal Service Funds. The operating activities for Employee Insurance, Fleet Management, Central Equipment, and Information Technology (IT) Services are reported in internal service funds because they provide services to other Town departments on a cost reimbursement basis.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal service fund balances in the business-type activities column. Internal service fund services provided and used by other funds are not eliminated in consolidation. No overhead costs are charged to internal service funds requiring elimination.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

E. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital outlay related to leases are reported as other financing sources.

Property taxes, sales taxes, franchise fees, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting.

F. Budgetary information

1. Budgetary basis of accounting

The Town uses the following procedures in establishing the budgetary data reflected in the accompanying financial statements:

- According to the laws of the State of Wyoming, all town budgets must be approved by their governing board not later than the third Tuesday in June.
- In May, the recommended budget for the following fiscal year is presented by the Town Manager to the Town Council. The budget includes recommended expenditures and the means of

financing them. Public meetings are held to obtain citizen comment.

- Prior to June 30, the Town Council legally adopts the budget through the passage of a resolution. The resolution sets the limit for expenditures for the year.
- The maximum legal expenditure permitted for the year is the total budget as adopted. The expenditure appropriations in the adopted budget are maintained in the Town's financial system by department within individual funds. Departmental appropriations may be amended during the year if approved by Council in the form of a budget amendment resolution.
- Department directors are generally authorized to transfer budgeted amounts within any specific department's expenditure appropriation. Any budget revisions requiring a transfer between departments must be approved by the Town Council. Additionally, budget revisions involving personnel or capital asset expenditures/expenses must be approved by the Town Council.
- Appropriations in all budgeted funds lapse at the end of the fiscal year even if they have related committed contracts. While all appropriations lapse at year end, valid outstanding committed contracts (those for which performance under the executory contract is expected in the next year) are re-appropriated and become part of the subsequent year's budget.

2. Excess of expenditures over appropriations

For the year ended June 30, 2023, expenditures exceeded appropriation in the Employee Housing Fund. This was due to GASB 87 implementation, non-cash basis budgetary transaction. Through four formal supplementary appropriations, the General Fund original budget increased 1%. Actual expenditures and other uses are 7.9% under the final amended budget.

G. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

1. Cash and cash equivalents

The government's cash and cash equivalents are cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

2. Investments

Cash and investment balances from all funds are combined and invested to the extent authorized by state statutes and Town investment policy. Earnings from such investments are allocated to respective funds on the basis of applicable cash balance participation by each fund. The interest receivable balance is reported as one amount in the General Fund while all other funds receive interest revenue distributions in cash.

Investments for the Town are reported at fair value.

3. Receivables

Account (trade) receivables are carried at original billing amount less an estimate made for doubtful receivables based on a review of all outstanding amounts on a regular basis. Management determines the allowance for doubtful accounts by identifying troubled accounts and by using historical experience applied to an aging of accounts. With council approval, trade receivables are written off when deemed uncollectible. Recoveries of trade receivables previously written off are recorded when received.

A receivable is considered past due if any portion of the receivable balance is outstanding for more than 30 days. Interest is charged on receivables that are outstanding for more than 30 days. Accrual of interest is not suspended until a receivable is determined to be uncollectible. Provisions for bad debts would be insignificant and immaterial and none has been made for 2023.

4. Short-term interfund receivables/payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the balance sheet. Short-term inter-fund loans are classified as "interfund receivables/payables." Due to and due from other funds are closed to cash and cash equivalents at year end.

5. Inventories, prepaid items, and deposits

Materials and supplies are valued at cost, which approximates market value, using the first-in/first-out (FIFO) method. The consumption method is used to account for inventories. Inventory costs are recorded as expenditures when individual inventory items are consumed. In governmental funds, reported inventories are equally offset by nonspendable fund balance amounts, indicating that they do not constitute "available spendable resources" even though they are a component of net current assets. The net change in nonspendable fund balances is not presented because the combined statements of revenues, expenditures, and changes in fund balances reflects

the changes in total fund balances rather than just the spendable and nonspendable fund balances.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Certain payments made to lessors are considered security deposits. These funds are considered assets that will be returned. In the event any deposit is kept by lessor, an expenditure/expense will be recorded.

6. Leases and Service-Based IT Arrangements (Subscription)

A. Town as Lessee

The Town is a lessee for various buildings and an easement. The Town recognizes a lease liability and an right-to-use lease asset (lease asset) in the government-wide financial statements. The Town recognizes lease liabilities with an initial, individual value of $50,000 or more and the lease must be longer than one year including expected extensions.

At the commencement of a lease, the Town initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. Key estimates and judgments related to leases include how the Town determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The Town uses the interest rate charged by the vendor as the discount rate. When the interest rate charged by the lessor is not provided, the Town generally uses its estimated incremental borrowing rate as the discount rate for subscription agreements.
- The lease term includes the noncancellable period of the lease.
- Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the Town is reasonably certain to exercise.

The Town monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

B. Town as Lessor

The Town is a lessor for multiple facilities and easements. The Town recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the Town initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Town determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The Town uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease.
- Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The Town monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

C. Subscription based IT Arrangements

The Town is committed under various subscription agreements. The Town recognizes a subscription liability and an right-to-use subscription asset in the government-wide financial statements. The Town recognizes subscription liabilities with an initial, individual value of $50,000 or more and the agreement must be longer than one year including expected extensions.

At the commencement of a contract, the Town initially measures the subscription liability at the present value of payments expected to be made during the contract term. Subsequently, the subscription liability is reduced by the principal portion of contract payments made. The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for contract payments made at or before the contract commencement date, plus certain initial direct costs. Subsequently, the subscription asset is amortized on a straight-line basis over its useful life. Key estimates and judgments related to contracts include how the Town determines (1) the discount rate it uses to discount the expected contract payments to present value, (2) contract term, and (3) contract payments.

- The Town uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the Town generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The contract term includes the noncancellable period of the contract.
- Contract payments included in the measurement of the subscription liability are composed of fixed payments and purchase option price that the Town is reasonably certain to exercise.

The Town monitors changes in circumstances that would require a remeasurement of its contract and will remeasure the subscription asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Subscription assets are reported with other capital assets and subscription liabilities are reported with long-term debt on the statement of net position.

7. Capital assets

Capital assets, including property, plant, and equipment, and infrastructure assets (e.g., roads, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $10,000 ($20,000 for buildings and improvements and $50,000 for infrastructure) and an estimated useful life in excess of two years. Right to use assets are discussed in note below. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value on date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, equipment, and intangible assets with exhaustible useful lives are capitalized when acquired, and depreciation is provided using the straight-line method applied over the following estimated useful lives of the assets:

Buildings	10-50
Distribution systems	20-50
Infrastructure	20-50
Machinery and equipment	5-15
Right-to-use asset - buildings	2-99
Right-to-use asset – easements	2-99
Right-to-use asset – subscription asset	2-10
Other improvements	5-99
Intangible assets	5-99

Intangible assets lack physical substance, are nonfinancial in nature, and have an estimated useful life extending beyond a single reporting period. The term depreciation, as used in this footnote, includes amortization of intangible assets.
Capital assets transferred between funds are transferred at their net book value (cost less accumulated depreciation), as of the date of the transfer.

8. Deferred outflows and inflows of resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to future periods and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The Town has reported deferred outflows of resources related to pensions on the government-wide statement of net position, each proprietary fund statement of position, and the Fleet Management Fund within the Internal Service Fund statement of net position.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to future periods and so will not be recognized as an inflow of resources (revenue) until then. The Town has reported three deferred inflows of resources: pension related items, leases and property taxes. Pension items are reported on the government-wide statement of net position, each proprietary fund statement of position, and the Fleet Management Fund within the Internal Service Fund statement of net position. Leases are reported in both the governmental funds balance sheet and the entity-wide statement of net position. These amounts represent future revenues that will be collected per lease agreements and are not currently available to finance operations.

Property taxes for future periods are reported in both the governmental funds balance sheet and the entity-wide statement of net position. Property tax revenues are not recognized prior to the period which they are intended to finance, even if an enforceable lien is in place prior to the beginning of the intended period. Thus, property taxes received or receivable as of year-end, which are intended to finance the following fiscal year, are recorded as deferred inflows.

9. Pension related assets, liabilities, deferred outflows and inflows of resources

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Wyoming Retirement System (the System) and additions to/deductions from the System's fiduciary net position have been determined on the same basis as they are reported by the System. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

10. Net position flow assumption

Sometimes the Town will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied.

It is the Town's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

11. Fund balance flow assumption

Sometimes the Town will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

12. Fund balance policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The Town itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance). The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the Town's highest level of decision-making authority. The Town council is the highest level of decision-making authority for the Town that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the Town for specific purposes but do not meet the criteria to be classified as committed. The Town council has, by resolution, authorized the Town Manager to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

13. Long-term obligations

In the government-wide financial statements and in the proprietary fund types of the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statements of net position. If any, bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from actual debt

proceeds received, are reported as debt service expenditures. The Town's current debt obligations were issued without discounts or premiums and issuance costs were insignificant and immaterial.

14. Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

15. Reclassifications

Where presented, certain 2022 financial statement amounts have been reclassified to conform to the 2023 presentation.

H. Revenues and expenditures/expenses

1. Property Tax

Teton County assesses all taxable property other than centrally assessed property, which is assessed by the State of Wyoming, by January 1 of each year. The Town notifies its levy to Teton County by July 31. Properties taxes are levied on or about August 1 and are payable in two installments on September 1 and March 1. The Teton County Treasurer is responsible for billing and collecting property taxes for the Town. The Town receives monthly distributions for the prior month's collections by the County. Property tax revenues are recognized when levied to the extent that they result in current receivables which means collected within the current period or expected to be collected within 60 days after the period end to be used to pay liabilities of the current period.

2. Sales Tax

The Town imposes a 1% local optional sales and use tax (5th cent). The 5th cent sales tax is collected by the state and remitted monthly to the Town. Sales tax revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Additionally, the Town imposes a 1% specific purpose excise tax (SPET) for various voter-approved projects.

3. Lodging Tax

The lodging tax is a 2% tax that is added to a visitor's stay in any Teton County hotel, motel or rental property. It was approved by voters in November, 2010. The tax was reapproved on the ballot in November 2018. The Jackson Hole Travel and Tourism Joint Powers board is responsible for allocating 60% of the collected funds. Teton County and the Town of Jackson governments are responsible for the remaining 40% of the funds collected.

4. Entitlements, state shared revenues and grants (Intergovernmental revenues)

Entitlements and shared revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Expenditure-driven grants are recognized in the fund financial statements as revenue when the qualifying expenditures have been incurred, all eligibility requirements have been met, and reimbursement is received within availability period. Included below are the ongoing state shared revenues and grants received by the Town.

Sales tax. The state levies a 4% general sales and use tax, with 31% of it returned to Wyoming towns and counties based on populations and location of sales.

America Rescue Plan (ARPA) Act. These are program allocation driven, one-time funds related to the COVID-19 pandemic. Funds were received via the United States Department of the Treasury.

Gasoline, cigarette, and severance taxes. These three taxes are all imposed by the state and returned to cities, towns and counties by various percentages determined by the Wyoming legislature.

Mineral Royalties. These are federal royalties paid to the state and passed down to cities, towns, and counties by percentages determined by the Wyoming legislature.

Federal Transit Administration (FTA). The FTA provides funding for 80% of administration, 57.5% of operations, and 80% of capital for qualifying bus system expenditures. In FY2023, the FTA provided additional Coronavirus Aid, Relief, and Economic Security (CARES) Act funds which provided for 100% of operations costs.

5. Program revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the

operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

6. Compensated absences

Employees can sell-back up to 40 hours of accumulated paid time off (PTO) before the end of each fiscal year provided they meet certain requirements. All other accumulated PTO is forfeited. There are no accumulated balances for PTO. Compensatory time, if any, is accrued as wages payable at year end.

7. Proprietary funds operating and nonoperating revenues and expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water fund, sewer fund, and internal service funds are charges to customers for sales and services. The water fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

I. Federal Audit Requirements

The U.S. Office of Management and Budget (OMB) issued Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), which establishes uniform cost principles and audit requirements for federal awards to non-federal entities and administrative requirements for all federal grants.

For 2023, the Town of Jackson audit was performed in accordance with Uniform Guidance. The auditor's report on consideration of the Town's internal control over financial reporting and tests of other matters are issued with this report.

J. Implementation of new accounting principles

For the year ending June 30, 2023, the Town reviewed the applicability of the following new pronouncement of the Governmental Accounting Standards Board (GASB): GASB Statement No. 96 Subscription Based IT Arrangements "subscription agreement." This Statement requires recognition of certain subscription-based information technology assets and liabilities that previously were classified as operating, subscription based agreements and recognized as inflows of resources or outflows of resources based upon the payment provisions of the agreement. It establishes a single model for information technology agreement accounting based upon the principle that software subscriptions are financing arrangements for the right to use an underlying asset. Subscription agreements with less than one-year terms or under $50,000 capitalization threshold do not qualify as technology agreements under this standard. Perpetual software licenses and subscription agreements that transfer ownership and contain no cancelation provisions are reported as debt by the Town and sale of an asset by the vendor. The requirements of this Statement apply to the Town and are implemented in this report.

II. Stewardship, compliance and accountability

A. Budgetary information

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual appropriated budgets are legally adopted by council resolution for all funds.

Formal budgetary integration is employed as a management control device during the year for the General and Special Revenue Funds. Budgetary control for Capital Project Funds is based on a project completion time cycle rather than on an annual basis, therefore, budgetary comparisons on an annual basis would not present meaningful information.

The Town follows these legal compliance procedures in establishing the budgetary data reflected in the financial statements:

1. The Town administrator submits a proposed operating budget, including proposed expenditures and means of financing them, to the town council prior to the beginning of the fiscal year commencing July 1.

2. Public hearings are conducted to obtain taxpayer comments.

3. Prior to June 30, the budget is legally enacted through the passage of a budget resolution.

4. Management may not legally exceed budgeted expenditures at the division level. Monitoring of budgets is maintained at the division level (i.e., police administration, police investigations, police patrols, etc.) and the category level (i.e., personal services; supplies; other services and charges; capital outlay)

within each division. Management can alter the budget at the category level within their division but cannot exceed the total budgeted expenditures for the division that was approved by the town council. During the year, four formal supplementary appropriations were made. However, the town council approves all payments of vouchers and payroll at its regular meetings held twice a month.

5. All budgeted appropriations lapse at the end of the fiscal year. The legal level of budgetary control (i.e. the level at which expenditures may not legally exceed appropriations) is at the department level.

Deficit fund equity

At June 30, 2023, there was one internal service fund (Fleet Management) with a deficit fund balance. Fleet management deficit is due mostly to net pension liability calculations.

IIII. Detailed notes on all activities and funds

A. Cash, cash equivalents and investments

Cash, cash equivalents, and investments at June 30, 2023 are classified in the accompanying financial statements as follows:

Statement of net position:		
Cash and cash equivalents	$	12,640,541
Investments		59,345,179
Total cash and investments	$	71,985,720

Cash and investments at June 30, 2023 consist of the following:

Cash:		
Cash on hand	$	300
Deposit with financial institutions		86,496
Cash equivalents:		
Short-term certificate of deposit		2,089,954
Money market funds		10,463,791
Investments:		
Federal agencies		13,562,360
WYO-STAR		45,782,819
Total cash, cash equivalents, and investments	$	71,985,720

Investments authorized by Wyoming statutes and Town investment policy

The following table identifies the investment types that are authorized for the Town by Wyoming state statute. The Town's investment policy does not restrict investment types beyond the limits set forth by state statute. The table also identifies any provisions in Town policy and state statutes that address interest rate risk, credit risk, and concentration risk. This table also applies to investments of debt proceeds held by bond trustee that are governed by provisions of debt agreements and similarly restricted by state statute.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
U.S. treasury obligations	None	None	None
U.S. agency securities	None	None	None
Banker's acceptances	None	25%	None
Commercial paper	270 days	25%	None
Negotiable certificates of deposit	None	None	$250,000
Non-negotiable certificates of deposit	None	None	None
Repurchase agreements	None	25%	None

The Town has investments in WYO-STAR, a government investment pool operated by the State of Wyoming Treasurer's Office. WYO-STAR is available for investments of funds administered by any local government entity within the State of Wyoming. WYO-STAR is not registered with the SEC as an investment company. WYO-STAR is authorized and regulated by the laws of the State of Wyoming. Deposits in WYO-STAR are not insured or otherwise

guaranteed by the State of Wyoming, and participants share proportionally in any realized gains or losses on investments. WYO-STAR operates and reports to participants on an amortized cost basis. The income, gains, and losses, net of administration fees, of WYO-STAR are allocated monthly based on the participant's average balance in relation to the total balance of the pool. The fair value of the WYO-STAR investment pool is approximately equal to the value of the pool shares, $45,782,819.

B. Disclosures related to investment risk

Credit risk: Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Town polices restrict investments to the safest security types and require portfolio diversification so that potential losses on individual securities will be minimized. As of June 30, 2023, the Town's investments in U.S. Agencies are rated AA+ by Standard & Poor's and AAA by Moody's Investors Service. The Town's investments in negotiable certificates of deposit are below the F.D.I.C. $250,000 insurance limit per institution. Non-negotiable certificates of deposits exceeding $250,000 per institution must be collateralized by the limits defined in the custodial credit risk section of this footnote. The Town's investment in the brokerage money market mutual fund is unrated. Town investment policy limits investments to the safest types of securities, pre-qualifies financial institutions, brokers/dealers, intermediaries, and advisors, and requires investment portfolio diversification.

Custodial risk: Custodial risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial risk for investments is the risk that, in the event of failure of the counterparty (e.g. broker-dealer) to a transaction, a government will not be able to cover the value of its investment or collateral securities that are in possession of another party. Wyoming statutes do not contain legal requirements that would limit the exposure to custodial risk for deposits or investments, other than the following provision for deposits: Wyoming statutes require that all Town deposits be protected by insurance, surety bond, or collateral. Authorized collateral includes the legal investment described earlier, as well as certain first mortgage notes, and certain other state or local obligations. Wyoming statutes require that securities pledged as collateral be held in safekeeping by the public funds depositor or by any bank, other than the depository bank, chartered by the state of Wyoming, any national bank, other than the depository bank, authorized to do business in the state, any federal reserve bank or branch thereof, or any federal reserve system member bank. According to Town polices, the market value of the collateral must be a minimum of 105% of deposits not covered by insurance or bonds.

Interest Rate Risk: Interest rate risk is the risk that changes in market interest rate will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value is to changes in market interest rates. According to its investment policy, the Town manages its exposure to interest rate risk by purchasing a combination of shorter term and longer term investments. The Town also manages this risk by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide cash flow and liquidity for operations. Further, the Town purchases some securities that have interest rates that step-up over time. The Town monitors the interest rate risk inherent in its portfolio by measuring the weighted average maturity of its portfolio. The Town has no specific limitations with respect to this metric.

Investment Type	Fair Value	Maturity (in years)
Federal Agencies:		
Federal National Mortgage Assn.	$ 1,976,480	0.98
Federal Farm Credit Bank	3,806,960	1.01
Federal Home Loan Banks	7,778,920	0.86
WYO-STAR	45,782,819	0.00
	$ 59,345,179	
Portfolio weighted average maturity (yrs)		0.15

Concentration of Credit Risk: State statutes contain no limitations on the amount that can be invested in any one issuer. Investments in any one issuer representing approximately 5% or more of the Town's total investments are as follows:

Investment Type	Fair Value	Percent of Investment Portfolio
Federal Agencies:		
Federal National Mortgage Assn.	$ 1,976,480	3.3%
Federal Farm Credit Bank	3,806,960	6.4%
Federal Home Loan Banks	7,778,920	13.1%
WYO-STAR	45,782,819	77.1%

Fair Value: The Town categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The

hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The Town has the following recurring fair value measurements as of June 30, 2023:

The $13,562,360 in U.S. agency securities are determined by an independent pricing service using recently executed transactions, market price quotations, and pricing models that factor in, when applicable, interest rates, bond spreads, and volatility (Level 2 inputs).

Cash, cash equivalents, and investments are presented in the government-wide financial statements as follows:

	Cash and Cash Equivalents	Investments	Total
Governmental activities:			
General Fund	$ 1,974,049	$ 9,973,068	$ 11,947,117
Start Fund	-	-	-
5th Cent Capital Projects	3,098,837	15,296,919	18,395,756
2019 SPET	1,858,101	9,172,221	11,030,322
Nonmajor govermental	2,535,274	9,233,641	11,768,915
Internal service funds	747,295	3,741,267	4,488,562
Total	10,213,556	47,417,116	57,630,672
Business-type activities:			
Water	1,255,463	6,197,392	7,452,855
Sewage	1,160,915	5,730,671	6,891,586
Internal service funds	10,607	-	10,607
Total	2,426,985	11,928,063	14,355,048
Government-wide total	12,640,541	59,345,179	71,985,720
Total cash and investments	$ 12,640,541	$ 59,345,179	$ 71,985,720

C. Concentration of sales and revenues

Teton County School District and Snow King Resort (and affiliates) are the two largest customers of water and sewage. Teton County School District water purchases account for $95,455 (3%) and sewage charges account for $24,998 (1%) of total sales. Snow King water purchases account for $107,655 (4%) of the Water Fund's operating revenue and sewage charges account for $33,727 (1%) of the Sewage Fund's operating revenue.

D. Capital assets

Capital asset activities for the year end June 30, 2023 are as follows:

	Beginning Balance	Additions	Deletions	Ending Balance	Internal Service Fund Assets	Governmental Activities Total	Internal Service Fund Additons	Governmental Activities Additions
Governmental activities:								
Nondepreciable capital assets:								
Land	$ 32,699,452	$ 651,979	$ -	$ 33,351,431	$ -	$ 33,351,431	$ -	$ 651,979
Construction in progress	1,961,843	18,083,766	(331,623)	19,713,986	-	19,713,986	-	18,083,766
Total	34,661,295	18,735,745	(331,623)	53,065,417	-	53,065,417	-	18,735,745
Depreciable capital assets:								
Buildings and improvements	73,785,006	213,350	-	73,998,356	-	73,998,356	-	213,350
Machinery and equipment	26,388,897	6,476,983	(331,540)	32,534,340	7,915,214	24,619,126	618,731	5,858,252
Intangible assets	3,050,000	3,069,667	-	6,119,667	-	6,119,667	-	3,069,667
Right to use - buildings	362,593	700,215	-	1,062,808	-	1,062,808	-	700,215
Right to use - subscription asset	-	464,823	-	464,823	464,823	-	464,823	-
Infrastructure	57,808,815	1,736,008	(85,769)	59,459,054	-	59,459,054	-	1,736,008
Total	161,395,311	12,661,046	(417,309)	173,639,048	8,380,037	165,259,011	1,083,554	11,577,492
Total capital assets	196,056,606	31,396,791	(748,932)	226,704,465	8,380,037	218,324,428	1,083,554	30,313,237
Less accumulated depreciation/amortization for:								
Buildings and improvements	(27,560,173)	(2,313,905)	-	(29,874,078)	-	(29,874,078)	-	(2,313,905)
Machinery and equipment	(14,158,849)	(1,878,286)	331,540	(15,705,595)	(5,020,360)	(10,685,235)	(690,810)	(1,187,476)
Intangible assets	(292,012)	(54,650)	-	(346,662)	-	(346,662)	-	(54,650)
Right to use - buildings	(74,627)	(186,961)	-	(261,588)	-	(261,588)	-	(186,961)
Right to use - subscription asset	-	(93,899)	-	(93,899)	(93,899)	-	(93,899)	-
Infrastructure	(29,442,587)	(1,254,251)	85,769	(30,611,069)	-	(30,611,069)	-	(1,254,251)
Total accumulated depreciation/amortization	(71,528,248)	(5,781,952)	417,309	(76,892,891)	(5,114,259)	(71,778,632)	(784,709)	(4,997,243)
Total governmental activities capital assets, net	$ 124,528,358	$ 25,614,839	$ (331,623)	$ 149,811,574	$ 3,265,778	$ 146,545,796	$ 298,845	$ 25,315,994

Business-type activities:	Balance	Additions	Deletions	Balance
Nondepreciable capital assets				
Land	$ 1,100,404	$ -	$ -	$ 1,100,404
Construction in progress	761,112	1,804,389	(142,330)	2,423,171
Total	1,861,516	1,804,389	(142,330)	3,523,575
Depreciable capital assets:				
Buildings and improvements	59,135,906	-	(7,916)	59,127,990
Right to use - easements	67,537	-	-	67,537
Machinery and equipment	4,012,614	142,329	(20,173)	4,134,770
Total	63,216,057	142,329	(28,089)	63,330,297
Total capital assets	65,077,573	1,946,718	(170,419)	66,853,872
Less accumulated depreciation/amortization for:				
Buildings and improvements	(28,349,431)	(1,468,181)	6,991	(29,810,621)
Right to use - easements	(11,256)	(11,256)	-	(22,512)
Machinery and equipment	(2,306,670)	(233,198)	20,172	(2,519,696)
Total accumulated depreciation/amortization	(30,667,357)	(1,712,635)	27,163	(32,352,829)
Total business-type activities capital assets, net	$ 34,410,216	$ 234,083	$ (143,256)	$ 34,501,043

Additions to construction in progress represent new construction in progress minus projects transferred to infrastructure or buildings for completed projects.

Depreciation and amortization was charged to function/programs as follows:

Governmental acitivities:	
General government	$ 1,429,053
Public safety	286,198
Public works	2,009,981
Recreation and culture	527,535
Transit	1,529,185
Total depreciation/amortization expenses - governmental activities	5,781,952
Internal service fund depreciation on capital assets charged to the various functions based on usage.	(784,709)
Depreciation expense excluding internal service fund.	$ 4,997,243
Business-type activities:	
Water Fund	$ 699,885
Sewer Fund	1,012,750
Total depreciation/amortization expenses - business-type activities	$ 1,712,635

E. Claims and judgements

The Town participates in a number of federal and state programs that are fully or partially funded by grants received from other governmental units. Expenditures financed by grants are subject to audit by the appropriate grantor government. If expenditures are disallowed due to noncompliance with grant program regulations, the Town may be required to reimburse the grantor government.

As of June 30, 2023, significant amounts of grant expenditures have not been audited by the granting agency, but the Town believes that disallowed expenditures discovered in subsequent audits, if any, will not have a material effect on any of the individual funds or the overall financial position of the Town. Additionally, unearned revenues are recognized in those funds that have received grant monies in advance of future reimbursable expenditures.

F. Receivables and unearned revenues

Accounts receivables and due from other governmental units: Due from other governmental units represent earned grant reimbursements or repayments owed for providing non-utility related services. The following are the accounts receivables and due from other governmental units at June 30, 2023:

	Accounts Receivable	Due from other Governments
Governmental activities:		
General Fund	$ -	$ 4,002,326
START Bus System	510,548	7,467,286
5th Cent Capital Projects	-	8,869
2019 SPET	8,145	2,436,428
Nonmajor funds	461,488	-
Internal service funds	340,705	52,911
Total governmental activities	1,320,886	13,967,820
Business-type activities		
Water Fund	256,012	-
Sewage Fund	352,209	-
Total business-type activities	608,221	-
Total	$ 1,929,107	$ 13,967,820

Lease receivable

During the current fiscal year, the Town leased eight facilities and easements. The leases range in term from 3 to 23 years with the longest expiring June 2044. Monthly payments ranged in value between $658 and $10,562. The Town recognized $381,043 in lease revenue and $128,603 in interest revenue during the current fiscal year related to these leases. As of June 30, 2023, the Town's receivable for lease payments was $2,731,179. Also, the Town has a deferred inflow of resources associated with this lease that will be recognized as revenue over the lease term. As of June 30, 2023, the balance of the deferred inflow of resources was $2,521,197.

Interfund receivables, payables and transfers: At June 30, 2023, there are interfund balances that are generally short-term loans used to cover temporary cash deficits in various funds. The interfund transfers generally are made for the purposes of distributing revenue from the general fund to other funds for capital projects and operations. Aside from utility transfers discussed below, no significant transfers during the fiscal year that were either non-routine in nature or inconsistent with the activities of the fund making the transfer.

The composition of interfund balances as of June 30, 2023 is as follows:

Receivable Fund	Payable Fund	Amount
General	Start Fund	$ 5,423,487
General	Fleet Management	582,653

On October 1, 2018, the Town approved an interfund loan each from the Water and Sewage funds to the Capital Projects fund to purchase property for office space and employee housing. The 5th Cent Capital Projects fund will repay the utility funds in monthly installments utilizing current interest rates earned on pooled cash over a five-year term. The interfund interest paid and received is recorded in transfers. These interfund loans were paid off during the year ended June 30, 2023.

Unearned revenues: Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. This deferred revenue type is specifically referred to as unearned revenue. At the end of the current fiscal year, the various components of unearned revenue reported in governmental funds were as follows:

	Court Bonds	Construction Bonds	Grants	Lease Deposits	Total
Governmental Fund Activities:					
Unearned revenue					
General Fund	$ 18,750	$ 1,840,287	$ 70,100	$ 11,500	$ 1,940,637
START Bus System	-	-	1,600	-	1,600
5th Cent Capital Fund	-	-	29,615	-	29,615
Employee Housing	-	-	-	60,202	60,202
Total	$ 18,750	$ 1,840,287	$ 101,315	$ 71,702	$ 2,032,054

Transfers: The following interfund transfers are reflected in the fund financial statements at June 30, 2023:

	Transfers In	Transfers Out
Governmental funds:		
General Fund	$ 1,894,246	$ 16,773,598
START	1,797,732	114,345
5th Cent Capital Projects	16,106,207	321,831
Nonmajor governmental	1,435,227	2,427,749
Total governmental funds	21,233,412	19,637,523
Enterprise funds:		
Water	3,513	725,112
Sewage	3,513	725,112
Total enterprise funds	7,026	1,450,224
Internal service funds	32,164	184,855
Total	$ 21,272,602	$ 21,272,602

The following schedule reflects each fund transfer:

In Fund	Out Fund	Amount	
General	Water	$ 725,112	(1)
General	Sewage	725,112	(1)
General	START	114,345	(1)
General	Employee Housing	86,109	(1)
General	Animal Care	58,713	(1)
General	Employee Insurance	184,855	(1)
Capital Projects	Parking Exactions	800,000	(5)
START	Lodging Tax	1,482,927	(1)
START	Capital Projects	314,805	(5)
Capital Projects	General	15,306,207	(2)
Utility Funds	Capital Projects	7,026	(4)
Fleet Management	General	32,164	(1)
Affordable Housing	General	1,435,227	(3)
		$ 21,272,602	

Annual reimbursement for shared expenditures
(1) Annual transfer to subsidize fund operations
(2) Annual 5th cent transfer to capital projects
(3) Transfer for housing projects and joint affordable housing department
(4) Transfer for interfund receivable interest
(5) One-time transfer for capital project

G. Accounts Payable

Accounts payable consists of vendor and retainage payables. As of June 30, 2023, governmental fund vendor payables totaled $5,350,500 and retainage payables totaled $792,341. As of June 30, 2023, business-type activities vendor payables totaled $705,486 and retainage payables totaled $110,249.

H. Long-term liabilities

Notes payable: The Town currently has issued two notes payable:

The first is a $1,158,046, 4% note also with the WWDC. This note is secured by the revenues of the Water Fund and a mortgage on the assets of the water supply system. This 30 year note is also payable in equal annual installments.

The last is a $1,000,000, .5% loan from Wyoming Business Council to install additional infrastructure at Snow King Mountain. This note is secured by the revenues of the Water Fund. This 20 year note is payable in 19 annual installments of $52,552 with all unpaid principal and interest due in the 20th year.

The notes payable outstanding are as follows:

Governmental activities

Notes Payable	Final Maturity	Interest Rates	Issue Amount	Outstanding 6/30/2023
Snow King Infrastructure				
Snow King Loan	03/31/35	0.50%	$ 1,000,000	$ 612,863

Business-type activities

Notes Payable	Final Maturity	Interest Rates	Issue Amount	Outstanding 6/30/2023
Water supply and storage projects				
2010 WWDC note	11/11/41	4.00%	1,158,046	879,579

Annual debt service requirements to maturity for the notes payable are as follows:

Year ending June 30	Governmental activities Principal	Governmental activities Interest	Business-type activities Principal	Business-type activities Interest
2024	$ 49,488	$ 3,064	$ 31,787	$ 35,183
2025	49,735	2,817	33,058	33,912
2026	49,984	2,568	34,381	32,589
2027	50,234	2,318	35,756	31,214
2028	50,485	2,067	37,186	29,784
2029-2033	256,237	7,799	209,468	125,382
2034-38	106,701	1,602	254,850	80,000
2039-42	-	-	243,094	24,645
Total	$ 612,863	$ 22,235	$ 879,579	$ 392,709

Leases payable

The Town is committed under nine leases for buildings and easements entered into as lessee. The leases range between two and six years. As of June 30, 2023, the value of the lease liability was $895,324. The Town is required to make monthly principal and interest payments ranging between $1,500 and $11,050. The leases have an interest rate between 1% and 12%. The leases have estimated useful lives ranging between two and six years. The value of the right-to-use asset as of the end of the current fiscal year was $1,130,345 and had accumulated amortization of $284,100.

The future principal and interest lease payments as of June 30, 2023 were as follows:

Year ending June 30	Governmental activities Principal	Governmental activities Interest	Business-type activities Principal	Business-type activities Interest
2024	$ 186,472	$ 47,420	11,118	190
2025	169,125	37,760	11,380	154
2026	156,026	27,618	11,648	117
2027	165,179	16,554	11,922	79
2028	147,432	5,468	-	-
2029	25,022	193	-	-
Total	$ 849,256	$ 135,013	$ 46,068	$ 540

Subscription payable

The Town is committed under four subscription agreements for software. The agreements range between two and six years. As of June 30, 2023, the value of the subscription liability was $278,519. The Town is required to make annual principal and interest payments ranging between $12,314 and $46,545. The agreements have an interest rate between 3.34% and 4.02%. The right-to-use subscription assets have estimated useful lives ranging between two and six years. The value of the right-to-use asset as of the end of the current fiscal year was $464,823 and had accumulated amortization of $93,899.

During the year ended June 30, 2023, there were no additional variable payments or other payments associated with these subscriptions.

The following is a summary of changes in long-term liabilities reported in the government-wide financial statements for the year ended June 30, 2023:

	Beginning Balance	Additions/ Proceeds	Reductions/ Payments	Ending Balance	Due Within One Year
Governmental activities:					
Snow King Loan	$ 662,105	$ -	$ (49,242)	$ 612,863	$ 49,488
Leases payable	307,782	700,215	(158,741)	849,256	186,472
Subscription payable	-	377,792	(99,273)	278,519	103,253
Governmental activities total	969,887	1,078,007	(307,256)	1,740,638	339,213
Business-type activities:					
Water - storage	910,144	-	(30,565)	879,579	31,787
Leases payable	67,537	-	(21,469)	46,068	11,118
Business-type activities total	977,681	-	(52,034)	925,647	42,905
Government-wide total	$ 1,947,568	$ 1,078,007	$ (359,290)	$ 2,666,285	$ 382,118

Redemptions: None.

I. Risk management and litigation

The Town is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. For the past several years, the Town obtained coverage from various sources and has effectively managed risk through a number of employee education and prevention programs.

All risk management activities are accounted for in the appropriate fund. Expenditures and claims are recognized when it is probable that a loss has occurred, the amount of the loss can be reasonably estimated, and the loss amount exceeds insurance coverage. In determining claims, events that might create claims, but for which none have been reported, are considered.

The Town attorney estimates that the amount of actual or potential claims against the Town as of June 30, 2023 will not materially affect the financial condition of the Town.

Workers compensation coverage is provided through the state of Wyoming's Worker's Safety and Compensation Division. The Town pays an annual premium, reflecting a base rate plus an experience premium, to the division. Currently, the Town receives drug, alcohol, and safety program discounts.

The Town self-insures its health benefit coverage up to an annual $70,000 per claimant, with exception of laser coverage option. Stop-loss coverage is purchased from private insurers for amounts exceeding $70,000. For the year ended June 30, 2023, the Town exercised no laser coverage on any participants. Health benefit self-insurance activities are accounted for in the Employee Insurance Fund, an internal service fund.

Liability insurance is provided through Local Government Liability Pool (LGLP), a pooled self-insurance program. LGLP was created by the legislature specifically for local governments in Wyoming. The coverage amounts are the limits set by the Governmental Claims Act (W.S. 1-39-118). Current statutory limits are $250,000 per claimant with $500,000 per occurrence. Excess insurance coverage provides for out-of-state claims and Federal Civil Rights claims with the current limit of $5 million with a $1 million limit per occurrence. The LGLP policy has a $1,000 deductible.

Property and casualty insurances are provided by Wyoming Association of Risk Management (WARM) through a pooled self-insurance program. The WARM policy has a $5,000 deductible.

An analysis of claims activities for the last three fiscal periods ending on June 30 is presented below:

	2021	2023	2023
Paid losses	$33,696	$35,358	$32,361
Paid expenses	3,270	7,000	9,000
Reserves	25,965	14,895	-
Total incurred	$62,931	$57,253	$41,361

The Town's commercial insurance carrier has no set reserve losses or reserve expenses for claims filed after June 30, 2023 for incidents occurring prior to that date.

There were no significant reductions in insurance from the previous year and there were no settlements in excess of insurance coverage in each of the past three years.

J. Retirement plans

1. Defined benefit plans

The Town participates in the Wyoming Retirement System (the "System"), a statewide cost sharing multiple-employer public employee retirement system. The System is established and governed by the respective sections of Wyoming state statute. The statute provides for the administration of the

System under the direction of the Wyoming State Retirement Board whose members are appointed by the Governor. The System issues a publicly available financial report that includes financial statements and required supplementary information for the System. A copy of the report may be obtained by writing to the Wyoming Retirement System, 6101 Yellowstone Road, Suite 500, Cheyenne, Wyoming 82002, by calling 1-307-777-7691, or https://retirement.wyo.gov/About/Reports?#categories. Substantially all Town employees are eligible to participate in following retirement plans offered by the System based upon eligibility and hiring status: 1) Public Employees' Pension Plan; 2) Law Enforcement Pension Plan; and 3) Wyoming Deferred Compensation Plan.

Public Employees' Pension Plan

The Public Employees' Pension Plan (PEPP) is a cost sharing multiple employer defined benefit, contributory retirement plan covering substantially all full-time employees of the Town. PEPP statutorily requires 18.62% of the participant's salary to be contributed to PEPP. Contributions consist of 9.25% of the participant's salary as employee contributions and 9.37% as employer contributions. The amount of contributions designated as employee contributions represent the portion of total contributions that a participant retains ownership of and can elect to receive as a refund upon termination of employment. Employers can elect to cover all or a portion of the employee's contribution at their discretion. Through legislation passed during the 2012 legislative session, two tiers of benefits were established for participants of this plan.

- Tier 1, PEPP allows for normal retirement after four years of service and attainment of age 60. Early retirement is allowed provided the employee has completed four years of service and attained age 50 or 25 years of service but will result in a reduction of benefits based on the length of time remaining to age 60.

- Tier 2, PEPP allows for normal retirement after four years of service and attainment of age 65. Early retirement is allowed provided the employee has completed four years of service and attained age 55, or 25 or more years of service but will result in a reduction of benefits based on the length of time remaining to age 65. All employees may also retire upon normal retirement on the bases that the sum of the member's age and service is at least 85.

PEPP provides retirement, disability and death benefits according to predetermined formulas and allows retirees to select one of eight optional methods for receiving benefits, including two joint and survivor forms of benefits: a 100% joint and survivor annuity, and a 50% joint and survivor annuity. The benefit amounts under these options are determined on an actuarially equivalent basis. Any cost of living adjustment provided to retirees must be granted by the State Legislature. In addition, a cost of living adjustment will not be approved by the legislature unless the plan is 100% funded after the COLA is awarded.

Employees terminating prior to normal retirement can elect to withdraw all employee contributions plus accumulated interest through date of termination or, if they are vested, they may elect to remain in PEPP and be eligible for retirement benefits at age 50 (Tier 1 employees) and 55 (Tier 2 employees).

Contributions to PEPP for the year ended June 30, 2023 were $1,305,841.

Law Enforcement Pension Plan

The Wyoming Law Enforcement Pension Plan (LEPP) is a cost sharing multiple employer defined benefit, contributory plan covering all law enforcement employees of the Town. LEPP statutorily requires participants to contribute 8.6% of their salary to LEPP and the employer is required to contribute 8.6% of each participant's salary.

LEPP statutorily provides retirement, disability and death benefits according to predetermined formulas and allows employees to select one of seven optional methods for receiving benefits. Any cost of living adjustment provided to retirees must be granted by the State Legislature. In addition a cost of living adjustment will not be approved by the legislature unless LEPP is 100% funded after the COLA is awarded. Participants may withdraw from LEPP at any time and receive refunds of participant contributions plus accumulated interest.

Contributions to LEPP for the year ended June 30, 2023 were $484,598.

Wyoming Deferred Compensation Plan

The Plan administered by the System is an IRS Section 457 Deferred Compensation Plan. This Plan is available as a supplemental plan to the defined benefit retirement plans. Contributions may be made into this Plan (subject to plan and Internal Revenue Code limitations) by employees and employer contributions at rates determined by the Town.

2. **Pension Liabilities, Expense and Deferred Outflows of Resources Related to Pensions**

At June 30, 2023, the Town reported an entity-wide net pension liability of $15,216,682 of which $13,902,333 is related to governmental activities and $550,239 and $764,110 is related to the Town's water and sewer funds, respectively.

Plan	Proportionate Share	Pension Liability
PEPP	0.367419%	$ 10,040,865
LEPP	1.519374%	$ 5,175,817
Total net pension liability		$ 15,216,682

The net pension liability was measured as of December 31, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2022 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension liability was based upon actual historical employer contributions to the plan from the census data submitted to the plan for pay periods ending in 2022.

For the year ended June 30, 2023, the Town recognized entity-wide pension expense of $1,794,321. The PEPP recognized an expense of $799,153. The LEPP recognized an expense of $995,168. At June 30, 2023, the Town reported entity-wide deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	PEPP	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 50,354	$ 63,650
Net difference between projected and actual earnings on pension plan investments	864,321	-
Changes in assumptions	269,472	-
Change in proportion	886,266	-
Contributions subsequent to the measurement date	736,901	-
	$ 2,807,314	$ 63,650

	LEPP	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 122,212	$ 163,221
Net difference between projected and actual earnings on pension plan investments	363,257	-
Changes in assumptions	2,143,509	800,450
Change in proportion	287,684	63,719
Contributions subsequent to the measurement date	240,273	-
	$ 3,156,935	$ 1,027,390

Deferred outflows of resources related to pensions resulting from Town contributions of $977,174 made subsequent to the measurement date will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ending June 30,	Net Deferred Outflows (Inflows) of Resources PEPP	LEPP
2024	$ 201,949	$ 542,744
2025	498,321	887,546
2026	372,112	38,710
2027	934,381	420,272
	$ 2,006,763	$ 1,889,272

Asset Class	Allocation	20 Year Arithmetic Expected Real Return
Cash	0.50%	0.32%
Gold	1.50%	
Fixed Income	20.00%	0.72%
Equity	51.50%	9.00%
Marketable Alternatives	16.00%	6.02%
Private Real Assets	10.50%	7.67%
Totals	100.00%	

Actuarial Assumptions

The total pension liability in the December 31, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

	PEPP	LEPP
Projected salary increases, includes inflation	2.50% to 6.50%	5.25% TO 9.25%
Assumed inflation rate	2.25%	2.25%
Investment Rate of Return	6.80%	6.80%

Mortality rates were based on the RP-2014 Employee Mortality Table, fully generational, for Males and Females, as appropriate, with adjustments for mortality improvements based on Scale MP-2017.

Discount Rate

The discount rate used to measure the total pension liability for PEPP was 6.8% and LEPP was 5.53%. The projection of cash flows used to determine the discount rate assumed contributions from participating employers will be made based on the actuarially determined rates based on the Board's funding policy, which establishes the contractually required rates under Wyoming State Statutes. Based on those assumptions, the Systems' fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

Sensitivity of the proportionate share of the net pension liability to changes in the discount rate:

The following presents the proportionate share of the net pension liability calculated using the PEPP discount rate of 6.80% and the LEPP discount rate of 5.53%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	1% Decrease	Discount Rate	1% Increase
PEPP	5.80%	6.80%	7.80%
Proportionate share of net pension liability	$ 14,826,753	$ 10,040,865	$ 6,074,663
LEPP	4.53%	5.53%	6.53%
Proportionate share of net pension liability	7,789,900	5,175,817	3,074,638

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the separately issued Wyoming Retirement System financial report.

K. Committed contracts

At June 30, 2023, the Town had the following remaining commitments for uncompleted construction and equipment purchase contracts:

Fund/Project	Remaining Contract
START	
6 Buses	4,294,308
BUILD Grant	451,134
On-Demand	205,395
Capital Projects	
Chip Seal	275,160
2006 SPET	
North King	255,384
2019 SPET	
Core Services Vehicle Maintenance Facility	17,467,490
Water	
North King	320,180
Well House	131,320
Sewer	
North King	180,515
Gill Avenue	286,934
Flat Creek	354,100
Central Equipment Fund	
Dumptruck	238,664

In 2008, the Town created a shared-appreciation mortgage program as a recruitment tool for key personnel. At June 30, 2023, the Town's commitments totaled $266,500.

L. Fund changes and fund balances

Amounts for specific purposes by fund and fund balance classifications for the year ended June 30, 2023, are as follows:

Classification/Fund	Purpose	Amount
Nonspendable		
General Fund	Prepaid items	$ 4,537
START Bus System	Prepaid items	4,714
5th Cent Capital Projects	Prepaid items	5,000
Restricted		
General Fund	Victim services	13,732
2010 SPET	Energy	121,656
2006 SPET	Pathways/Sidewalks	258,247
2014 SPET	Pedestrian/Complete Streets	3,242,287
2016 SPET	Landslide mitigation	334,001
2019 SPET	Facility/Stormwater	11,548,282
Parking Exactions	Parking improvements	216,181
Parks Exactions	Park improvements	547,244
Affordable Housing	Housing options	420,316
Lodging Tax	Visitor impacts	816,420
Animal Care	Animal shelter	536,074
Assigned		
Employee Housing	Employee housing	2,649,056
Affordable Housing	Housing options	2,106,630
Parking Exactions	Parking management	1,152,616
5th Cent Capital Projects	Various improvements	16,594,149
START Bus System	Transit	1,768,833
General Fund	Subsequent year's budget	4,035,491
Unassigned		
General Fund		14,672,953
Total fund balances		$ 61,048,419

For the year ended June 30, 2023, the Town closed the following fund(s):
2017 SPET

For the same period, the Town opened the following fund(s):
None

SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Public Employees' Pension Plan

	December 31, 2014	December 31, 2015	December 31, 2016	December 31, 2017	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022
Proportion of the net pension liability	0.2477%	0.2588%	0.2691%	0.2887%	0.2955%	0.3029%	0.3058%	0.3344%	0.3674%
Proportionate share of the net pension liability	$ 4,371,143	6,028,352	5,749,223	6,580,771	8,997,981	7,118,565	6,646,010	5,098,714	10,040,865
Covered payroll	$ 4,234,215	4,513,663	4,797,798	5,128,402	5,145,703	5,265,046	5,444,566	6,085,894	6,633,861
Proportionate share of the net pension liability as a percentage of its covered payroll	103.23%	133.56%	135.59%	128.31%	174.88%	135.19%	122.07%	83.78%	151.36%
Plan fiduciary net position as a percentage of the total pension liability	79.08%	73.40%	73.42%	76.35%	69.17%	76.83%	79.24%	86.03%	75.47%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.
Schedule intends to show ten years of data, additional years will be displayed when it becomes available.

SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Law Enforcement Pension Plan

	December 31, 2014	December 31, 2015	December 31, 2016	December 31, 2017	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022
Proportion of the net pension liability	0.9710%	1.1008%	1.1771%	1.2442%	1.3305%	1.3952%	1.2181%	1.3880%	1.5194%
Proportionate share of the net pension liability	$ 276,396	826,914	929,485	1,070,529	3,220,730	1,202,683	829,769	3,949,304	5,175,817
Covered payroll	$ 1,435,120	1,655,587	1,821,906	1,910,369	2,021,012	2,174,440	1,957,903	2,305,848	2,452,351
Proportionate share of the net pension liability as a percentage of its covered payroll	19.94%	49.95%	48.77%	56.04%	159.36%	55.31%	42.38%	171.27%	211.06%
Plan fiduciary net position as a percentage of the total pension liability	94.76%	87.49%	88.11%	87.99%	71.22%	89.05%	91.82%	75.62%	70.30%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.
Schedule intends to show ten years of data, additional years will be displayed when it becomes available.

SCHEDULE OF CONTRIBUTIONS

Public Employees' Pension Plan

June 30, 2023

	Year Ended June 30, 2015	Year Ended June 30, 2016	Year Ended June 30, 2017	Year Ended June 30, 2018	Year Ended June 30, 2019	Year Ended June 30, 2020	Year Ended June 30, 2021	Year Ended June 30, 2022	Year Ended June 30, 2023
Contractually required contribution	$ 656,590	771,616	817,825	861,766	882,845	954,123	1,012,396	1,138,790	1,305,841
Contributions in relation to the contractually required contribution	656,590	771,616	817,825	861,766	882,845	954,123	1,012,396	1,138,790	1,305,841
Contribution deficiency (excess)	$ -	-	-	-	-	-	-	-	-
Covered payroll	$ 4,137,300	4,642,696	4,920,729	5,185,117	5,156,803	5,414,997	5,587,174	6,115,952	7,013,108
Contributions as a percentage of covered payroll	15.87%	16.62%	16.62%	16.62%	17.12%	17.62%	18.12%	18.62%	18.62%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.
Schedule intends to show ten years of data, additional years will be displayed when it becomes available.

SCHEDULE OF CONTRIBUTIONS

Law Enforcement Pension Plan

June 30, 2023

	Year Ended June 30, 2015	Year Ended June 30, 2016	Year Ended June 30, 2017	Year Ended June 30, 2018	Year Ended June 30, 2019	Year Ended June 30, 2020	Year Ended June 30, 2021	Year Ended June 30, 2022	Year Ended June 30, 2023
Contractually required contribution	$ 258,516	309,370	331,618	339,729	367,582	403,806	374,602	413,814	484,598
Contributions in relation to the contractually required contribution	258,516	309,370	331,618	339,729	367,582	403,806	374,602	413,814	484,598
Contribution deficiency (excess)	$ -	-	-	-	-	-	-	-	-
Covered payroll	$ 1,503,002	1,798,665	1,928,014	1,975,166	2,137,107	2,347,710	2,177,919	2,405,897	2,817,429
Contributions as a percentage of covered payroll	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.
Schedule intends to show ten years of data, additional years will be displayed when it becomes available.

Combining Balance Sheet
Nonmajor Governmental Funds by Fund Type
June 30, 2023

	Special Revenue Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
ASSETS			
Cash and cash equivalents	$ 1,760,675	$ 774,599	$ 2,535,274
Investments	6,045,049	3,188,592	9,233,641
Accounts receivable	461,488	-	461,488
Deposits	14,375	-	14,375
Notes receivable - housing	266,500	-	266,500
Total assets	8,548,087	3,963,191	12,511,278
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	43,348	7,000	50,348
Unearned revenue	60,202	-	60,202
Total liabilities	103,550	7,000	110,550
Fund balances:			
Restricted	2,536,235	3,956,191	6,492,426
Assigned	5,908,302	-	5,908,302
Total fund balances	8,444,537	3,956,191	12,400,728
Total liabilities and fund balances	$ 8,548,087	$ 3,963,191	$ 12,511,278

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances - Nonmajor Governmental Funds by Fund Type
Year Ended June 30, 2023

	Special Revenue Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
Revenues:			
General Taxes	$ 1,365,694	$ -	$ 1,365,694
Licenses and permits	1,450,595	-	1,450,595
Intergovernmental	300,965	-	300,965
Investment earnings	233,244	102,782	336,026
Other revenues	675,542	-	675,542
Total revenues	4,026,040	102,782	4,128,822
Expenditures:			
Current:			
General Government	301,721	-	301,721
Public safety	255,072	-	255,072
Community development	438,190	-	438,190
Recreation and culture	549,517	-	549,517
Capital outlay	4,054,033	550,556	4,604,589
Debt service			
Principal	90,503	-	90,503
Interest	14,252	-	14,252
Total expenditures	5,703,288	550,556	6,253,844
Excess (deficiency) of revenues over expenditures	(1,677,248)	(447,774)	(2,125,022)
Other financing sources (uses)			
Transfers in	1,435,227	-	1,435,227
Transfers out	(2,427,749)	-	(2,427,749)
Leases issued	331,279	-	331,279
Total other financing sources (uses)	(661,243)	-	(661,243)
Net change in fund balances	(2,338,491)	(447,774)	(2,786,265)
Fund balance at beginning of year	10,783,028	4,403,965	15,186,993
Fund balance at end of year	$ 8,444,537	$ 3,956,191	$ 12,400,728

Combining Balance Sheet
Nonmajor Special Revenue Funds
June 30, 2023

	Employee Housing	Affordable Housing	Parking Exactions	Parks Exactions	Animal Care	Lodging Tax	Total
ASSETS							
Cash and cash equivalents	$ 410,965	$ 431,082	$ 230,579	$ 92,185	$ 536,074	$ 59,790	$ 1,760,675
Investments	2,028,664	2,127,966	1,138,218	455,059	-	295,142	6,045,049
Accounts Receivable	-	-	-	-	-	461,488	461,488
Notes receivable - housing	266,500	-	-	-	-	-	266,500
Deposits	14,375	-	-	-	-	-	14,375
Total assets	2,720,504	$ 2,559,048	$ 1,368,797	$ 547,244	$ 536,074	$ 816,420	$ 8,548,087
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	11,246	32,102	-	-	-	-	43,348
Deposits payable	60,202	-	-	-	-	-	60,202
Total liabilities	71,448	32,102	-	-	-	-	103,550
Fund balances:							
Restricted	-	420,316	216,181	547,244	536,074	816,420	2,536,235
Assigned	2,649,056	2,106,630	1,152,616	-	-	-	5,908,302
Total fund balances	2,649,056	2,526,946	1,368,797	547,244	536,074	816,420	8,444,537
Total liabilities and fund balances	$ 2,720,504	$ 2,559,048	$ 1,368,797	$ 547,244	$ 536,074	$ 816,420	$ 8,548,087

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Special Revenue Funds
Year Ended June 30, 2023

	Employee Housing	Affordable Housing	Parking Exactions	Parks Exactions	Animal Care	Lodging Tax	Total
Revenues:							
General taxes	$ -	$ -	$ -	$ -	$ -	$ 1,365,694	$ 1,365,694
Intergovernmental	-	72,000	-	-	-	228,965	300,965
Licenses and permits	-	910,585	446,635	93,375	-	-	1,450,595
Investment earnings	54,265	94,754	38,155	9,731	1,056	35,283	233,244
Other revenue:							
Other	594,090	-	-	-	81,452	-	675,542
Total revenues	648,355	1,077,339	484,790	103,106	82,508	1,629,942	4,026,040
Expenditures:							
Current:							
General government	301,721	-	-	-	-	-	301,721
Public safety	-	-	-	-	26,107	228,965	255,072
Community development	-	435,227	2,963	-	-	-	438,190
Recreation and culture	-	-	-	-	-	549,517	549,517
Capital outlay	331,279	3,722,754	-	-	-	-	4,054,033
Debt service							
Principal	90,503	-	-	-	-	-	90,503
Interest	14,252	-	-	-	-	-	14,252
Total expenditures	737,755	4,157,981	2,963	-	26,107	778,482	5,703,288
Excess (deficiency) of revenues over expenditures	(89,400)	(3,080,642)	481,827	103,106	56,401	851,460	(1,677,248)
Other financing sources (uses):							
Transfers in	-	1,435,227	-	-	-	-	1,435,227
Transfers out	(86,109)	-	(800,000)	-	(58,713)	(1,482,927)	(2,427,749)
Leases issued	331,279	-	-	-	-	-	331,279
Total other financing sources (uses)	245,170	1,435,227	(800,000)	-	(58,713)	(1,482,927)	(661,243)
Net change in fund balance	155,770	(1,645,415)	(318,173)	103,106	(2,312)	(631,467)	(2,338,491)
Fund balance at beginning of year	2,493,286	4,172,361	1,686,970	444,138	538,386	1,447,887	10,783,028
Fund balance at end of year	$ 2,649,056	$ 2,526,946	$ 1,368,797	$ 547,244	$ 536,074	$ 816,420	$ 8,444,537

Employee Housing Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2023

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Investment earnings	$ 38,100	$ 38,100	$ 54,265	$ 16,165
Other revenues:				
Rental charges	548,546	548,546	594,090	45,544
Total revenues	586,646	586,646	648,355	61,709
Expenditures:				
General government:				
Contractual services	581,732	651,932	301,721	(350,211)
Capital Outlay:				
General government	-	-	331,279	331,279
Debt service:				
Principal	-	-	90,503	90,503
Interest	-	-	14,252	14,252
Total expenditures	581,732	651,932	737,755	85,823
Excess (deficiency) of revenues over expenditures	4,914	(65,286)	(89,400)	(24,114)
Other financing sources (uses):				
Transfers out	(85,027)	(90,066)	(86,109)	3,957
Leases issued	-	-	331,279	331,279
Total other financing sources (uses)	(85,027)	(90,066)	245,170	335,236
Net change in fund balance	(80,113)	(155,352)	155,770	311,122
Fund balance at beginning of year	2,493,286	2,493,286	2,493,286	-
Fund balance at end of year	$ 2,413,173	$ 2,337,934	$ 2,649,056	$ 311,122

Affordable Housing
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2023

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ -	$ -	$ 72,000	$ 72,000
Licenses and Permits:				
Workforce housing exactions	150,000	150,000	910,585	760,585
Investment earnings (loss)	68,300	68,300	94,754	26,454
Total revenues	218,300	218,300	1,077,339	859,039
Expenditures:				
Community development:				
Contracted Services	431,776	435,227	435,227	-
Capital outlay	1,000,000	3,752,296	3,722,754	(29,542)
Total expenditures	1,431,776	4,187,523	4,157,981	(29,542)
Excess (deficiency) of revenues over expenditures	(1,213,476)	(3,969,223)	(3,080,642)	888,581
Other financing sources (uses):				
Transfers in	1,431,776	1,435,227	1,435,227	-
Total other financing sources (uses)	1,431,776	1,435,227	1,435,227	-
Net change in fund balance	218,300	(2,533,996)	(1,645,415)	888,581
Fund balance at beginning of year	4,172,361	4,172,361	4,172,361	-
Fund balance at end of year	$ 4,390,661	$ 1,638,365	$ 2,526,946	$ 888,581

Parking Exactions Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2023

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Licenses and permits:				
Parking exactions	$ 1,000	$ 1,000	$ 35,250	$ 34,250
Encroachment fees	100,000	100,000	411,385	311,385
Investment earnings (loss)	27,000	27,000	38,155	11,155
Total revenues	128,000	128,000	484,790	356,790
Expenditures:				
Community development:				
Other	4,000	4,000	2,963	(1,037)
Total expenditures	4,000	4,000	2,963	(1,037)
Excess (deficiency) of revenues over expenditures	124,000	124,000	481,827	357,827
Other financing sources (uses):				
Transfers out	-	(800,000)	(800,000)	-
Total other financing sources (uses)	-	(800,000)	(800,000)	-
Net change in fund balance	124,000	(676,000)	(318,173)	357,827
Fund balance at beginning of year	1,686,970	1,686,970	1,686,970	-
Fund balance at end of year	$ 1,810,970	$ 1,010,970	$ 1,368,797	$ 357,827

Parks Exactions Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2023

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Licenses and permits:				
Subdivision exactions	$ 50,000	$ 50,000	$ 93,375	$ 43,375
Investment earnings (loss)	6,100	6,100	9,731	3,631
Total revenues	56,100	56,100	103,106	47,006
Expenditures:				
Capital outlay	210,000	239,000	-	(239,000)
Total expenditures	210,000	239,000	-	(239,000)
Excess (deficiency) of revenues over expenditures	(153,900)	(182,900)	103,106	286,006
Fund balance at beginning of year	444,138	444,138	444,138	-
Fund balance at end of year	$ 290,238	$ 261,238	$ 547,244	$ 286,006

Animal Care Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2023

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Investment earnings (loss)	$ 200	$ 200	$ 1,056	$ 856
Other revenues:				
Donations and contributions	60,000	60,000	81,452	21,452
Total revenues	60,200	60,200	82,508	22,308
Expenditures:				
Public safety:				
Supplies	25,000	26,108	26,107	(1)
Total expenditures	25,000	26,108	26,107	(1)
Excess (deficiency) of revenues over expenditures	35,200	34,092	56,401	22,309
Other financing sources (uses):				
Transfers out	(55,000)	(58,713)	(58,713)	-
Total other financing sources (uses)	(55,000)	(58,713)	(58,713)	-
Net change in fund balance	(19,800)	(24,621)	(2,312)	22,309
Fund balance at beginning of year	538,386	538,386	538,386	-
Fund balance at end of year	$ 518,586	$ 513,765	$ 536,074	$ 22,309

Lodging Tax Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2023

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
General taxes	$ 1,467,711	$ 1,467,711	$ 1,365,694	$ (102,017)
Intergovernmental	-	228,965	228,965	-
Investment earnings (loss)	23,000	23,000	35,283	12,283
Total revenues	1,490,711	1,719,676	1,629,942	(89,734)
Expenditures:				
Recreation and culture:				
Parks and Recreation	500,000	500,000	500,000	-
Public Safety	-	228,965	228,965	-
Pathways	50,000	50,000	49,517	(483)
Total expenditures	550,000	778,965	778,482	(483)
Excess (deficiency) of revenues over expenditures	940,711	940,711	851,460	(89,251)
Other financing sources (uses):				
Transfers out	(2,147,258)	(2,147,258)	(1,482,927)	664,331
Total other financing sources (uses)	(2,147,258)	(2,147,258)	(1,482,927)	664,331
Net change in fund balance	(1,206,547)	(1,206,547)	(631,467)	575,080
Fund balance at beginning of year	1,447,887	1,447,887	1,447,887	-
Fund balance at end of year	$ 241,340	$ 241,340	$ 816,420	$ 575,080

Combining Balance Sheet
Nonmajor Capital Projects Funds
June 30, 2023

	2006 SPET	2010 SPET	2014 SPET	2016 SPET	2017 SPET	Total
ASSETS						
Cash and cash equivalents	$ 43,503	$ 128,656	$ 546,176	$ 56,264	$ -	$ 774,599
Investments	214,744	-	2,696,111	277,737	-	3,188,592
Total Assets	258,247	128,656	3,242,287	334,001	-	3,963,191
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts Payable	-	7,000	-	-	-	7,000
Total liabilities	-	7,000	-	-	-	7,000
Fund balances:						
Restricted	258,247	121,656	3,242,287	334,001	-	3,956,191
Total fund balances	258,247	121,656	3,242,287	334,001	-	3,956,191
Total liabilities and fund balances	$ 258,247	$ 128,656	$ 3,242,287	$ 334,001	$ -	$ 3,963,191

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Capital Projects Funds
Year Ended June 30, 2023

	2006 SPET	2010 SPET	2014 SPET	2016 SPET	2017 SPET	Total
Revenues:						
Investment earnings (loss)	$ 6,036	$ 3,784	$ 76,899	$ 7,810	$ 8,253	$ 102,782
Total revenues	6,036	3,784	76,899	7,810	8,253	102,782
Expenditures:						
Capital outlay:						
Infrastructure	373	41,775	75,952	875	431,581	550,556
Total expenditures	373	41,775	75,952	875	431,581	550,556
Net change in fund balances	5,663	(37,991)	947	6,935	(423,328)	(447,774)
Fund balance at beginning of year	252,584	159,647	3,241,340	327,066	423,328	4,403,965
Fund balance at end of year	$ 258,247	$ 121,656	$ 3,242,287	$ 334,001	$ -	$ 3,956,191

Combining Statement of Net Position
Internal Service Funds
June 30, 2023

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
ASSETS					
Current assets:					
Cash and Cash Equivalents	$ 408,037	$ -	$ 174,215	$ 175,650	$ 757,902
Investments	2,014,210	-	859,990	867,067	3,741,267
Accounts receivable (net)	276,426	-	64,279	-	340,705
Due from other governmental units	-	52,911	-	-	52,911
Materials and supplies	-	501,308	-	-	501,308
Prepaid Items	-	-	-	57,290	57,290
Total current assets	2,698,673	554,219	1,098,484	1,100,007	5,451,383
Noncurrent assets:					
Capital assets:					
Machinery & equipment	-	48,962	5,991,071	1,875,181	7,915,214
Right to Use, subscription asset	-	-	-	464,823	464,823
Total capital assets	-	48,962	5,991,071	2,340,004	8,380,037
Less accumulated depreciation/amortization	-	(9,216)	(3,389,483)	(1,715,560)	(5,114,259)
Total capital assets (net)	-	39,746	2,601,588	624,444	3,265,778
Total noncurrent assets	-	39,746	2,601,588	624,444	3,265,778
TOTAL ASSETS	2,698,673	593,965	3,700,072	1,724,451	8,717,161
DEFERRED OUTFLOW OF RESOURCES					
Deferred outflows related to pensions	-	179,107	-	-	179,107
LIABILITIES					
Current liabilities:					
Interfund Payable - pooled cash	-	582,653	-	-	582,653
Accounts payable	487,505	25,457	-	72,596	585,558
Accrued wages payable	-	19,490	-	-	19,490
Subscription liability - current	-	-	-	103,253	103,253
Total current liabilities	487,505	627,600	-	175,849	1,290,954
Noncurrent liabilities:					
Subscription liability - net of current portion	-	-	-	175,266	175,266
Net pension liability	-	640,607	-	-	640,607
Total noncurrent liabilities	-	640,607	-	175,266	815,873
TOTAL LIABILITIES	487,505	1,268,207	-	351,115	2,106,827
DEFERRED INFLOW OF RESOURCES					
Deferred outflows related to pensions	-	4,061	-	-	4,061
NET POSITION					
Net investment in capital assets	-	39,746	2,601,588	345,925	2,987,259
Unrestricted	2,211,168	(538,942)	1,098,484	1,027,411	3,798,121
TOTAL NET POSITION	$ 2,211,168	$ (499,196)	$ 3,700,072	$ 1,373,336	$ 6,785,380

Combining Statement of Revenues, Expenses and Changes in Net Position - Internal Service Funds
Year Ended June 30, 2023

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
Operating revenues:					
Internal customers	$ 2,947,481	$ 1,706,325	$ 639,700	$ 1,531,505	$ 6,825,011
External customers	-	536,654	-	-	536,654
Total operating revenues	2,947,481	2,242,979	639,700	1,531,505	7,361,665
Operating expenses:					
Operations and maintenance	3,108,361	2,405,312	6,436	976,603	6,496,712
Depreciation and amortization	-	4,896	503,169	276,644	784,709
Total operating expenses	3,108,361	2,410,208	509,605	1,253,247	7,281,421
Operating income (loss)	(160,880)	(167,229)	130,095	278,258	80,244
Nonoperating revenues (expenses):					
Interest revenue	63,892	(10,201)	21,416	15,465	90,572
Contributions and donations	-	-	65,000	-	65,000
Gain on disposal of property	-	-	9,150	-	9,150
Interest expense		-	-	(1,193)	(1,193)
Total nonoperating revenues (expenses)	63,892	(10,201)	95,566	14,272	163,529
Income (loss) before transfers	(96,988)	(177,430)	225,661	292,530	243,773
Other financing sources (uses):					
Insurance proceeds	-	-	64,280	-	64,280
Transfers in	-	32,164	-	-	32,164
Transfers out	(184,855)	-	-	-	(184,855)
Change in net position	(281,843)	(145,266)	289,941	292,530	155,362
Net position at beginning of year	2,493,011	(353,930)	3,410,131	1,080,806	6,630,018
Net position at end of year	$ 2,211,168	$ (499,196)	$ 3,700,072	$ 1,373,336	$ 6,785,380

Combining Statement of Cash Flows
Internal Service Funds
Year Ended June 30, 2023

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
Cash flow from operating activities:					
Cash received from internal customers	$ 2,687,792	$ 1,706,326	$ 639,700	$ 1,531,505	$ 6,565,323
Cash received from external customers	-	544,372	-	-	544,372
Cash paid to suppliers for goods and services	(2,800,736)	(1,532,776)	(6,436)	(1,007,955)	(5,347,903)
Cash paid to employees	-	(739,885)	-	-	(739,885)
Net cash provided (used) by operating activities	(112,944)	(21,963)	633,264	523,550	1,021,907
Cash flow from noncapital financing activities:					
Transfers from other funds	-	32,164	-	-	32,164
Transfers to other funds	(184,855)	-	-	-	(184,855)
Net cash provided (used) by noncapital financing activities	(184,855)	32,164	-	-	(152,691)
Cash flows from capital and related financing activities:					
Acquisition of capital assets	-	-	(609,581)	-	(609,581)
Contributions and donations	-	-	65,000	-	65,000
Proceeds from the sale of capital assets	-	-	9,150	-	9,150
Principal payments on subscription liability	-	-	-	(99,273)	(99,273)
Interest paid on subscription liability	-	-	-	(1,193)	(1,193)
Net cash (used) by capital and related financing activities	-	-	(535,431)	(100,466)	(635,897)
Cash flows from investing activities					
Interest on investments	99,834	(10,201)	36,763	30,937	157,333
Sale of investments	363,693	-	-	-	363,693
Proceeds from sales and maturities of investments	(334,176)	-	(158,960)	(409,897)	(903,033)
Net cash provided (used) by investing activities	129,351	(10,201)	(122,197)	(378,960)	(382,007)
Increase (decrease) in cash and cash equivalents	(168,448)	-	(24,364)	44,124	(148,688)
Cash and cash equivalents - July 1	576,485	-	198,579	131,526	906,590
Cash and cash equivalents - June 30	$ 408,037	$ -	$ 174,215	$ 175,650	$ 757,902
Reconciliation of operating income (loss) to net cash provided by operating activities:					
Operating income (loss)	(160,880)	(167,229)	130,095	278,258	80,244
Adjustments to Reconcile Net Income (Loss) to Net Cash Provided by Operating Activities:					
Depreciation and amortization expense	-	4,897	503,169	276,644	784,710
Pension Expense	-	34,822	-	-	34,822
Changes in assets and liabilities:					
Account receivable	(259,689)	-	-	-	(259,689)
Due from other governmental units	-	7,718	-	-	7,718
Materials and supplies	-	19,632	-	-	19,632
Prepaid items	-	-	-	32,508	32,508
Interfund payable - pooled cash	-	143,696	-	-	143,696
Accounts payable	307,625	(71,610)	-	(63,860)	172,155
Accrued wages payable	-	6,111	-	-	6,111
Net cash provided (used) by operating activities	$ (112,944)	$ (21,963)	$ 633,264	$ 523,550	$ 1,021,907
Noncash investing, capital, and financing activities:					
Increase (decrease) in fair value of investments	$ (35,942)	$ -	$ (15,346)	$ (15,472)	(66,760)
Increase (Decrease) in prepaids	-	-	-	87,031	87,031
Increase (Decrease) in right to use - subscription asset	-	-	-	464,823	464,823
Increase (Decrease) in subsciption liability	-	-	-	377,792	377,792

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2023

	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Original Budget	FY2023 Amended Budget	FY2023 Actual	Variance with Final Budget
Revenue and other sources - summary:								
Taxes	$ 7,945,733	$ 7,504,576	$ 10,373,157	$ 11,523,921	$ 12,557,825	$ 12,636,839	$ 12,021,387	$ (615,452)
Licenses & Permits	1,307,330	1,188,735	1,417,597	1,812,270	1,318,843	1,318,843	1,636,675	317,832
Intergovernmental Revenue	10,584,159	10,535,270	16,781,333	14,411,001	15,578,938	15,624,123	14,875,386	(748,737)
Charges for Services	622,744	653,182	667,508	682,649	726,000	746,000	776,335	30,335
Fines & Forfeitures	476,375	332,750	332,799	368,412	375,000	375,000	466,907	91,907
Miscellaneous Revenue	408,481	590,728	267,057	164,718	569,923	590,923	859,490	268,567
Other Financing Sources	5,000	-	-	-	-	-	-	-
Interfund Transfers	1,051,926	3,743,957	975,090	1,337,031	2,132,267	2,225,734	1,894,246	(331,488)
Total Revenues & Other Sources	22,401,748	24,549,198	30,814,541	30,300,002	33,258,796	33,517,462	32,530,426	(987,036)
Revenue and other sources - detail:								
Taxes								
Local option sales and use tax	7,080,347	6,647,468	9,446,627	10,179,620	11,066,413	11,066,413	10,505,372	(561,041)
Lodging tax	281,115	254,026	351,895	427,068	489,237	489,237	455,231	(34,006)
Property tax	-	-	-	252,255	302,400	381,414	378,488	(2,926)
Motor vehicle fees	-	-	-	27,876	40,000	40,000	29,347	(10,653)
Franchise taxes								
Franchise tax - electric	172,179	182,188	177,895	207,605	204,580	204,580	193,464	(11,116)
Franchise tax - gas	64,383	69,520	62,886	39,945	62,886	62,886	92,865	29,979
Franchise tax - cable	134,378	131,603	122,892	125,239	128,000	128,000	131,871	3,871
Franchise tax - trash	184,836	194,526	187,095	223,141	220,000	220,000	210,080	(9,920)
Franchise tax - phone	26,495	24,004	22,503	37,164	42,523	42,523	20,652	(21,871)
Franchise tax - recycling	2,000	1,241	1,364	4,008	1,786	1,786	4,017	2,231
Licenses & Permits								
Business licenses	298,741	304,162	298,108	352,960	350,000	350,000	363,119	13,119
Transportation license	680	680	528	1,807	1,000	1,000	3,028	2,028
Special Event Permit	675	200	100	230	500	500	6,281	5,781
Vehicle license permit	9,000	9,480	6,287	8,249	6,838	6,838	7,154	316
Operator license permit	12,435	8,320	9,985	5,930	8,097	8,097	9,261	1,164
Liquor licenses	138,330	118,680	131,171	137,350	129,008	129,008	142,158	13,150
Contractor licenses	79,415	79,191	83,293	101,768	100,000	100,000	98,927	(1,073)
COQ license renewal	7,270	8,953	11,825	23,134	1,000	1,000	25,450	24,450
Building permits	438,490	360,413	645,408	780,989	500,000	500,000	586,994	86,994
Sign permits	4,500	3,300	5,055	5,761	4,000	4,000	5,310	1,310
Mechanical permits	11,080	18,055	22,487	33,260	15,000	15,000	23,881	8,881
Plumbing permits	20,670	34,552	39,838	49,970	30,000	30,000	25,828	(4,172)
Development permits/fees	85,200	89,290	79,553	14,470	10,000	10,000	48,816	38,816
Final plat	925	-	-	-	-	-	-	-
Grading/erosion permits	2,700	2,700	4,350	5,454	7,500	7,500	2,380	(5,120)
Demo permits	1,300	1,000	1,100	1,400	1,200	1,200	900	(300)
Animal licenses	4,748	4,411	3,094	3,636	4,700	4,700	4,051	(649)
Encroachment fees	62,134	-	-	-	-	-	-	-
Rodeo contract fees	129,037	145,348	75,415	285,902	150,000	150,000	283,137	133,137

continued…

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2023 (continued)

	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Original Budget	FY2023 Amended Budget	FY2023 Actual	Variance with Final Budget
Intergovernmental Revenue								
Department of Justice Grant	2,850	2,898	-	2,428	-	-	2,365	2,365
Homeland Security Grant	19,826	19,997	-	-	-	-	-	-
State grant - tobacco compliance	1,360	2,635	2,550	3,825	5,100	5,100	5,440	340
State grant - alcohol compliance	4,930	5,950	5,525	6,375	5,100	5,100	6,375	1,275
State grant - EUDL	4,025	2,862	3,091	3,763	2,006	2,006	1,705	(301)
State grants - police	25,399	9,956	8,997	9,717	6,500	6,500	9,989	3,489
Opioid Settlement Funds	-	-	-	-	-	36,703	-	(36,703)
SLIB - Coronavirus Relief Funds	-	-	4,569,697	-	-	-	-	-
4% state sales tax	7,994,677	7,935,216	9,337,936	11,565,828	12,563,982	12,563,982	11,817,567	(746,415)
4% state use tax	643,936	632,818	1,006,343	913,084	1,008,485	1,008,485	1,032,546	24,061
Gasoline tax	487,356	463,352	440,152	459,627	417,017	417,017	471,933	54,916
Cigarette tax	23,563	21,524	19,843	19,347	19,575	19,575	18,585	(990)
Severance tax	356,362	356,362	355,797	387,321	355,797	355,797	390,457	34,660
Federal mineral royalties	543,460	547,574	549,950	544,422	549,950	549,950	538,701	(11,249)
Lottery distribution	66,253	31,198	34,326	27,584	30,000	30,000	61,025	31,025
County - split on joint departments	268,631	366,979	329,940	343,426	524,501	532,983	429,350	(103,633)
Victim witness grant	141,531	135,949	117,186	124,254	90,925	90,925	89,348	(1,577)
Charges for Services								
Special police services - airport	502,462	531,000	553,635	523,677	595,000	595,000	604,081	9,081
Special police services - SRO	65,000	65,000	65,000	65,000	65,000	65,000	65,000	-
Special police services - other	15,448	29,841	12,761	13,691	25,000	45,000	38,949	(6,051)
Alarm bond income	-	3,850	3,675	17,095	2,000	2,000	16,185	14,185
Public Safety Education	5,653	-	-	-	-	-	-	-
VIN inspections	13,976	10,632	13,495	13,740	14,000	14,000	13,900	(100)
Plan review fees	16,525	9,239	13,313	41,014	22,000	22,000	33,780	11,780
Cemetery fees	3,680	3,620	5,629	8,432	3,000	3,000	4,440	1,440
Fines & Forfeitures								
Parking tickets	293,135	191,506	216,089	222,755	210,000	210,000	265,455	55,455
Summons & complaints	183,240	141,244	116,710	145,657	165,000	165,000	201,452	36,452
Restitutions	-	-	-	-	-	-	-	-
Miscellaneous Revenue								
Interest and investment earnings (loss)	229,797	272,681	31,270	(179,961)	245,000	245,000	620,649	375,649
Animal shelter equipment rentals	9,581	10,223	6,506	13,015	10,225	10,225	9,143	(1,082)
DUI Impact Panel	5,250	4,045	2,775	3,415	5,016	5,016	2,765	(2,251)
Parking Garage rental	86,420	110,434	64,839	67,463	61,921	61,921	48,473	(13,448)
South Park rental	-	-	4,112	24,444	25,176	25,176	38,033	12,857
Miscellaneous Reimbursement	14,164	10,714	9,396	13,551	8,000	8,000	18,437	10,437
Insurance reimbursement	-	10,015	-	-	-	-	-	-
Snow King Lease	22,294	75,257	77,430	112,966	141,536	141,536	96,196	(45,340)
Park & Mainteance Lease	-	-	-	7,567	-	-	-	-
Vertical Harvest Lease	-	33,481	24,115	36,649	33,252	33,252	31,195	(2,057)
Lease agreement - fairgrounds	28,936	28,822	29,236	29,862	29,797	29,797	18,879	(10,918)
Miscellaneous revenue	13,191	36,656	16,418	35,354	10,000	31,000	(24,473)	(55,473)
Cash over/(short)	(1,152)	(1,600)	(40)	393	-	-	193	193

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Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2023 (continued)

	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Original Budget	FY2023 Amended Budget	FY2023 Actual	Variance with Final Budget
Other Financing Sources								-
Sale of capital assets	5,000	-	-	-	-	-	-	-
Interfund Transfers								
Indirect cost allocations - Utilities	971,962	1,252,724	878,626	1,137,860	1,687,030	1,763,499	1,450,224	(313,275)
Indirect cost allocations - START Bus	53,865	101,230	80,307	96,406	120,355	128,601	114,345	(14,256)
SRF - Animal Care	26,099	70,535	16,157	28,801	55,000	58,713	58,713	-
Indirect cost allocations - Employee Housing	-	112,026	-	73,964	85,027	90,066	86,109	(3,957)
Capital Fund - Vertical Harvest	-	24,512	-	-	-	-	-	-
Capital Fund - Snow King	-	49,126	-	-	-	-	-	-
Capital Fund - 2016 SPET	-	1,483,804	-	-	-	-	-	-
Internal Service - Cental Equip.	-	200,000	-	-	-	-	-	-
Internal Service - Employee Insurance	-	450,000	-	-	184,855	184,855	184,855	-
Total revenues and other sources	22,401,748	24,549,198	30,814,541	30,300,002	33,258,796	33,517,462	32,530,426	(987,036)
Expenditures and other uses - summary:								
General government	4,497,611	4,841,692	4,653,405	5,525,379	6,907,512	7,326,169	6,444,602	(881,567)
Public safety	7,474,592	7,550,462	7,005,693	8,494,839	9,913,283	10,488,544	9,498,218	(990,326)
Public works	2,648,500	2,464,442	2,019,428	2,624,006	3,222,247	3,331,842	3,075,623	(256,219)
Health & welfare	699,172	792,600	855,452	1,016,476	1,321,307	1,321,307	1,216,307	(105,000)
Community development	270,716	244,311	216,047	280,703	423,450	453,450	352,002	(101,448)
Recreation and culture	1,215,426	1,682,484	1,653,806	1,395,720	1,027,660	1,028,691	1,003,087	(25,604)
General unallocated	185,219	250,110	1,846,438	224,150	1,599,268	734,054	320,001	(414,053)
Transfers out and other uses	5,042,398	4,313,908	3,838,927	7,805,686	17,157,983	17,323,640	16,773,598	(550,042)
Total expenditures and other uses	22,033,634	22,140,009	22,089,196	27,366,959	41,572,710	42,007,697	38,683,438	(3,324,259)
Expenditures and other uses - divisions:								
General government								
Mayor & town council	316,678	358,525	364,624	354,171	413,833	418,833	385,957	(32,876)
Town attorney	582,362	355,297	293,206	465,634	580,125	659,484	610,517	(48,967)
Municipal judge	233,621	258,981	250,249	269,039	294,552	310,900	305,625	(5,275)
Administration	260,373	563,469	267,042	287,774	514,148	557,424	403,528	(153,896)
Personnel & town clerk	639,854	623,557	618,089	769,632	889,638	948,859	901,097	(47,762)
Finance	578,609	609,424	594,717	628,498	695,330	741,218	710,489	(30,729)
Information technology	513,558	525,291	570,087	766,739	918,763	972,959	911,188	(61,771)
Community Development	-	-	405,444	499,236	933,825	943,049	592,439	(350,610)
Planning	818,305	943,219	655,211	854,083	892,445	920,009	895,269	(24,740)
Town facilities	554,251	603,929	634,736	630,573	774,853	853,434	728,493	(124,941)
Public safety								
Police								
Police - administration	555,452	564,775	424,049	598,896	702,763	731,716	696,855	(34,861)
Police - investigation	414,660	379,245	383,117	535,941	708,737	732,221	583,103	(149,118)
Police - patrol	3,052,579	3,099,207	2,904,575	3,289,605	3,695,011	3,946,923	3,636,912	(310,011)
Police - community service	481,358	540,977	353,652	545,887	746,624	774,838	644,795	(130,043)
Police - special operations	22,706	15,821	11,146	14,923	25,300	25,300	13,917	(11,383)

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Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2023 (continued)

	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Original Budget	FY2023 Amended Budget	FY2023 Actual	Variance with Final Budget
Fire/EMS (county service)	1,707,904	1,782,914	1,620,890	2,033,998	1,884,930	2,056,855	1,820,776	(236,079)
Emergency Management (county service)	-	-	-	-	84,767	84,767	65,953	(18,814)
Dispatch (county service)	312,310	276,159	435,299	367,173	805,802	805,802	805,802	-
Victim services	295,908	284,967	257,006	355,737	355,288	388,364	345,592	(42,772)
Animal shelter/control	238,688	234,188	240,690	321,143	418,035	439,765	403,933	(35,832)
Building inspections	393,027	372,209	375,269	431,536	486,026	501,993	480,580	(21,413)
Public works								
Administration	233,011	312,652	309,555	333,694	374,782	412,057	397,729	(14,328)
Streets	1,943,289	1,644,421	1,283,879	1,682,637	2,077,515	2,112,423	1,889,596	(222,827)
Town engineer	437,127	466,491	395,831	562,756	690,797	728,209	719,484	(8,725)
Public works yard operations	35,073	40,878	30,163	44,919	79,153	79,153	68,814	(10,339)
Community health & human services								
Community health & human services	699,172	792,600	855,452	1,016,476	1,321,307	1,321,307	1,216,307	(105,000)
Community initiatives								
Community initiatives	270,716	244,311	216,047	280,703	423,450	453,450	352,002	(101,448)
Affordable Housing (county service)	-	-	4,977	-	-	-	-	-
Recreation and culture								
Parks & recreation (county service)	1,202,171	1,596,822	1,561,681	1,328,325	952,569	952,569	935,219	(17,350)
Pathways operations (county service)	-	70,613	78,941	41,544	48,162	48,162	46,796	(1,366)
Memorial park (cemetery)	13,255	15,049	13,184	25,851	26,929	27,960	21,072	(6,888)
General unallocated								
Town-wide services	185,219	250,110	1,846,438	224,150	1,599,268	734,054	320,001	(414,053)
Transfers out and other uses								
Transfers out	5,042,398	4,313,908	3,838,927	7,805,686	17,157,983	17,323,640	16,773,598	(550,042)
Total expenditures & other uses	$ 22,033,634	$ 22,140,009	$ 22,094,173	$ 27,366,959	$ 41,572,710	$ 42,007,697	$ 38,683,438	$ (3,324,259)
Revenue over/(under) expenditures	$ 368,114	$ 2,409,189	$ 8,720,368	$ 2,933,043	$ (8,313,914)	$ (8,490,235)	$ (6,153,012)	$ 2,337,223

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Statistical Section



TOWN OF JACKSON
WYOMING

Statistical Information

(unaudited)

The Statistical Section is included to provide financial statement users with additional historical perspective, context, and detail for them to use in evaluating the information contained within the financial statements, notes to the financial statements, and required supplementary information with the goal of providing the user a better understanding of the Town's economic condition.

Contents

Financial Trends
These schedules contain information to help the reader understand how the Town's financial performance and well-being have changed over time.

Revenue capacity
These schedules contain information to help the reader assess the Town's most significant local revenue sources.

Debt capacity
These schedules contain information to help the reader assess the affordability of the Town's current levels of outstanding debt and the Town's ability to issue additional debt in the future.

Demographic and economic information
These schedules offer demographic and economic indicators to help the reader understand the environment within which the Town's financial activities take place.

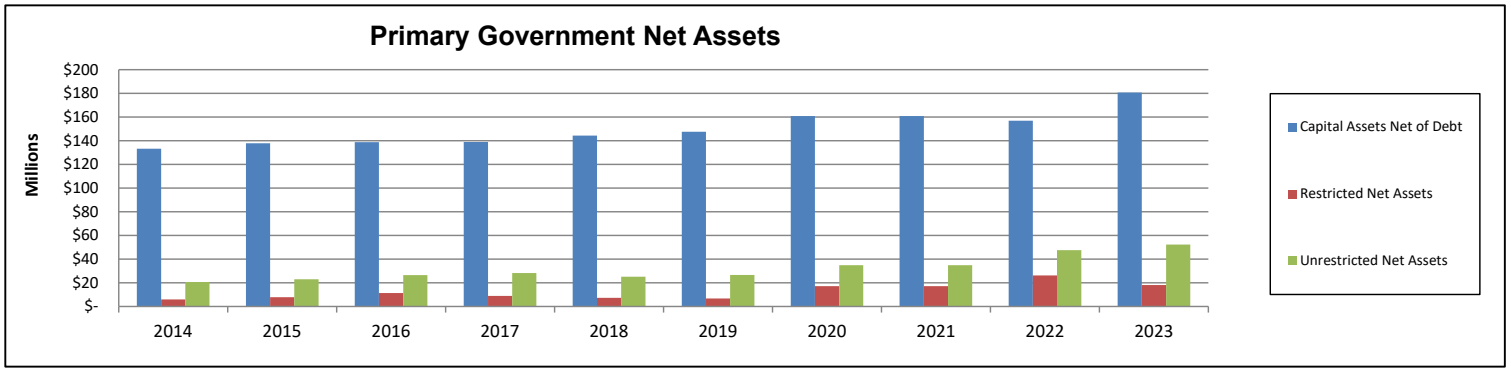
Operating information
These schedules contain service and infrastructure data to help the reader understand how the information in the Town's financial report relates to the services the Town provides and activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

Net Position by Component
Last Ten Fiscal Years

(accrual basis of accounting)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Governmental activities										
Net investment in capital assets	$ 91,322,703	$ 101,175,653	$ 106,023,911	$ 106,646,780	$ 105,795,420	$ 109,737,679	$ 113,181,522	$ 126,830,028	$ 123,558,471	$ 147,278,595
Restricted	7,132,056	5,920,619	7,789,841	11,316,514	8,916,903	7,273,639	6,740,555	17,181,407	26,238,326	18,054,440
Unrestricted	14,508,265	11,417,347	13,092,266	15,638,037	16,861,903	13,844,683	15,294,640	22,686,916	34,346,735	38,726,212
Total governmental net position	$ 112,963,024	$ 118,513,619	$ 126,906,018	$ 133,601,331	$ 131,574,226	$ 130,856,001	$ 135,216,717	$ 166,698,351	$ 184,143,532	$ 204,059,247
Business-type activities										
Net investment in capital assets	$ 31,886,646	$ 32,083,337	$ 31,865,621	$ 32,189,229	$ 33,156,018	$ 34,620,007	$ 34,460,583	$ 33,969,185	$ 33,432,536	$ 33,465,147
Unrestricted	8,585,533	9,246,040	9,856,281	10,796,082	11,325,149	11,285,398	11,343,980	12,186,286	13,120,147	13,542,349
Total business-type net position	$ 40,472,179	$ 41,329,377	$ 41,721,902	$ 42,985,311	$ 44,481,167	$ 45,905,405	$ 45,804,563	$ 46,155,471	$ 46,552,683	$ 47,007,496
Primary government										
Net investment in capital assets	$ 133,258,990	$ 137,889,532	$ 138,836,009	$ 138,951,438	$ 144,357,686	$ 147,642,105	$ 160,799,213	$ 160,799,213	$ 156,991,007	$ 180,743,742
Restricted	5,920,619	7,789,841	11,316,514	8,916,903	7,273,639	6,740,555	17,181,407	17,181,407	26,238,326	18,054,440
Unrestricted	20,663,387	22,948,547	26,434,119	28,187,052	25,130,081	26,638,620	34,873,202	34,873,202	47,466,882	52,268,561
Total primary government net position	$ 159,842,996	$ 168,627,920	$ 176,586,642	$ 176,055,393	$ 176,761,406	$ 181,021,280	$ 212,853,822	$ 212,853,822	$ 230,696,215	$ 251,066,743



Changes in Net Position
Last Ten Fiscal Years

(accrual basis of accounting)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Expenses										
Governmental activities:										
General government	$ 8,686,647	$ 4,110,441	$ 4,307,459	$ 5,053,033	$ 5,678,127	$ 5,056,561	$ 6,313,524	$ 6,679,176	$ 6,684,116	$ 7,109,167
Public safety	5,850,883	5,916,729	6,414,964	6,822,421	7,318,186	8,229,288	8,394,860	9,066,521	9,535,325	11,910,706
Public works	6,505,233	4,901,706	4,949,198	6,395,396	10,303,854	6,888,180	5,384,535	4,683,862	5,191,777	6,009,580
Transit	3,725,168	4,125,077	4,805,587	5,535,770	5,290,455	6,191,251	6,293,288	6,544,295	7,828,576	10,412,575
Health and welfare	509,253	480,463	508,912	563,412	686,098	706,878	801,509	948,974	1,025,496	1,231,374
Community development	310,600	244,842	248,337	1,385,406	199,559	1,625,530	677,156	839,521	835,500	1,490,139
Recreation and culture	1,508,047	1,667,838	1,839,978	2,217,404	2,457,190	2,537,041	3,853,282	2,602,832	2,691,991	2,191,905
Interest on long-term debt	-	-	6,187	4,703	4,463	4,223	3,981	3,738	30,268	54,993
Total governmental activities expenses	27,095,831	21,447,096	23,080,622	27,977,545	31,937,932	31,238,952	31,722,134	31,368,918	33,823,049	40,410,440
Business-type activities										
Water utility	2,067,201	1,592,691	2,036,913	1,740,216	1,621,429	1,757,922	2,130,666	1,985,319	1,971,891	2,151,531
Sewer utility	2,069,849	1,932,052	2,004,888	2,098,112	2,222,045	2,246,098	2,463,348	2,475,726	2,403,170	2,931,407
Total business-type activities expenses	4,137,050	3,524,743	4,041,801	3,838,328	3,843,474	4,004,020	4,594,014	4,461,045	4,375,061	5,082,938
Total primary government expenses	$ 31,232,881	$ 24,971,839	$ 27,122,423	$ 31,815,873	$ 35,781,406	$ 35,242,972	$ 36,316,148	$ 35,829,963	$ 38,198,110	$ 45,493,378
Program Revenues										
Governmental activities:										
Charges for services:										
General government	$ 716,553	$ 780,071	$ 819,309	$ 850,420	$ 899,062	$ 935,436	$ 962,103	$ 1,093,083	$1,320,302	$ 1,450,143
Public safety	1,206,537	1,296,034	1,301,381	1,422,288	1,514,805	1,647,139	1,427,811	1,726,332	1,936,713	1,897,349
Public works	20,000	20,000	20,000	15,600	26,200	86,420	110,434	64,839	45,481	69,786
Transit	772,191	678,810	729,631	740,128	795,204	838,815	823,409	582,323	619,036	710,323
Community development	26,455	53,882	222,456	442,182	59,292	268,168	353,656	909,303	917,818	1,357,220
Recreation and culture	107,796	142,553	200,032	176,205	152,469	227,461	295,506	311,514	573,020	508,343
Operating grants and contributions	2,591,048	2,986,023	3,013,339	2,862,202	2,824,371	3,494,454	5,022,541	9,652,418	3,700,869	6,316,912
Capital grants and contributions	1,635,739	11,594,461	7,686,547	4,910,191	1,848,629	1,135,374	3,305,984	17,450,768	1,180,351	8,222,615
Total governmental activities program revenues	7,076,319	17,551,834	13,992,695	11,419,216	8,120,032	8,633,267	12,301,444	31,790,580	10,293,590	20,532,691
Business-type activities:										
Charges for services:										
Water utility	2,164,168	2,223,021	2,301,436	2,507,036	2,440,803	2,439,415	2,399,877	2,542,150	2,619,287	2,931,767
Sewage utility	2,119,673	2,233,714	2,223,393	2,706,187	3,346,813	2,386,369	2,324,676	2,405,983	2,373,240	2,524,540
Operating grants and contributions	-	-	-	-	-	-	-	112,265	119,048	16,313
Capital grants and contributions	561,542	784,191	603,896	756,633	589,382	1,306,532	768,934	604,925	897,205	1,174,196
Total business-type activities program revenues	4,845,383	5,240,926	5,128,725	5,969,856	6,376,998	6,132,316	5,493,487	5,665,323	6,008,780	6,646,816
Total primary government program revenues	$ 11,921,702	$ 22,792,760	$ 19,121,420	$ 17,389,072	$ 14,497,030	$ 14,765,583	$ 17,794,931	$ 37,455,903	$ 16,302,370	$ 27,179,507

(continued)

Changes in Net Position
Last Ten Fiscal Years

(accrual basis of accounting)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Net (expense)/revenue										
Governmental activities	$(20,019,512)	$ (3,895,262)	$ (9,087,927)	$(16,558,329)	$(23,817,900)	$(22,605,685)	$(19,420,690)	$ 421,662	$(23,529,459)	$(19,877,749)
Business-type activities	708,333	1,716,183	1,086,924	2,131,528	2,533,524	2,128,296	899,473	1,204,278	1,633,719	1,563,878
Total primary government net expense	$(19,311,179)	$ (2,179,079)	$ (8,001,003)	$(14,426,801)	$(21,284,376)	$(20,477,389)	$(18,521,217)	$ 1,625,940	$(21,895,740)	$(18,313,871)
General Revenues and Other Changes in Net Assets										
Governmental activities:										
Taxes										
Local option sales taxes	$ 4,465,982	$ 4,849,944	$ 5,405,087	$ 5,674,051	$ 6,034,163	$ 6,672,712	$ 7,317,316	$ 7,639,569	$10,179,620	$ 10,505,372
Specific purpose excise taxes	1,114,472	5,469,635	263,388	3,500,000	6,000,000	2,760,205	1,705,957	9,887,529	6,185,931	7,617,460
Lodging tax	551,335	608,316	741,447	826,514	920,924	1,066,481	1,123,675	1,198,988	1,708,272	1,820,925
Franchise taxes	506,121	547,627	568,480	570,053	554,419	610,800	603,082	574,636	637,102	652,950
Property taxes	-	-	-	-	-	-	-	-	280,131	407,834
Unrestricted grants and contributions	7,277,888	7,800,311	8,250,135	8,609,190	9,179,321	9,953,969	10,724,659	11,074,738	14,260,640	14,760,164
Investment earnings (loss)	58,502	28,904	39,191	64,292	64,633	279,679	707,427	97,191	(353,778)	1,792,501
Other	265,463	1,725,023	255,439	215,577	1,221,827	138,043	334,362	175,874	547,514	793,060
Gain on sale of capital assets	-	-	-	72,308	44,168	(194,466)	60,380	(467,991)	-	-
Transfers	979,264	749,792	646,921	724,698	897,950	919,164	1,204,548	879,438	1,144,664	1,443,198
Total governmental activities	15,219,027	21,779,552	16,170,088	20,256,683	24,917,405	22,206,587	23,781,406	31,059,972	34,590,096	39,793,464
Business-type activities										
Investment earnings (loss)	53,910	16,978	12,219	22,313	24,831	107,943	204,233	24,108	(91,843)	334,133
Proceeds from disp of capital assets	-	45,000	-	7,986	5,000	(300,675)	-	1,961	-	-
Transfers	(693,546)	(979,264)	(749,792)	(724,698)	(897,950)	(919,164)	(1,204,548)	(879,438)	(1,144,664)	(1,443,198)
Total business-type activities	(639,636)	(917,286)	(737,573)	(694,399)	(868,119)	(1,111,896)	(1,000,315)	(853,369)	(1,236,507)	(1,109,065)
Total primary government	$ 14,579,391	$ 20,862,266	$ 15,432,515	$ 19,562,284	$ 24,049,286	$ 21,094,691	$ 22,781,091	$ 30,206,603	$ 33,353,589	$ 38,684,399
Changes in Net Position										
Governmental activities	$ (4,800,485)	$ 17,884,290	$ 7,082,161	$ 3,698,354	$ 1,099,505	$ (399,098)	$ 4,360,716	$ 31,481,634	$ 11,060,637	$ 19,915,715
Business-type activities	68,697	798,897	349,351	1,437,129	1,665,405	1,016,400	(100,842)	350,909	397,212	454,813
Total primary government	$ (4,731,788)	$ 18,683,187	$ 7,431,512	$ 5,135,483	$ 2,764,910	$ 617,302	$ 4,259,874	$ 31,832,543	$ 11,457,849	$ 20,370,528

Fund Balances of Governmental Funds
Last Ten Fiscal Years

(modified accrual basis of accounting)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General Fund										
Nonspendable	$ -	$ -	$ 1,098	$ -	$ 13,016	$ 1,803	$ 610	$ 4,171	$56,195	$ 4,537
Restricted	22,157	14,988	13,942	12,866	10,015	7,722	14,966	12,991	12,949	13,732
Assigned	-	-	791,534	776,179	-	-	4,813,042	4,813,042	8,313,914	4,035,491
Unassigned	5,428,613	7,034,764	6,677,726	6,861,845	8,306,685	8,673,764	7,330,238	13,190,266	16,496,667	14,672,953
Total general fund	$ 5,450,770	$ 7,049,752	$ 7,484,300	$ 7,650,890	$ 8,329,716	$ 8,683,289	$ 12,158,856	$ 18,020,470	$ 24,879,725	$ 18,726,713
All other governmental funds										
Nonspendable	$ -	$ -	$ -	$ -	$ 312,453	$ 32,850	$ 47,708	$ -	$ 143,568	$ 9,714
Restricted	6,166,340	4,648,284	7,775,899	11,303,648	8,906,888	7,265,917	6,725,589	17,168,416	26,225,377	18,040,708
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	6,965,079	5,157,077	5,855,660	9,403,694	11,365,255	8,103,836	7,542,458	9,156,019	13,383,266	24,271,284
Unassigned	-	-	-	-	-	-	-	-	-	-
Total all other governmental funds	$ 13,131,419	$ 9,805,361	$ 13,631,559	$ 20,707,342	$ 20,584,596	$ 15,402,603	$ 14,315,755	$ 26,324,435	$ 39,752,211	$ 42,321,706

Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years

(modified accrual basis of accounting)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Revenues										
General Taxes	$ 11,475,522	$ 6,978,402	$ 10,570,617	$ 13,509,506	$ 11,110,198	$ 8,782,398	$ 10,750,030	$ 19,300,721	$18,985,845	$ 21,004,541
Licenses and permits	991,008	1,071,762	1,264,994	1,607,645	1,240,704	1,647,948	1,580,191	2,455,825	2,865,788	3,087,270
Intergovernmental	22,891,132	18,386,121	14,998,295	14,214,075	13,958,627	14,563,184	16,205,670	25,274,977	18,740,844	27,957,338
Loan proceeds	-	1,000,000	-	-	-	-	-	-	-	-
Charges for services	1,325,232	1,251,799	1,323,258	1,344,767	1,431,265	1,461,559	1,476,592	1,249,832	1,301,686	1,486,659
Fines and forfeitures	278,420	347,687	417,750	399,860	442,861	476,375	332,750	332,799	368,412	466,907
Investment earnings (loss)	22,768	32,985	53,332	57,303	255,877	628,905	643,732	93,026	(326,370)	1,701,929
Contributions and donations	424,940	3,098	929,248	16,390	14,515	11,624	15,190	2,877	85,519	-
Other revenues	649,645	979,737	983,549	1,777,551	982,044	1,508,337	1,901,975	2,170,342	1,211,412	2,475,725
Total revenues	38,058,667	30,051,591	30,541,043	32,927,097	29,436,091	29,080,330	32,906,130	50,880,399	43,233,136	58,180,369
Expenditures										
General government	3,036,390	3,534,381	3,632,019	3,987,214	4,974,937	10,944,585	6,508,680	(4,960,967)	7,712,212	8,743,577
Public Safety	5,328,659	5,899,946	6,380,206	6,286,411	6,642,881	7,501,987	7,567,533	7,017,455	8,495,559	9,753,290
Public Works	4,691,057	3,253,276	2,353,946	3,536,686	8,624,864	1,284,270	2,464,442	2,019,428	2,624,006	3,075,623
Transit	3,037,411	3,079,970	3,344,042	3,921,002	3,784,604	4,502,359	4,878,614	4,632,674	6,164,585	8,417,491
Health and welfare	470,400	470,705	505,165	556,095	675,838	699,172	792,600	855,452	1,016,476	1,216,307
Community development	287,666	239,971	246,693	2,474,831	439,691	586,900	528,250	815,358	826,883	790,192
Culture and recreation	1,209,360	1,439,145	1,609,805	1,668,173	1,531,158	976,381	1,682,484	1,653,806	1,751,776	1,552,604
Other	997,313	277,691	107,825	192,277	234,676	185,219	197,558	1,793,886	171,598	267,449
Capital outlay	15,510,364	14,278,496	7,231,748	3,909,932	2,687,974	7,821,069	7,307,746	19,359,896	1,865,677	29,981,614
Debt service										
Principal	-	-	47,552	47,790	48,029	48,269	48,510	48,748	103,869	208,043
Interest	-	-	5,000	4,762	4,523	4,283	4,042	3,799	30,268	53,800
Total all other governmental funds	34,568,620	32,473,581	25,464,001	26,585,173	29,649,175	34,554,494	31,980,459	33,239,535	30,762,909	64,059,990
Excess (deficiency) of revenues over (under) expenditures	3,490,047	(2,421,990)	5,077,042	6,341,924	(213,084)	(5,474,164)	925,671	17,640,864	12,470,227	(5,879,621)
Other financing sources (uses)										
Transfers in	5,517,142	5,292,803	5,287,131	5,749,001	6,013,896	7,525,238	9,536,485	4,887,523	9,459,975	21,233,412
Transfers out	(4,917,350)	(4,645,882)	(4,742,533)	(4,851,051)	(5,244,732)	(6,884,494)	(8,081,937)	(4,658,085)	(8,390,311)	(19,637,523)
Sale of capital assets	-	48,000	-	2,500	-	5,000	8,500	-	-	-
Leases issued	-	-	-	-	-	-	-	-	362,593	700,215
Total other financing sources (uses)	599,792	694,921	544,598	900,450	769,164	645,744	1,463,048	229,438	1,432,257	2,296,104
Net change in fund balances	$ 4,089,839	$ (1,727,069)	$ 5,621,640	$ 7,242,374	$ 556,080	$ (4,828,420)	$ 2,388,719	$ 17,870,302	$ 13,902,484	$ (3,583,517)
Debt service as % of noncapital expenditures	0.0%	0.0%	0.3%	0.2%	0.2%	0.2%	0.2%	0.4%	0.5%	0.8%

Tax Revenues by Source
Last Ten Fiscal Years

(modified accrual basis of accounting)

Year	1% Local Sales and Use Tax (1)	Franchise Tax (2)	Specific Purpose Excise Tax (3)	Lodging Tax (4)	Property Tax (5)	Total	Unrealized Property Tax Revenue (6)
2014	$ 4,939,741	$ 547,627	$ 5,469,635	$ 608,316	$ -	$ 11,565,319	$ 1,810,959
2015	5,461,228	568,480	263,388	741,447	-	7,034,543	1,994,413
2016	5,769,899	570,052	3,500,000	826,514	-	10,666,465	2,082,552
2017	6,097,721	554,419	6,000,000	920,924	-	13,573,064	2,382,431
2018	6,915,160	610,800	2,760,205	1,066,481	-	11,352,646	2,950,203
2019	7,080,347	584,271	-	1,128,200	-	8,792,818	3,579,982
2020	6,647,468	603,082	1,273,916	1,123,675	-	9,648,141	3,830,413
2021	9,446,627	574,635	11,045,364	1,198,988	-	22,265,614	4,075,437
2022	10,179,620	637,102	6,180,720	1,708,272	208,131	18,913,845	5,957,529
2023	10,505,372	652,949	7,617,460	1,820,925	407,834	21,004,540	6,824,633
Change 2014-2023	112.7%	19.2%	39.3%	199.3%	---	81.6%	276.9%

Notes: (1) The local option sales and use tax is divided between the General and Capital Projects funds.
(2) Franchise fees are approxiamtely 5% of gross revenues for gas, electric, cable, telephone, cell phone towers and trash collection.
(3) Specific Purpose Excise Taxes are restricted to specific voter approved projects.
(4) The lodging tax consists of 10% general use revenue and 30% visitor impact revenue.
(5) The Town began assessing 0.5 mills in FY2021. Based on timing of collections, intital revenues were recoginized in FY2022.
(6) The property tax revenue that could be raised by levying remaining 7.5 mills on the town's assessed valuation.

Source: Administration and Finance

Unrestricted State Intergovernmental Revenues
Last Ten Fiscal Years

(modified accrual basis of accounting)

Year	4% Sales & Use Tax (1)	Gasoline Tax (2)	Cigarette Tax (3)	Severance Tax (4)	Mineral Royalties	Backfill, Over-the-cap etc.	Total
2014	$ 5,990,745	$ 425,602	$ 42,171	$ 357,496	$ 483,765	$ 543,424	$ 7,843,203
2015	6,632,974	491,774	40,152	356,958	493,106	805,858	8,820,822
2016	7,043,609	479,966	39,979	357,356	508,641	697,011	9,126,562
2017	7,456,089	461,841	36,572	357,244	517,079	209,386	9,038,211
2018	8,287,032	462,917	24,933	356,615	519,831	35,808	9,687,136
2019	8,638,613	487,356	23,563	356,362	543,460	-	10,049,354
2020	8,568,034	463,352	21,524	356,362	547,574	-	9,956,846
2021	10,344,279	440,152	19,843	355,797	549,950	272,411	11,982,432
2022	12,478,912	459,627	19,347	387,321	544,422	53,796	13,943,425
2023	12,850,113	471,933	18,585	390,457	538,701	-	14,269,789
Change 2014-2023	114.5%	10.9%	-55.9%	9.2%	11.4%	-100.0%	81.9%

Notes: (1) As of June 30, 2004, the 4% state sales and use tax is distributed 69% to the state and 31% to cities, towns and counties. Of the 31%, 1% is distributed proportionately based on population and 30% is distributed proportionately based on the sales tax collected in each county.

(2) The gasoline tax is distributed 57.5% to the state, 13.5% and 14% to counties, and 15% to cities and towns. City and town distributions are based 75% on proportionate sales in cities and towns and 25% on proportionate populations for the same.

(3) The cigarette tax is distributed 33 1/3% to incorporated cities, towns, and counties proportionately to sales derived in each. The remaining 66 2/3% is distributed 38 1/4% to the state's general fund and the remaining 61 3/4% is distributed in the preceding manner.

(4) The severance tax distribution to cities and towns is 9.25% of the total in the state severance tax distribution tax account (up to $155,000,000) in proportion to population.

Source: Administration and Finance

Direct and Overlapping Governmental Activities Debt
As of June 30, 2023

(Unaudited)

Teton County assessed valuation	3,972,145,024
Town of Jackson assessed valuation	896,178,816
Town of Jackson percent of total	22.6%

Direct and overlapping debt governmental activity debt	Total Debt 6/30/2023 (1)	Percent Applicable	Town's Share of Debt 6/30/2023 (2)
Teton County	$ 2,117,703	22.6%	$ 477,787
Town of Jackson	612,863	100.0%	612,863
Total direct and overlapping governmental activities debt	$ 2,730,566		$ 1,090,650

Ratio to assessed valuations	
Direct debt	0.07%
Total direct and overlapping debt	0.12%

Notes: (1) Excludes enterprise revenue debt, specific purpose excise tax supported debt and lease obligations.

(2) Overlapping governments are those that coincide, at least in part, with geographic boundaries of the town. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the town. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire burden borne by residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, therefore responsible for repaying the debt, of each overlapping government.

Source: Administration and Finance
Teton County

Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

(modified accrual basis of accounting)

	Governmental Activities				Business-Type Activities					
Year	General Obligation Bonds	Revenue Bonds	Notes Payable	Lease Liability	Sewage Notes	Water Notes	Lease Liability	Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
2014	$ -	$ -	$ 300,000	$ -	$ -	$ 1,422,593	$ -	$ 1,722,593	0.04%	$ 170
2015	-	-	1,000,000	-	-	1,371,282	-	2,371,282	0.05%	227
2016	-	-	952,448	-	-	1,317,919	-	2,270,367	0.05%	216
2017	-	-	904,658	-	-	1,262,420	-	2,167,078	0.05%	206
2018	-	-	856,629	-	-	1,204,703	-	2,061,332	0.04%	196
2019	-	-	808,360	-	-	1,144,675	-	1,953,035	0.04%	187
2020	-	-	759,850	-	-	1,082,248	-	1,842,098	0.03%	174
2021	-	-	711,102	-	-	939,532	-	1,650,634	0.02%	153
2022	-	-	662,105	307,782	-	910,143	67,537	1,947,567	0.02%	180
2023	-	-	612,863	849,256	-	879,579	46,068	2,387,766	0.03%	223

Notes: (1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

Source: Administration and Finance

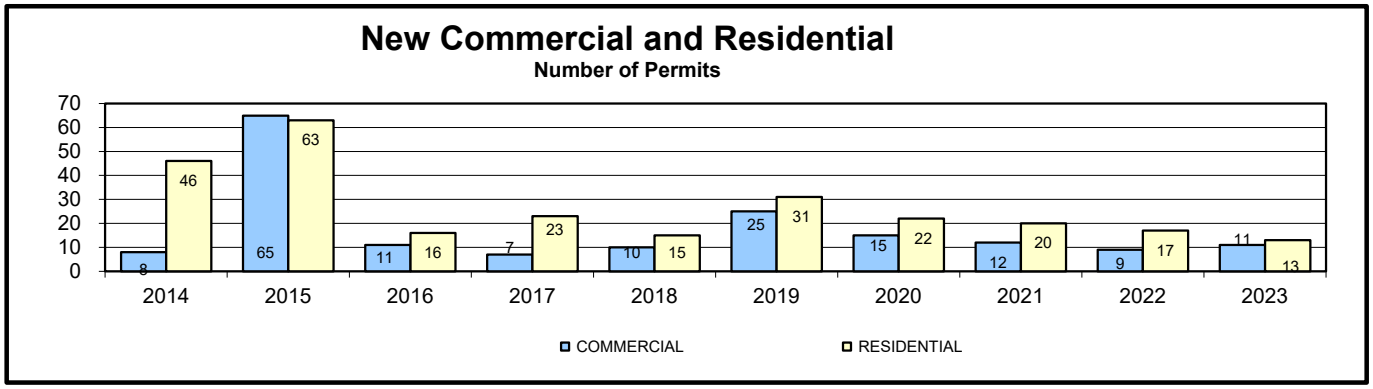
Legal Debt Margin Information
Last Ten Fiscal Years
(Unaudited)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Assessed market value	$ 220,971,568	$ 242,962,191	$ 254,621,491	$ 292,233,508	$ 363,311,972	$ 441,609,935	$ 473,008,636	$ 503,793,468	$ 762,827,959	$ 896,178,816
Total debt	$ 1,722,593	$ 2,371,282	$ 2,270,367	$ 2,167,078	$ 2,061,332	$ 1,953,035	$ 1,842,098	$ 1,650,634	$ 1,572,248	$ 1,492,442
Deductions:										
Debt -										
Notes payable	1,722,593	2,371,282	2,270,367	2,167,078	2,061,332	1,953,035	1,842,098	1,650,634	1,572,248	1,492,442
Revenue bonds	-	-	-	-	-	-	-	-	-	-
Debt service funds:										
Cash, securities, and restricted cash	-	-	-	-	-	-	-	-	-	-
Less amount applicable to excluded bonds	-	-	-	-	-	-	-	-	-	-
Total net debt applicable to debt limit	$ 1,722,593	$ 2,371,282	$ 2,270,367	$ 2,167,078	$ 2,061,332	$ 1,953,035	$ 1,842,098	$ 1,650,634	$ 1,572,248	$ 1,492,442
Debt limit is 4% of assessed value	$ 8,838,863	$ 9,718,488	$ 10,184,860	$ 11,689,340	$ 14,532,479	$ 17,664,397	$ 18,920,345	$ 20,151,739	$ 30,513,118	$ 35,847,153
Legal Debt Margin	$ 7,116,270	$ 7,347,206	$ 7,914,493	$ 9,522,262	$ 12,471,147	$ 15,711,362	$ 17,078,247	$ 18,501,105	$ 28,940,870	$ 34,354,711
Total net debt applicable to limit as a percentage of debt limit	19.5%	24.4%	22.3%	18.5%	14.2%	11.1%	9.7%	8.2%	5.2%	4.2%

Construction and Bank Deposits
Last Ten Years

(Unaudited)

Year	BUILDING PERMITS New Commercial	New Residential	All Other	Total	Bank Deposits Total	Percent Change
2014	8	46	91	145	1,641,183,000	12.3%
2015	65	63	12	140	1,716,884,000	4.6%
2016	11	16	86	113	1,786,820,000	4.1%
2017	7	23	86	116	2,019,822,000	13.0%
2018	10	15	76	101	2,206,469,000	9.2%
2019	25	31	76	132	2,212,607,000	0.3%
2020	15	22	80	117	2,719,327,000	22.9%
2021	12	20	158	190	3,813,011,000	40.2%
2022	9	17	84	110	4,021,496,000	5.5%
2023	11	13	189	213	3,059,062,000	-23.9%

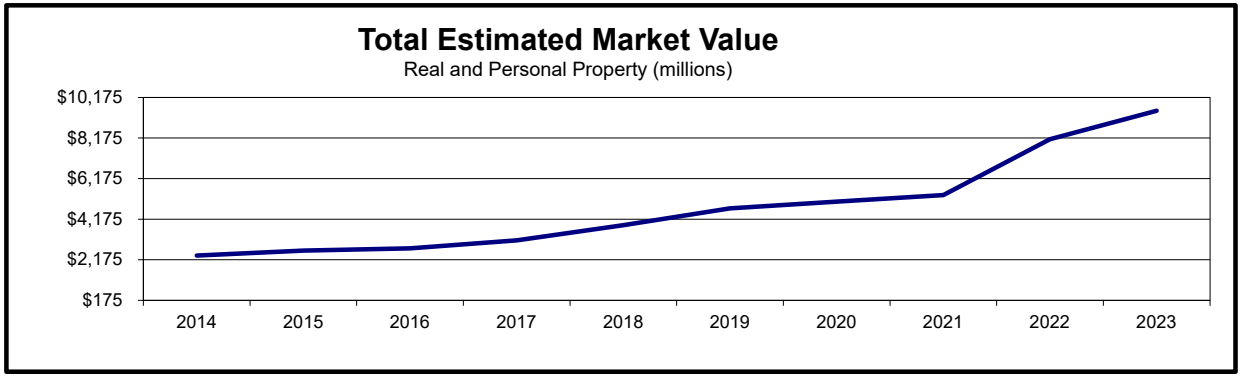


Source: Building Official, FDIC

Tax Capacity and Estimated Market Value of all Taxable Property
Last Ten Fiscal Years

(Unaudited)

Year	Real Property		Personal Property		Total		
	Assessed Value	Estimated Market Value	Assessed Value	Estimated Market Value	Assessed Value	Estimated Market Value	% of Market Value
2014	$ 220,971,568	$ 2,326,016,505	$ 5,398,300	$ 56,824,211	$ 226,369,868	$ 2,382,840,716	9.5%
2015	242,962,191	2,557,496,747	6,339,396	66,730,484	249,301,587	2,624,227,231	9.5%
2016	254,621,491	2,680,226,221	5,697,489	59,973,568	260,318,980	2,740,199,789	9.5%
2017	292,233,508	3,076,142,189	5,570,314	58,634,884	297,803,822	3,134,777,073	9.5%
2018	363,311,972	3,824,336,547	5,463,374	57,509,200	368,775,346	3,881,845,747	9.5%
2019	441,609,935	4,648,525,632	5,887,795	61,976,789	447,497,730	4,710,502,421	9.5%
2020	473,008,636	4,979,038,274	5,793,048	60,979,453	478,801,684	5,040,017,727	9.5%
2021	503,793,468	5,303,089,137	5,636,135	59,327,737	509,429,603	5,362,416,874	9.5%
2022	762,827,959	8,029,767,989	7,879,556	82,942,695	770,707,515	8,112,710,684	9.5%
2023	896,178,816	9,433,461,221	7,879,556	82,942,695	904,058,372	9,516,403,916	9.5%



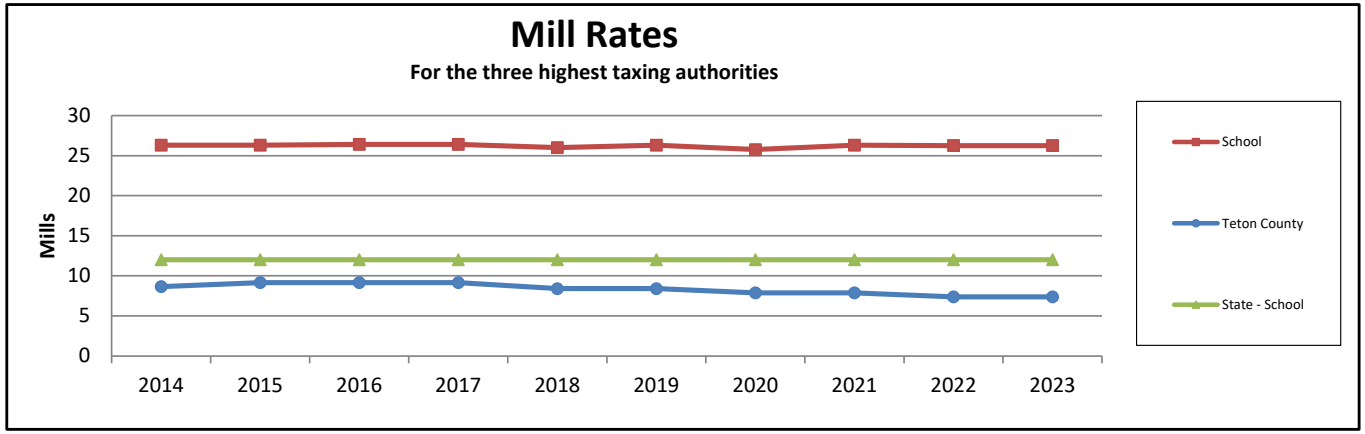
Note: State statutes gives the Town authority to levy taxes up to 8 mills (.008) on assessed valuation.

Source: Teton County Assessor

Property Tax Rates - All Direct and Overlapping Governments
Last Ten Fiscal Years

(Unaudited)

	Mill Rates							
Year	Town	School District	Teton County	State - School	County School	Hospital	Other	Total
2014	0.00	26.30	8.65	12.00	6.00	3.00	2.50	58.450
2015	0.00	26.30	9.15	12.00	6.00	3.00	1.90	58.350
2016	0.00	26.40	9.15	12.00	6.00	3.00	1.90	58.450
2017	0.00	26.40	9.15	12.00	6.00	3.00	1.90	58.454
2018	0.00	26.00	8.40	12.00	6.00	3.00	1.85	57.254
2019	0.00	26.30	8.40	12.00	6.00	3.00	1.85	57.554
2020	0.00	25.75	7.88	12.00	6.00	3.00	1.85	56.479
2021	0.50	26.30	7.88	12.00	6.00	3.00	1.80	57.479
2022	0.50	26.25	7.38	12.00	6.00	3.00	1.35	56.479
2023	0.50	26.25	7.38	12.00	6.00	3.00	1.60	56.729



Notes: State statutes gives the Town authority to levy taxes up to 8 mills (.008) on assessed valuation.

Source: Teton County Assessor

Taxable Sales by Major Business Class, Teton County
Last Ten Years

(Unaudited)

Category	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Ag., forestry, etc.	$ 353,500	$ 329,200	$ 409,200	$ 383,800	$ 389,800	$ 366,700	$ 309,200	$ 431,600	$ 383,800	$ 262,135
Mining	825,600	465,900	452,300	392,600	1,705,400	968,500	1,110,800	856,100	380,200	1,377,928
Utilities	39,012,500	36,962,000	37,227,500	39,389,600	40,618,700	42,633,300	43,625,100	59,969,200	46,211,200	51,589,730
Construction	24,011,300	25,784,200	27,366,900	31,836,500	32,260,200	25,004,500	24,962,500	8,466,800	34,367,000	42,607,467
Manufacturing	9,957,500	10,295,000	11,031,600	11,485,900	10,341,000	8,591,100	10,962,200	11,795,000	13,727,100	15,974,478
Wholesale trade	37,598,900	44,166,000	43,714,500	52,108,700	60,620,600	62,122,800	65,134,600	76,883,500	95,015,300	103,010,708
Retail trade	389,423,800	423,493,200	442,557,000	458,746,000	520,986,500	573,463,300	617,261,500	731,449,400	902,678,400	916,900,221
Transportation/warehouse	5,966,700	5,445,600	5,606,300	6,590,800	9,308,400	9,053,400	11,516,500	7,913,700	15,022,400	17,906,936
Information	23,751,000	24,693,000	24,145,500	21,657,600	19,100,000	19,543,100	20,524,800	17,097,800	19,959,400	17,835,875
Finance and insurance	440,900	551,700	519,900	409,400	831,200	755,300	845,900	664,100	274,900	408,045
Real estate, rental & lease	58,465,300	64,441,800	71,982,600	77,173,200	83,914,200	94,300,100	92,587,400	99,469,300	137,791,700	119,889,830
Professional & technical	12,658,400	13,153,500	12,068,800	11,412,700	11,676,400	11,880,800	10,040,700	12,784,300	15,474,600	14,237,638
Admin., support & waste	2,834,900	3,075,900	3,152,100	3,792,700	4,087,000	4,780,700	5,773,000	5,893,200	6,334,800	7,434,045
Educational services	76,000	191,900	219,000	147,700	190,000	160,600	141,100	193,800	272,200	375,090
Health and social assist	22,200	38,600	37,400	51,700	57,600	62,300	68,100	80,500	84,800	95,895
Arts, entertainment, & rec	7,170,600	5,245,200	8,034,900	8,691,500	9,956,700	10,770,200	11,167,200	10,661,300	14,676,800	11,527,656
Accommodations	392,452,000	455,795,000	478,702,300	507,754,400	568,346,900	590,100,200	569,051,000	546,221,800	800,853,700	787,667,054
Other services	25,837,100	28,067,100	29,798,500	30,930,500	33,544,000	35,680,100	33,618,700	34,700,000	40,907,700	41,312,001
Public administration	62,995,300	77,166,900	80,725,700	86,189,600	95,284,300	96,331,000	97,465,600	149,042,000	144,466,900	136,481,075
	$ 1,093,853,500	$ 1,219,361,700	$ 1,277,752,000	$ 1,349,144,900	$ 1,503,218,900	$ 1,586,568,000	$ 1,616,165,900	$ 1,774,573,400	$ 2,288,882,900	$ 2,286,893,807

Note: Sales are derived by dividing general purpose sales tax collections by the 1% local option sales tax rate in each industry classification.

Source: Wyoming Department of Revenue

Principal Employers
Current Year and Nine Years Ago
(Unaudited)

Employer	2023 Employees	Rank	Percentage of Total Employment	2014 Employees	Rank	Percentage of Total Employment
St. John's Hospital	850	1	4.67%	580	1	3.54%
Teton County School District	508	2	2.79%	482	2	2.94%
Teton County	310	3	1.70%	293	3	1.79%
Smith Food and Drug	190	4	1.04%	140	5	0.85%
Albertson's Food Center	153	5	0.84%	110	8	0.67%
Snow King Resort	145	6	0.80%	146	4	0.89%
Town of Jackson	158	7	0.87%	122	7	0.74%
Town Square Inns	125	8	0.69%	125	6	0.76%
The Wort Hotel	116	9	0.64%	96	10	0.59%
	2,555		14.05%	2,094		12.76%

Source: Administration and Finance

Note: The data, produced by survey, varies by the respondent providing the information. Data is only available for the last nine years.
Teton County Average Monthly Employment 18,186
Wyoming Dept. of Workforce Services http://doe.state.wy.us/LMI

Demographic and Economic Statistics
Last Ten Years

(Unaudited)

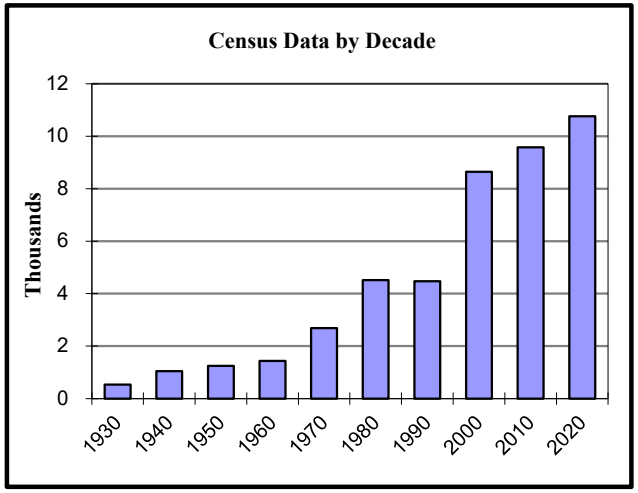
Year	Town of Jackson Population (1)	Teton County Unemploy-ment rate (2)	Teton County School Enrollment (3)	Teton County Personal Income (4) (thousands)	Teton County Per Capita Personal Income (5)	Education Level in Years of Formal Schooling	Teton County Median Age (1)
2014	10,135	3.5%	2,597	3,962,861	177,810	n/a	n/a
2015	10,449	2.9%	2,691	4,587,869	201,780	n/a	36
2016	10,523	2.6%	2,782	4,595,475	199,786	n/a	36
2017	10,529	2.2%	2,842	4,806,718	207,571	n/a	38
2018	10,532	2.4%	2,881	5,306,709	228,049	n/a	38
2019	10,429	2.3%	2,869	5,117,447	221,209	n/a	38
2020	10,559	9.4%	2,749	6,043,799	278,682	n/a	39
2021	10,760	3.9%	2,798	7,028,651	300,665	n/a	39
2022	10,849	2.2%	2,797	8,563,496	362,522	n/a	40
2023	10,698	1.7%	2,822	9,455,780	406,054	n/a	40

Sources: (1) US Census Bureau
(2) US Department of Labor - Bureau of Labor Statistics
(3) Wyoming Department of Education
(4) & (5) U. S. Department of Commerce - Bureau of Economic Analysis

Demographic Statistics
U.S. Census Data
(Unaudited)

Population Changes:

1930	533
1940	1,046
1950	1,244
1960	1,437
1970	2,688
1980	4,511
1990	4,472
2000	8,647
2010	9,577
2020	10,760



	2000		2010	
Age Characteristics:	Total	% Total	Total	% Total
Under 5 years	469	5%	624	7%
5-9 years	424	4%	469	5%
10-14 years	437	5%	390	4%
15-19 years	465	5%	384	4%
20-24 years	1,005	10%	969	10%
25-34 years	2,226	23%	2,602	27%
35-44 years	1,550	16%	1,584	17%
45-54 years	1,091	11%	1,197	12%
55-59 years	296	3%	441	5%
60-64 years	183	2%	327	3%
65-74 years	262	3%	339	4%
75-84 years	153	2%	161	2%
85 years and older	86	1%	90	1%
Total	8,647	100%	9,577	100%

Population Characteristic:	2000	% Total	2010	% Total	2020	% Total
Under 20	1,795	21%	1,867	19%	2,249	21%
20 and over	6,852	79%	7,710	81%	8,511	79%
	8,647	100%	9,577	100%	10,760	100%

Miscellaneous:	2000	2010	2020
Median Age:	30.8 years	31.9 years	32.6 years
Household size:	2.35 people	2.42 people	2.64 people
Number of households:	3,631 units	3,964 units	3,970 units

Source: U.S. Census Bureau

Full-time Equivalent Employees by Function/Program
Last Ten Fiscal Years

(Unaudited)

	Full-time Equivalent Employees as of June 30									
Function	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**
General Government:										
Town Attorney	3.00	3.00	3.00	3.00	3.00	3.00	3.00	2.00	3.00	3.00
Municipal Judge	2.00	2.00	2.20	2.23	2.50	2.50	2.50	2.50	2.50	2.50
Administration	1.00	1.00	1.00	1.00	1.00	1.00	3.00	1.00	1.00	1.00
Town Clerk/Personnel	3.00	3.00	3.50	3.50	3.56	3.56	4.06	3.80	4.80	4.80
Finance	4.30	4.30	4.30	4.33	3.99	3.99	3.99	4.00	4.00	4.00
Community Development	-	-	-	-	-	-	-	2.00	3.00	4.00
Planning	5.00	5.00	5.00	5.25	5.25	5.25	4.25	4.00	4.00	4.00
Information Technology	2.00	3.60	3.60	3.60	3.60	3.60	3.60	3.60	5.70	5.70
Town Hall Building	-	-	-	-	-	-	-	-	-	-
Public Safety:										
Police	32.00	32.25	32.75	32.75	33.75	36.25	36.75	34.90	38.30	39.25
Building Inspection	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Victim Witness	2.50	2.50	2.50	2.50	2.50	3.00	3.00	3.00	3.00	3.00
Animal Shelter	2.75	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	3.95
Public Works										
Administration	1.00	1.00	1.50	1.50	1.50	1.50	2.33	2.33	2.33	2.33
Streets	7.92	7.92	7.92	8.00	8.00	8.00	8.00	8.00	8.50	8.50
Town Engineer	3.00	3.00	3.00	3.00	3.00	3.00	4.00	3.00	4.00	4.00
Water O&M	3.25	3.50	4.00	4.00	4.00	4.00	4.58	4.58	4.58	5.58
Water Billing & Accounting	1.25	1.25	1.04	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Sewer Plant Operation	4.50	4.75	4.75	5.00	5.00	5.00	4.58	4.58	4.58	4.58
Sewer O&M	2.25	2.25	2.25	2.00	2.00	2.00	2.00	2.00	2.00	3.00
Sewer Billing & Accounting	1.25	1.25	1.04	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fleet Management	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Cemetery	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Transit										
Start Bus	35.11	35.51	38.63	37.95	38.48	40.34	41.80	33.65	40.49	43.90
Total Full-Time Equivalents	**126.33**	**129.23**	**134.13**	**133.76**	**135.28**	**140.14**	**145.60**	**133.10**	**149.94**	**158.35**

Source: Administration and Finance

Operating Indicators by Function
Last Ten Fiscal Years
(Unaudited)

Function	Year Ending June 30, 2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Police										
Total arrests	413	594	537	535	568	375	502	422	399	428
Total part 1 offenses incidents	393	197	590	229	170	158	233	191	194	172
DUI arrests	208	146	102	52	45	56	77	81	68	105
UCR Incidents reported	460	259	674	733	800	966	1,421	1,219	1,112	1,154
Fire/EMS										
Medical calls	1,058	1,137	1,142	1,043	986	1,049	1,185	1,192	1,439	1,509
Fire calls	52	65	45	51	54	64	60	60	82	61
Hazardous materials calls	17	48	51	46	34	46	65	73	72	107
Service calls	98	147	161	188	213	204	362	458	476	412
False alarms	126	124	122	151	89	130	253	271	336	368
Water Utility										
Annual Tap water billed (millions)	891	762	799	836	856	859	850	903	835	917
Number of meters billed	4,174	4,242	4,326	4,377	4,429	4,518	4,890	5,123	4,965	5,012
Transit										
Revenue miles	748,183	804,024	859,550	866,851	869,784	888,499	913,802	772,979	867,935	1,005,749
Passengers	944,357	954,388	979,674	1,002,443	1,051,982	1,054,567	904,931	440,131	633,578	816,825
Accidents	3	8	7	12	11	19	18	14	23	11
Accidents/100,000 miles	0.40	0.99	0.81	1.37	1.26	2.08	2.33	1.81	2.65	1.09

Source: Various Town departments

Capital Assets Statistics by Function
Last Eight Fiscal Years
(Unaudited)

Function	2016	2017	2018	2019	2020	2021	2022	2023
General government								
Town halls	1	1	1	1	1	1	1	1
Public safety								
Stations	1	1	1	1	1	1	1	1
Streets								
Street (miles)	34.0	34.0	34.0	34.0	34.0	34.2	34.2	34.2
Paved alleyways	1.0	1.0	1.0	1.2	1.2	1.2	1.2	1.4
Gravel alleyways	4.1	4.1	4.1	3.9	3.9	3.9	3.9	3.9
Parking garages	1	1	1	1	1	1	1	1
Recreation and culture								
Parks	12	12	12	12	12	12	12	12
Indoor ice arenas	1	1	1	1	1	1	1	1
Aquatics center	1	1	1	1	1	1	1	1
Water utility								
Well pump stations	5	5	5	5	5	5	5	5
Water mains (miles)	64.0	64.0	64.2	64.2	64.2	64.2	64.2	64.2
Water tanks	3	3	3	3	3	3	3	3
Fire hydrants	345	345	345	345	345	345	345	345
Sewage utility								
Sanitary sewers (miles)	57.2	57.2	57.4	57.4	57.4	57.4	57.4	57.4
Maximum daily treatment capacity (thousands of gallons)	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Lift stations	6	6	6	7	7	7	7	7
Manholes	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205

Source: Various town departments

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GOVERNMENT AUDIT REPORTS



TOWN OF JACKSON
WYOMING

JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity
75 YEARS 1948-2023

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

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

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Mayor and Town Council
Town of Jackson, Wyoming

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Jackson, Wyoming (the Town) as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements, and have issued our report thereon dated December 27, 2023.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Town's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



JONES SIMKINS LLC
Logan, Utah
December 27, 2023

JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity

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

Salt Lake City Office:
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Salt Lake City, UT 84101

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Town of Jackson, Wyoming's (the Town) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Town's major federal programs for the year ended June 30, 2023. The Town's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Town complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Town's compliance with the compliance requirements referred to above.

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Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Town's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Town's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Town's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Town's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Town's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing

their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



JONES SIMKINS LLC
Logan, Utah
December 27, 2023

TOWN OF JACKSON, WYOMING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended June 30, 2023

A. Summary of Auditor's Results

Financial Statements

1.	Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:	Unmodified
2.	Internal control over financial reporting: Material weaknesses identified:	No
	Significant deficiencies identified:	None reported
3.	Non-compliance material to financial statements noted:	No

Federal Awards

4.	Internal control over major programs: Material weaknesses identified:	No
	Significant deficiencies identified:	None reported
5.	Type of auditor's report issued on compliance for major federal programs:	Unmodified
6.	Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a):	None
7.	Federal programs tested as major programs:	Coronavirus State and Local Fiscal Recovery Funds - Assistance Listing #21.027 Federal Transit Cluster – Assistance Listing #20.526
8.	Dollar threshold used to distinguish between Type A and Type B programs:	$ 750,000
9.	Auditee qualification as high or low risk:	High

TOWN OF JACKSON, WYOMING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended June 30, 2023

B. Findings related to the financial statements required to be reported in accordance with *Government Auditing Standards.*

None

C. Findings and Questioned Costs Related to Federal Awards Required to be reported in accordance with the Uniform Guidance.

None

TOWN OF JACKSON, WYOMING
SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS
(Client Submitted Document)
Year Ended June 30, 2022

Finding 2022-001

Status: Town management has implemented procedures and controls to ensure all material accounts are being reconciled and reported in accordance with Generally Accepted Accounting Principles.

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2023

GRANTOR/GRANT TITLE	IDENTIFYING NUMBER	ASSISTANCE LISTING NUMBER	TOTAL AWARD AMOUNT	EXPENDITURES
GENERAL FUND				
US Department of Justice:				
Direct Program:				
Bureau of Justice Assistance:				
Office of Justice Programs				
Bullet Proof Vest Partnership	FY2020	16.607	2,365	2,365
Passed through the Wyoming Division of Victim Services:				
VOCA Program	2020-V2-GX-0016	16.575	32,592	32,345
VAWA Program	15JOVW-21-GG-00549-STOP	16.588	7,683	7,421
Passed through the Wyoming Association of Sheriffs & Chiefs:				
Enforcing Underage Drinking	FY2022/2023	93.243	10,000	1,705
US Department of Transportation:				
State and Community Highway Safety Cluster:				
Passed through the Wyoming Department of Transportation:				
Local Impaired Driving High Visibilty Overtime	M5HVE-2022-FA-HV-01	20.616	7,662	3,579
Local Impaired Driving High Visibilty Overtime	M5HVE-2023-BI-HV-02	20.616	9,675	5,259
Occupant Protection High Visibility OT	OP-2023-BI-OP-01	20.616	3,995	1,151
Total General Fund			73,972	53,826
SPECIAL REVENUE FUNDS				
US Department of Transportation:				
Federal Transit Cluster:				
Passed through the Wyoming Department of Transportation:				
Formula Grants for Rural Areas	FT22335	20.509	2,173,549	631,331
Formula Grants for Rural Areas (CARES)	FT23335	20.509	2,167,745	2,167,745
Formula Grants for Rural Areas	FT23335	20.509	2,574,588	962,708
Passed through Idaho Transportation Department:				
Formula Grants for Rural Areas	2020-29	20.509	579,086	62,352
Formula Grants for Rural Areas	2020-28	20.509	306,413	19,649
Formula Grants for Rural Areas	O2371SB	20.509	577,874	157,374
Formula Grants for Rural Areas	O2371S1	20.509	184,562	166,434
Formula Grants for Rural Areas (CARES)	C2080SB	20.509	579,086	143,568
Non-Metropolitan Planning & Research:				
Passed through the Wyoming Department of Transportation:				
State Planning and Research Program	FT22375	20.505	120,000	74,093
US Department of Transportation:				
Federal Transit Administration:				
Bus and Bus Facilities Formula Program:				
Passed through the Wyoming Department of Transportation:				
Bus Purchase	FT21080	20.526	2,752,000	1,481,546
Bus Purchase	FT22363	20.526	2,752,000	2,681,530
Total Special Revenue Funds			14,766,903	8,548,330

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2023 (continued)

GRANTOR/GRANT TITLE	IDENTIFYING NUMBER	ASSISTANCE LISTING NUMBER	TOTAL AWARD AMOUNT	EXPENDITURES
CAPITAL PROJECTS FUNDS				
US Department of Treasury				
Direct Program:				
America Rescue Plan Act	WY4544	21.027	1,833,585	1,692,110
Federal Transit Administration				
Passed through Teton County WY:				
National Infrastructure Investments RAISE	6928-2022-1	20.933	9,319,022	51,859
US Department of Transportation:				
Passed through the Wyoming Department of Transportation:				
Scott Lane/Maple Way Bike/Ped/ADA Improvements	CD20305	20.205	80,000	4,867
Passed through Teton County WY:				
State Planning & Research Program - Teton County	FT22376	20.505	112,121	33,360
US Department of the Interior:				
Passed through Wyoming Department of Environmental Quality:				
Stormwater Management Program Development	NPS2020H	66.460	100,679	7,550
Total Capital Projects Funds			11,445,407	1,789,746
Total Federal Awards			26,286,282	10,391,902

NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Town of Jackson under programs of the federal government for the year ended June 30, 2023. The information in this schedule is·presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Town of Jackson, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Town of Jackson.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3 - INDIRECT COST RATE

The Town of Jackson has not elected to use the 10% de minimis indirect cost rate as allowed under the Uniform Guidance.



Town of Jackson, Wyoming
Annual Comprehensive Financial Report

FOR THE FISCAL YEAR ENDED JUNE 30, 2024

TOWN OF JACKSON
WYOMING



ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
JUNE 30, 2024

Tyler Sinclair
Town Manager

Prepared by:
Department of Finance

Kelly Thompson
Finance Director

Melanie Adams
Finance Manager

Annual Comprehensive Financial Report
Table of Contents
June 30, 2024

INTRODUCTORY SECTION **Page**

Letter of Transmittal 1
GFOA Certificate of Achievement for Excellence in Financial Reporting 5
Organization of Services Chart 6
Elected Officials and Administrative Personnel 7

FINANCIAL SECTION

Independent Auditor's Report 9
Management's Discussion and Analysis 13
Basic Financial Statements
Government-wide Financial Statements
Statement of Net Position 23
Statement of Activities 24
Fund Financial Statements
Balance Sheet - Governmental Funds 25
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position 26
Statement of Revenue, Expenditures and Changes in Fund Balances - Governmental Funds 27
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities 28
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund 29
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - START Bus System Fund 31
Statement of Net Position - Proprietary Funds 32
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Funds 34
Statement of Cash Flows - Proprietary Funds 35
Notes to the Financial Statements 37
Required Supplementary Information
Schedule the Proportionate Share of the Net Pension Liability - Public Employees' Pension Plan 59
Schedule the Proportionate Share of the Net Pension Liability - Law Enforcement Pension Plan 60
Schedule of Contributions - Public Employees' Pension Plan 61
Schedule of Contributions - Law Enforcement Pension Plan 62
Combining Individual Fund Statements and Schedules
Nonmajor Governmental Funds
Combining Balance Sheet - Nonmajor Governmental Funds by Fund Type 63
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Governmental Fund Type 64
Combining Balance Sheet - Nonmajor Special Revenue Funds 65
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Special Revenue Funds 66
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Nonmajor Special Revenue Funds 67
Combining Balance Sheet - Nonmajor Capital Project Funds 73
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Capital Project Funds 74

(continued)

Annual Comprehensive Financial Report
Table of Contents
June 30, 2024 (continued)

Internal Service Funds
- Combining Statement of Net Position - Internal Service Funds 75
- Combining Statement of Revenues, Expenses and Changes Fund Net Position - Internal Service Funds 76
- Combining Statement of Cash Flows - Internal Service Funds 77

Other Supplementary Schedules
- Schedule of Revenues (Sources) and Expenditures (Uses) - General Fund 79

STATISTICAL SECTION (unaudited)

Financial trends
- Net Position by Component - Last Ten Fiscal Years 84
- Changes in Net Position - Last Ten Fiscal years 85
- Fund Balances of Governmental Funds - Last Ten Fiscal Years 87
- Changes in Fund Balances of Governmental Fund - Last Ten Fiscal Years 88

Revenue capacity
- Tax Revenues by Source - Last Ten Fiscal years 89
- Unrestricted State Intergovernmental Revenues by Program - Last Ten Fiscal Years 90

Debt capacity
- Direct and Overlapping Governmental Debt 91
- Ratios of Outstanding Debt by Type 92
- Legal Debt Margin Information 93

Economic and demographic information
- Construction and Bank Deposits - Last Ten Years 94
- Tax Capacity and Estimated Market Value of all Taxable Property - Last Ten Fiscal Years 95
- Property Tax Rates - All Direct and Overlapping Governments - Last Ten Fiscal Years 96
- Taxable Sales - Last Ten Years 97
- Principal Employers - Current Year and Seven Years Ago 98
- Demographic & Economic Statistics 99
- Demographic Statistics - US Census Data 100

Operating information
- Full-time Equivalent Town Employees by Function/Program - Last Ten Fiscal Years 101
- Operating Indicators by Function - Last Ten Fiscal Years 102
- Capital Asset Statistics by Function - Last Seven Fiscal Years 103

GOVERNMENT AUDIT REPORTS

Independent Auditor's Reporting Requirements and Other Communications Required Under the the Uniform Guidance
- Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in in Accordance with Government Auditing Standards 105
- Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance 107
- Schedule of Findings and Questioned Costs 110
- Schedule of Expenditures of Federal Awards 112
- Notes to Schedule of Expenditures of Federal Awards 114

Introductory Section



Administration and Finance

December 27, 2024

To the Honorable Mayor, Members of the Town Council, and the Citizens of the Town of Jackson:

The Wyoming statutes require all cities, towns, and counties to issue an annual report on its financial position and activity prepared in accordance with accounting principles generally accepted in the United States of America (GAAP), and audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants or the Wyoming Office of State Audit. Pursuant to that requirement, we hereby issue the Annual Comprehensive Financial Report (ACFR) of the Town of Jackson for the fiscal year ended June 30, 2024.

The Town of Jackson' financial statements have been audited by Jones Simkins LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Town of Jackson for the fiscal year ended June 30, 2024, are free of misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the Town of Jackson's financial statements for the fiscal year ended June 30, 2024, are fairly presented in conformity with GAAP.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A compliments this letter of transmittal and should be read in conjunction with it. The MD&A can be found on pages 13-22.

PROFILE OF THE GOVERNMENT

The Town of Jackson, incorporated in 1914, is located in Teton County near the Wyoming and Idaho border south of the Grand Teton and Yellowstone National Parks. The town currently has a land area of nearly 4 square miles and an estimated population of 10,600. The Town of Jackson is empowered to levy 8 mills of property tax on both real and personal properties located within its boundaries. The Town implemented a property tax of 0.5 mills during 2022. This is the first property tax assessment by the Town since 1977. It is also empowered by state statute to extend its corporate limits by annexation, which is done periodically when deemed appropriate by the Town Council.

The Town of Jackson is governed by city code under Wyoming Statutes with a council-mayor form of government. Policy-making and legislative authority are vested in a Town Council consisting of the mayor and four council members. The Town Council is responsible, among other things, for passing ordinances, resolutions, adopting the budget, appointing commissions, authorities, and committees, and hiring the town manager, town attorney and municipal judge. The town manager is responsible for carrying out the policies and ordinances of the Town Council, for overseeing the day-to-day operations of the town government, and for appointing the heads of the various departments. The council is elected on a non-partisan basis. All four council members and the mayor are elected at large. Council members serve staggered four-year terms, with elections occurring every even year. Effective 2017, the mayor serves a four-year term.

The Town of Jackson provides a full range of services, including police and fire protection; construction and maintenance of streets and infrastructure; recreational facilities and pathways, water, sewage, and transit services. Additionally, the town owns rental properties for employees.



FACTORS AFFECTING FINANCIAL CONDITION

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the Town of Jackson operates.

Local economy. The Town of Jackson is located at the southern entrance to Grand Teton and Yellowstone National Parks in the northwest corner of Wyoming. Dramatic mountain peaks, including the Tetons, the Gros Ventres, and Snow King form a breathtaking backdrop to our valley (called Jackson Hole). The Town of Jackson is home to a little over 10,600 people and another 12,600 live in the unincorporated county (Teton).

Jackson's economy is centered on tourism and lifestyle. Approximately four million guests visit each year and more than 700,000 skier days are tallied at the Jackson Hole Mountain Resort. The abundance of outdoor recreation opportunities, the unsurpassed scenic beauty, the prevalence of many species of wildlife, the lack of individual state income tax, and the high quality of life give Jackson unsurpassed appeal as a place to live, visit and recreate.

At fiscal year-end, the Town of Jackson's employment picture, at a 1.7% unemployment rate (Teton County), is healthier than the 4.1% national average. The state of Wyoming has an unemployment rate of 2.9%.

FINANCIAL INFORMATION

Management of the town is responsible for establishing and maintaining internal control designed to ensure that the assets of the government are protected from loss, theft, or misuse, and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with accounting principles generally accepted in the United States of America. Internal control is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgments by management.

This report consists of management's representations concerning the finance of the town. As a result, management assumes full responsibility for the completeness and reliability of all the information and content presented in this ACFR. Additionally, management asserts that, to the best of their knowledge and belief, this financial report is complete and reliable in all material respects.

Budgetary Controls. The annual budget serves as the foundation for the Town of Jackson's financial planning and control. All departments, authorities, and commissions of the town submit requests for appropriation to the town manager in February of each year. The town manager uses these requests as the starting point for developing a proposed budget. The town manager then presents this recommended budget to the council for review prior to May 15. The council is required to hold public hearings on the proposed budget and to adopt a final budget no later than June 30, the close of the town's fiscal year. The budget is prepared by fund (general), function (e.g., public safety), department (e.g., police), and division (e.g., patrol). All expenditures require the approval of the Town Council. Budget-to-actual comparisons are provided in this report for each individual governmental fund which an annual budget has been adopted. For the general fund and major special revenue funds, this comparison is presented starting on page 29 of the basic financial statements. For non-major special revenue funds, with annual budgets, this comparison is presented in the governmental fund subsection of this report, which starts on page 67.

Long-term Financial Planning. The Town's strategic vision is laid out in a Council bi-annual Work Plan, supported by a five-year financial model and

Capital Improvement Program. The Plan identifies the Town's strategic intent and identifies areas for emphasis and funding. The Town's near-term and long-term fiscal planning are focused on accomplishing Work Plan objectives. A five-year financial model and Capital Improvement Program are maintained to assess the attainability and sustainability of these objectives.

The Town Council supports and understands that the main area of focus for the Town of Jackson is the provision of core services, maintaining the current level of service already supported and approved through the annual budget, and most importantly those services that directly contribute to and maintain the health, safety, and welfare of the citizens and guests to our community. A brief summary includes:

Safety and security provided through law enforcement, fire protection, building safety and inspection, animal control, contractor licensing, and municipal court and prosecution services.

Infrastructure, facility and public asset management provided through street, sidewalk and right of way maintenance and snow removal services, engineering, preventive and proactive facility management, and parking enforcement.

Health and well-being provided through water treatment and distribution, sewer collection and treatment, emergency medical services, and victim services.

Development and economic oversight provided through code compliance, planning and development review, permit processing, and business, liquor, taxi, special event, and rental licensing.

Accessibility and livability provided through public transit, community and affordable housing, parks and recreation, and pathway creation and maintenance.

Internal services for the Town of Jackson organization that support the efficiency and effectiveness of our local government provided through information technology support, records management and access, fleet maintenance, public information, legal services, personnel services, financial accounting, and overall coordination, administration, leadership and management of government services and day to day operations.

Major Budget Initiatives.

To continue to be a resilient community, we will need to preserve and maintain General Fund Reserves to have the resources to adapt to uncertain times ahead. Looking ahead, recurring expenses are expected to exceed recurring revenues. We must continue evaluating our revenue streams and expenditures, to determine how to ensure a balanced budget into the future.

Due in part to COVID-19 pandemic we reinforced the importance of our fiduciary responsibility to maintain and continue building a strong, resilient community in the short, mid, and long-term. Due to years of prudent budgeting and planning, the Town was able to respond to reduced revenues projected and maintain a well-resourced and responsive Town government to close fiscal year 2024.

The Town will need to prioritize our core services, capital projects and consider reducing funding to the areas of lower priority and/or work to consider a new funding source(s) to maintain current Town program services and capital improvement projects. As our community changes, various core services continue to see increased need year-over-year. The Town simply does not have the capacity to absorb such continuous growth without increasing revenue or reducing existing program services and capital projects.

Single Audit. As a recipient of federal awards, the town is also responsible for ensuring that adequate internal controls are in place to ensure compliance with applicable laws and regulations related to those programs. The internal controls are subject to periodic evaluations by town management and external auditors.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Jackson, Wyoming for its comprehensive financial report for the fiscal year ending June 30, 2023. This is the 38th year the town has received this prestigious award. In order to be awarded the Certificate of Achievement, the government must publish an easily readable and efficiently organized annual comprehensive financial report. This report satisfies both accounting principles generally accepted in the United States of America and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to the Certificate of Achievement Program's requirements, and we are submitting it to GFOA to determine its eligibility for another certificate.

The preparation of this report could not be accomplished without the professional, efficient services of the Town Finance Department staff. We would like to express our appreciation to all members of the staff, with special recognition for the assistance contributed by Finance Manager Melanie

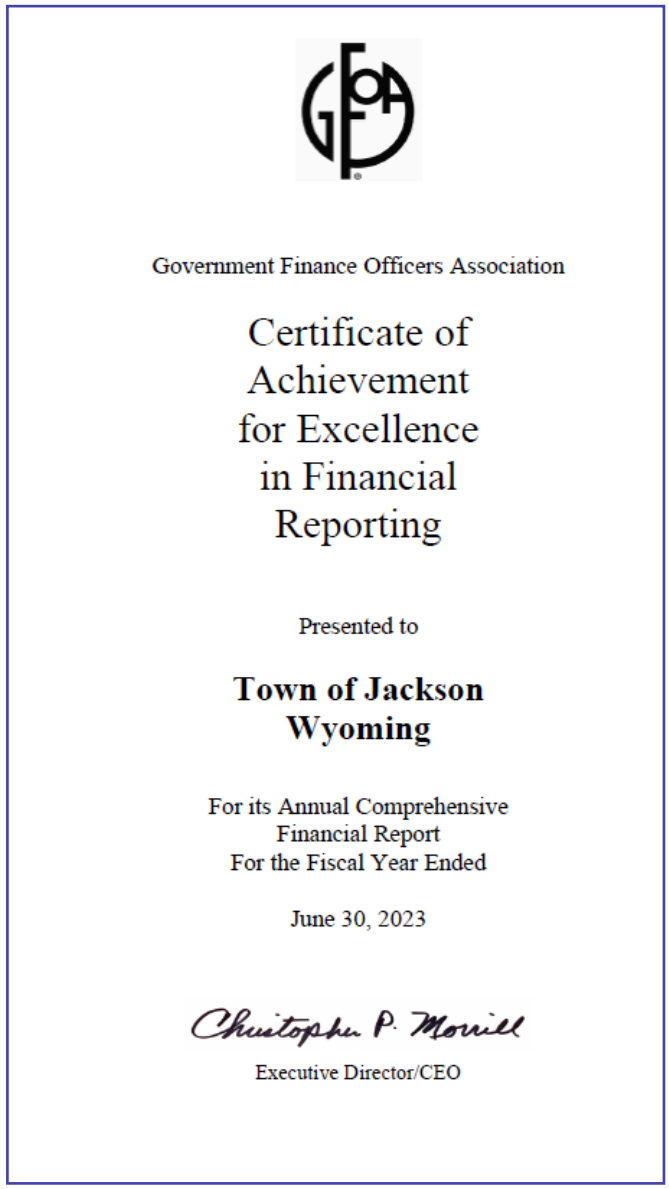
Adams and Senior Deputy Treasurer Pauline Scholes. Due credit also should be given to the mayor and the council for their support in planning and conducting the operations of the town in a responsible and progressive manner.



Tyler Sinclair
Town Manager



Kelly Thompson
Finance Director

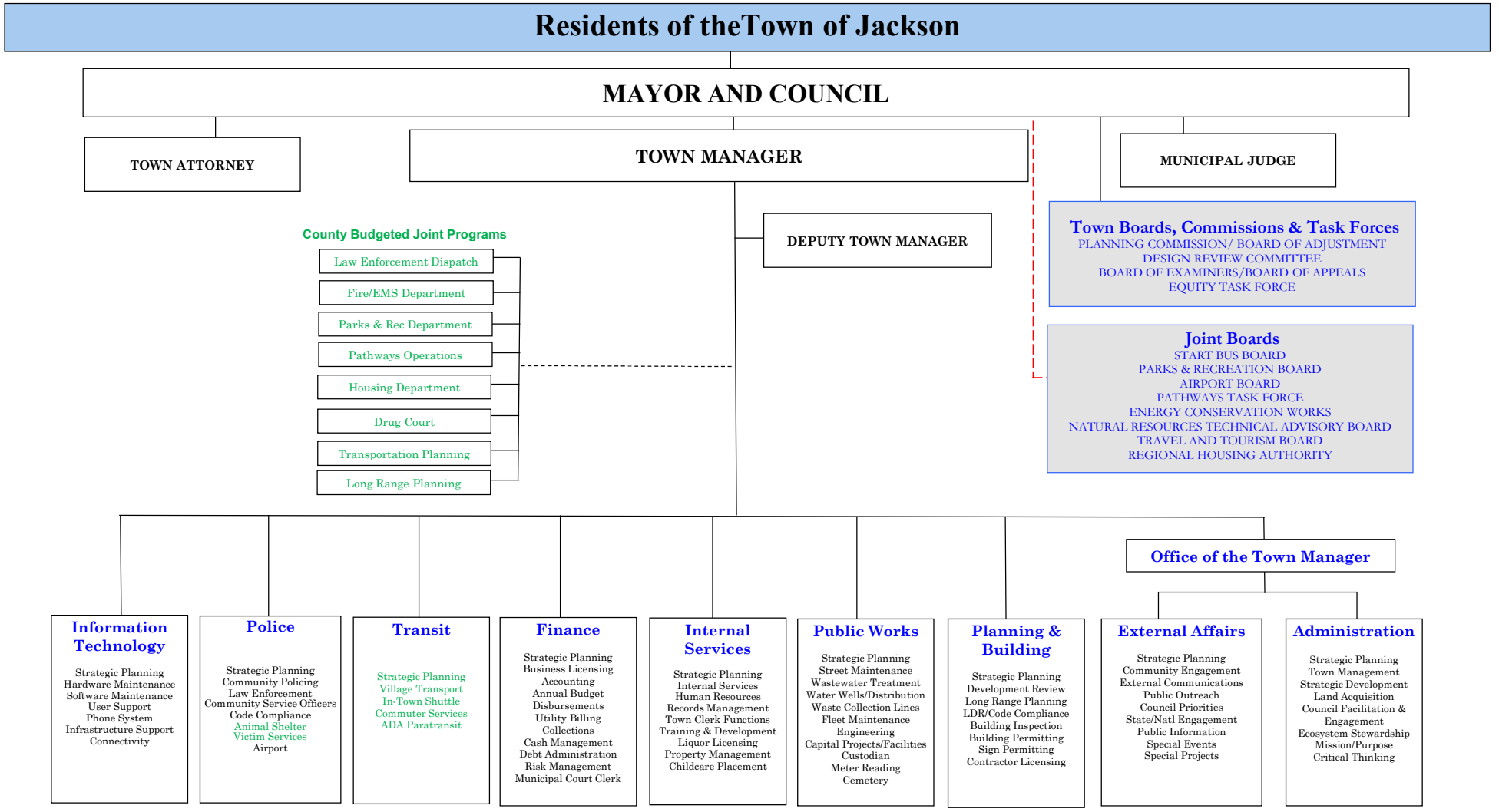


The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate for Excellence in Financial Reporting to the Town of Jackson, Wyoming for its annual comprehensive financial report for the fiscal year ended June 30, 2023.

In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

TOWN OF JACKSON ORGANIZATION



MAYOR & TOWN COUNCIL

Position	Name	Term Expires
Mayor	Hailey Morton Levinson	12/31/2024
Council, Vice Mayor	Arne Jorgensen	12/31/2026
Council	Jonathan Schechter	12/31/2026
Council	Jessica Chambers	12/31/2024
Council	Jim Rooks	12/31/2024

TOWN STAFF

Town Manager	Tyler Sinclair
Town Attorney	Lea Colasuonno
Municipal Judge	Christopher Leigh
Director of Internal Services	Roxanne Robinson
Director of External Services	Susan Scarlata
Finance Director	Kelly Thompson
Police Chief	Michelle Weber
Planning and Building Director	Paul Anthony
Public Works Director	Floren Poliseo
Transit Director	Bruce Abel
IT Director	Michael “Zolo” Palazzolo

JOINT TOWN/COUNTY STAFF

Fire/EMS Chief	Mike Moyer
Parks & Recreation Director	Steve Ashworth
Jackson/Teton County Affordable Housing Director	April Norton



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FINANCIAL SECTION



JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity

75 YEARS 1948-2023

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

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

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Town Council
Town of Jackson, Wyoming

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Jackson, Wyoming (the Town), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town, as of June 30, 2024, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund and START Bus System Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of proportionate share of the net pension liability, and the schedule of contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The supplementary information listed in the table of contents, including the accompanying schedule of expenditures of federal awards as required by *Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 27, 2024 on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.



JONES SIMKINS LLC
Logan, Utah
December 27, 2024

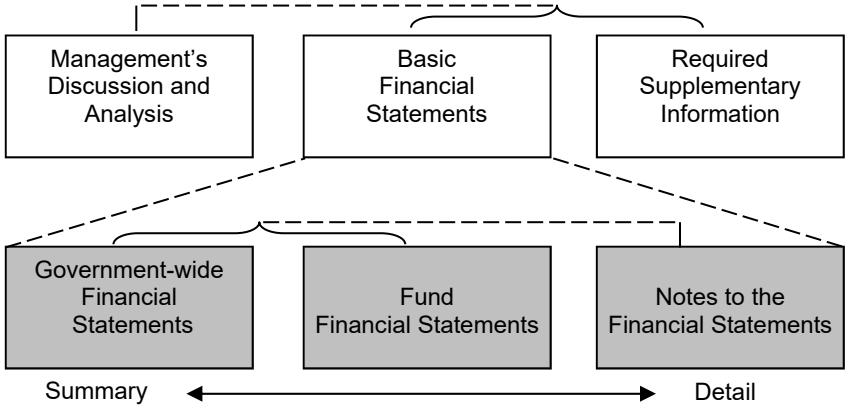
Management's Discussion and Analysis

As management of the Town of Jackson (Town), we offer readers of the Town's basic financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended June 30, 2024. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-4 of this report.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The Town's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

COMPONENTS OF THE ANNUAL FINANICAL REPORT



Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Town of Jackson's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Town's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

The statement of activities presents information showing how the Town's net position changed during the most recent fiscal year. All changes in net positions are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the Town of Jackson that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Town include general government, public safety, public works, health and welfare, community development, transit, and recreation and culture. The business-type activities of the Town include water and sewage utilities.

The government-wide financial statements can be found on pages 23-24 of this report.

Fund financial statements. The fund financial statements focus on current available resources and are organized and operated on the basis of funds, each of which is defined as fiscal and accounting entity with a self-balancing set of accounts established for the purpose of carrying on specific or attaining certain objectives in accordance with special regulations, restriction or limitations. The Town, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Town can be divided into two categories: governmental funds, and proprietary funds. The Town does not maintain any fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financial requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Town's near term

financial decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and change in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town maintains four major governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, one special revenue fund, and two capital project funds, all of which are considered major funds. Data from eleven other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The Town adopts an annual appropriated budget for its general and special revenue funds. A budgetary comparison statement has been provided for those funds to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 25-31 of this report.

Proprietary funds. The Town of Jackson maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the governmental-wide financial statements. The Town uses enterprise funds to account for its water and sewage operations. Internal service funds are accounting devices used to accumulate and allocate costs internally among the Town's various functions. The Town uses internal service funds to account for its fleet management, employee insurance (self insurance), information technology (IT), and central equipment operations. Because all of these services predominately benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water and sewage utilities. Both are considered major funds of the Town. Conversely, all internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found on pages 32-36 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are not reported in the governmental-wide financial statements because the resources of those funds are not available to support the Town of Jackson's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The Town of Jackson currently maintains no fiduciary funds.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 37-58 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the Town's funding obligation related to participation in a defined benefit plan. Required supplementary information can be found on pages 59-62 of this report.

The combining statements referred to earlier in connection with non-major governmental funds and internal service funds can be found immediately following the required supplementary information.

Combining and individual fund statements can be found on pages 63-78.

FINANCIAL HIGHLIGHTS

- The Town's net position (assets and deferred outflows of resources minus liabilities and deferred inflows of resources) increased by 4.3% as a result of this year's operations. The net position of the Town's governmental activities increased $8,751,417 (4.3%) and net position of the Town's business-type activities increased $2,064,040 (4.4%).
- Overall, capital assets (net of accumulated depreciation and amortization) increased $16,864,288. Capital assets of governmental activities increased $17,505,735 (12%) and capital assets of business-type activities decreased $941,447 (1.9%). Significant governmental capital assets acquisitions included: $16,136,599 for Core Services Maintenance Facility construction, $4,310,340 for six transit buses, $798,164 for START intelligent transit system software and hardware, $539,381 in infrastructure improvements, and $865,390 in fleet equipment and vehicles which includes ten police vehicles. Significant business-type capital assets acquisitions included: $993,090 for water line infrastructure, $79,969 for west Jackson water transmission project design, and $1,389,087 in sewer line installation. The

capital increases in the business-type activities are offset by $1,688,646 in current year depreciation and amortization.

- The Town's long-term liabilities decreased $3,640,425 (23%). The decrease was a result of a $3,576,301 decrease in net pension liability, $36,932 increase in lease liabilities and $112,053 decrease in subscription liability.
- At the close of the current fiscal year, the Town's governmental funds reported total ending fund balances of $52,584,678, a decrease of $8,463,741 (14%). The decrease is mainly due to a $9,951,832 decrease in the 5th Cent Capital Projects Fund for construction of the Core Services Maintenance Facility.
- The General Fund's total fund balance increased $345,715 (2%) to $19,072,428. The ending fund balance is 54% of General Fund expenditures. $2,539,368 of the fund balance is assigned to the FY2025 budget.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

NET POSITION

	Governmental Activities		Business-type Activities		Total Government	
	2024	2023	2024	2023	2024	2023
Current and other assets	$ 69,386,271	$ 76,877,407	$ 17,308,131	$ 15,267,241	$ 86,694,402	$ 92,144,648
Capital assets	167,317,309	149,811,574	33,859,596	34,501,043	201,176,905	184,312,617
Total assets	236,703,580	226,688,981	51,167,727	49,768,284	287,871,307	276,457,265
Deferred outflow of resources	3,984,952	5,596,771	321,953	367,478	4,306,905	5,964,249
Other liabilities	9,464,800	8,531,540	231,615	879,938	9,696,415	9,411,478
Long-term liabilities	12,002,546	15,642,971	2,136,606	2,239,996	14,139,152	17,882,967
Total Liabilities	21,467,346	24,174,511	2,368,221	3,119,934	23,835,567	27,294,445
Deferred inflow of resources	6,410,522	4,051,994	49,923	8,332	6,460,445	4,060,326
Net position:						
Net investment in capital assets	165,064,537	147,278,595	32,976,854	33,465,147	198,041,391	180,743,742
Restricted	17,981,418	18,054,440	-	-	17,981,418	18,054,440
Unrestricted	29,764,709	38,726,212	16,094,682	13,542,349	45,859,391	52,268,561
Total net position	$ 212,810,664	$ 204,059,247	$ 49,071,536	$ 47,007,496	$ 261,882,200	$ 251,066,743

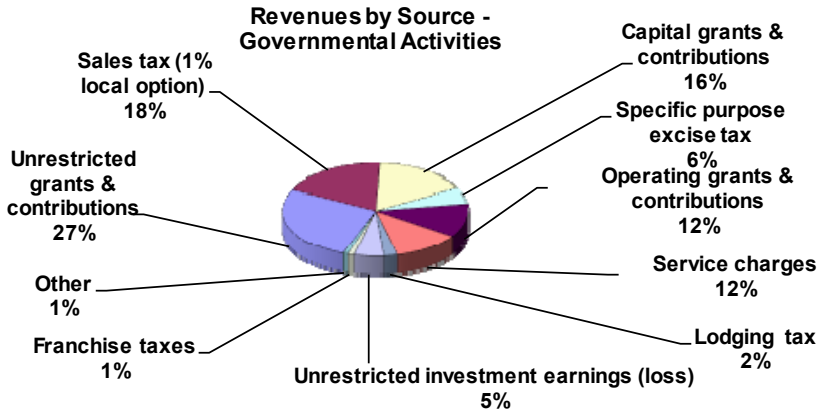
By far the largest portion of the Town's net position (76%) reflects investments in capital assets (e.g. land, buildings, structures, systems, machinery, equipment, infrastructure, and intangible assets), net of any related debt used to acquire those assets that is still outstanding. The Town uses assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town's investment in capital assets is reported net of related debt, it should be noted that resources needed to repay this debt must be provided from other sources, since capital assets themselves cannot be used to liquidate these liabilities.

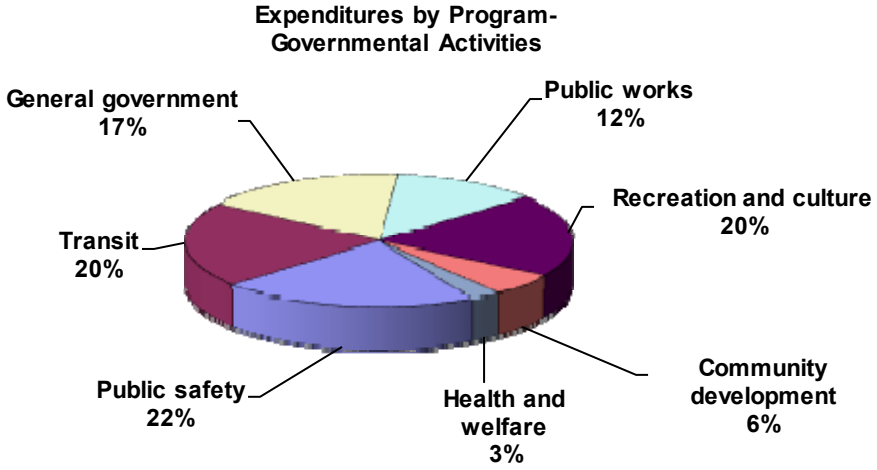
A small portion of the Town's net position (7%) represents resources that are subject to external restrictions on how they can be used. The $73,022 decrease in governmental activities restricted net position is primarily due to 2019 Special Purpose Excise Tax (SPET) project expenditures for Core Services Maintenance Facility exceeding SPET collections. The remaining unrestricted net position of $45,859,391 may be used to meet one-time obligations to citizens and creditors. Of the unrestricted net position, $16,094,682 (35%) is attributable to business-type activities. The unrestricted governmental activities net position decreased $8,961,503 (23%), while

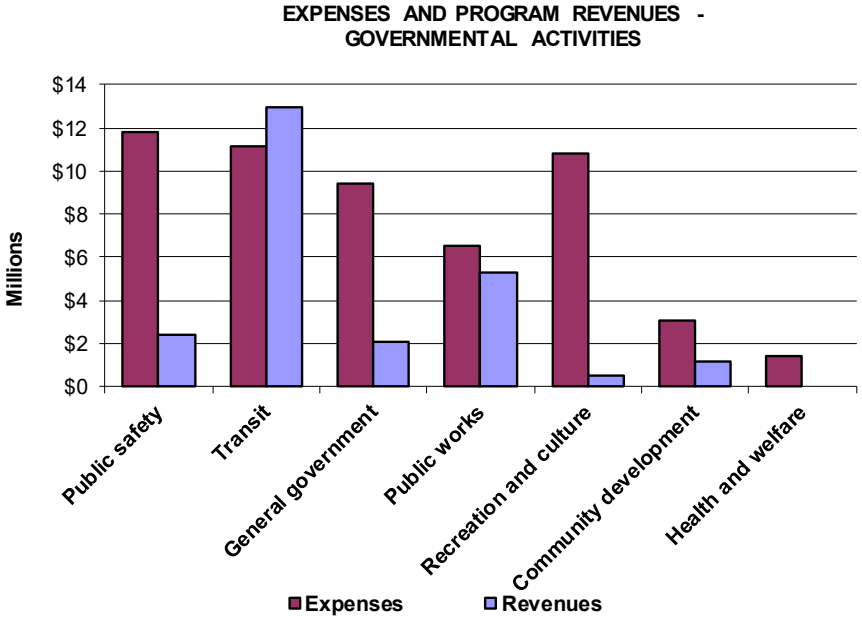
business-type activities unrestricted net position increased $2,552,333 (18.8%). The government-wide total unrestricted net position decrease of $6,409,170 (14.0%) is primarily due to Core Services Maintenance Facility construction within the 5th Cent Capital Projects Fund. Business-type capital assets decreased by $641,447 (1.9%) due to accumulated depreciation increase exceeding capital asset acquisitions.

CHANGE IN NET POSITION

	Governmental Activities		Business-type Activities		Total Government	
	2024	2023	2024	2023	2024	2023
REVENUES						
Program revenues:						
Charges for services	$ 7,212,311	$ 5,993,164	$ 5,489,786	$ 5,456,307	$ 12,702,097	$ 11,449,471
Operating grants and contributions	7,234,630	6,316,912	12,600	16,313	7,247,230	6,333,225
Capital grants and contributions	9,918,294	8,222,615	2,356,617	1,174,196	12,274,911	9,396,811
General revenues:						
Sales tax (1% local option)	11,147,256	10,505,372	-	-	11,147,256	10,505,372
Specific purpose excise taxes	3,404,553	7,617,460	-	-	3,404,553	7,617,460
Lodging tax	1,453,950	1,820,925	-	-	1,453,950	1,820,925
Franchise taxes	663,816	652,950	-	-	663,816	652,950
Property taxes	475,257	407,834	-	-	475,257	407,834
Unrestricted grants and contributions	16,189,973	14,760,164	-	-	16,189,973	14,760,164
Unrestricted investment earnings (loss)	3,158,372	1,792,501	825,457	334,133	3,983,829	2,126,634
Other	567,246	793,060	-	-	567,246	793,060
Total revenues	61,431,058	58,882,957	8,684,460	6,980,949	70,115,518	65,863,906
EXPENSES						
Program activities:						
Governmental activities:						
General government	9,389,167	7,109,167	-	-	9,389,167	7,109,167
Public safety	11,761,342	11,910,706	-	-	11,761,342	11,910,706
Public works	6,552,640	6,009,580	-	-	6,552,640	6,009,580
Transit	11,155,584	10,412,575	-	-	11,155,584	10,412,575
Health and welfare	1,430,018	1,231,374	-	-	1,430,018	1,231,374
Community development	3,071,972	1,490,139	-	-	3,071,972	1,490,139
Recreation and culture	10,789,932	2,191,905	-	-	10,789,932	2,191,905
Interest on long-term debt	76,076	54,994	-	-	76,076	54,994
Business-type activities						
Water	-	-	2,333,184	2,151,531	2,333,184	2,151,531
Sewage	-	-	2,740,146	2,931,407	2,740,146	2,931,407
Total expenses	54,226,731	40,410,440	5,073,330	5,082,938	59,300,061	45,493,378
Excess (deficiency) before transfers	7,204,327	18,472,517	3,611,130	1,898,011	10,815,457	20,370,528
Transfers in (out)	1,547,090	1,443,198	(1,547,090)	(1,443,198)	-	-
Increase (decrease) in net position	8,751,417	19,915,715	2,064,040	454,813	10,815,457	20,370,528
Net position at the beginning of the year	204,059,247	184,143,532	47,007,496	46,552,683	251,066,743	230,696,215
Net position at the end of the year	$ 212,810,664	$ 204,059,247	$ 49,071,536	$ 47,007,496	$ 261,882,200	$ 251,066,743







Governmental Activities. The most significant revenue (27%) of the governmental activities are $16.2M in unrestricted grants and state shared revenue. The majority of the revenue in the state-shared category consists of the 4% state-shared sales and use tax ($13.6M) followed by federal mineral royalties ($.5M), gasoline tax ($.5M), various Teton County reimbursements ($.5M), and severance tax ($.4M). The 1% local option (5th cent) sales tax makes up the second highest source of revenue ($11.1M or 18%) in the governmental funds. The revenue generated from the 5_{th} cent sales tax is split evenly between the general fund and capital projects fund. Capital grants and contributions make up the third highest source of revenue ($9.9M or 16%) in the governmental funds.

Public Safety (police, fire/EMS, building inspector, victim services, animal shelter and dispatch) expenses (22%) was the most significant followed by Transit (20%), Recreation and Culture (20%), General Government (17%), Public Works (12%), Community Development (6%), and Health and Welfare (3%). Included in these amounts is $5,734,371 of depreciation and amortization expense, which is 12% of the total expenses for governmental activities.

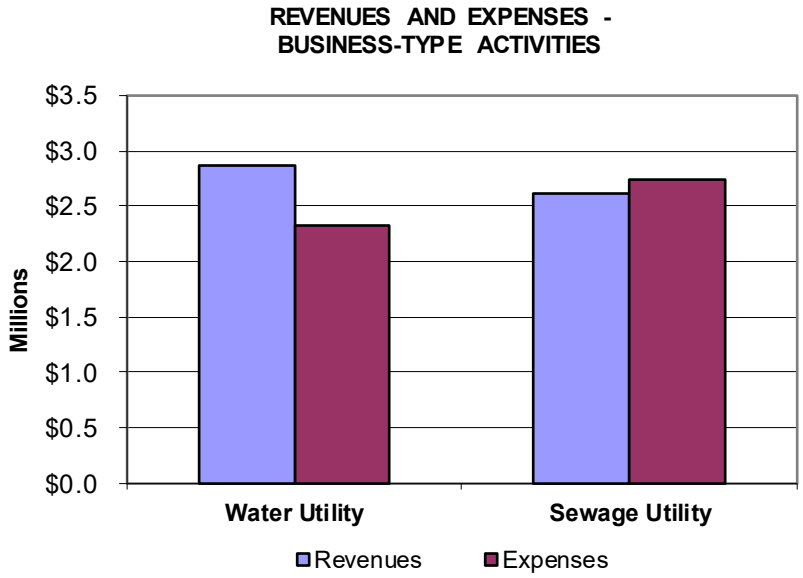
Governmental revenues increased $2,548,101 (4%), in the current year, with the most significant portion of the increase attributable to higher capital grants and

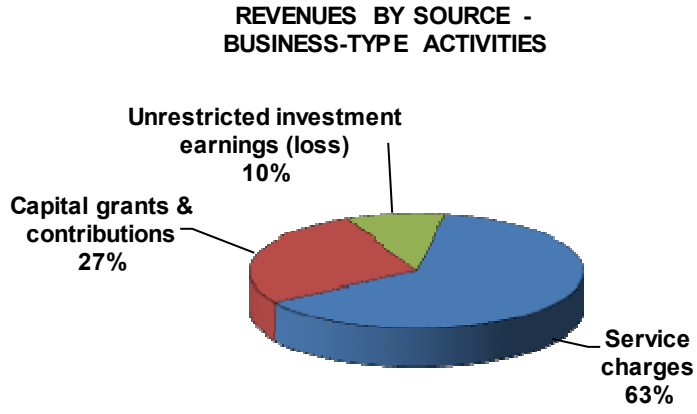
contributions ($1,695,679) and operating grants and contributions ($1,219,147). Capital grants were higher due to $4,159,078 received from Teton County towards completion of the Core Services Maintenance. Operating grants were higher due to Teton County and federal matches for START Bus System service increases.

Governmental activities expenses increased $13,816,291 (34%) in the current year. The most significant changes in program expenses were as follows:

- General government expenses increased $2,280,000 (32%). The majority of the increase is due to total compensation increases and capital outlay.
- Public safety expenses decreased $149,364 (1%). The decrease is related to pension expense being lower than prior year.
- Public works expenses increased $543,060 (9%). The increase is related to increases in total compensation and street maintenance.
- Health & Welfare expenses increased $198,644 (16%) to meet request increases from local non-profits.
- Transit operating expenses increased $743,009 (7%). The increase is related to total compensation increases and increased service levels.
- Recreation and culture expenses increased $8,598,027 (392%), primarily due to an increase in the operating match for Parks and Recreation (Teton County) department and Town share of the Recreation Center Renovation.
- Interest expense increased $21,083 (38%) due to GASB 87 lease and GASB 96 subscription arrangement accounting.

There were no other programs with significant or unusual changes.





Business-type activities. Business-type activities increased the Town's net position by $2,064,040 (4%). In the prior year, the business-type activities increased the Town's net position by $454,813 (1%).

Key elements of the change are as follows:

Water Fund operating revenues decreased $62,464 (2%), which is reflective of lower irrigation volume. Sewage Fund operating revenues increased $95,943 (4%), mainly due to increased connections and tourism.

Capital grants and contributions totaled $2,356,617, 101% higher than the prior year total of $1,174,196. Capital grants and contributions include capacity and tap fees charged to new customers and intergovernmental grants for capital improvements. Capacity and tap fees increased due to a few large developments in the current year coupled with fee increases. Depreciation and amortization expenses in the water and sewage utilities for fiscal year 2024 were $751,459 and $937,187, respectively.

FINANCIAL ANALYSIS OF THE TOWN'S FUNDS

Governmental funds. The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, spendable fund balances may serve as a useful measure of a government's net resources available for expenditure at the end of the fiscal year.

At June 30, 2024, the Town's governmental funds reported total ending fund balances of $52,584,678, a decrease of $8,463,741 (14%) when compared with the prior year. Nearly 34% or $17,981,418 of the total ending fund balances constituted restricted fund balances, which are considered unavailable for appropriation for general operations. The prior year restricted fund balances totaled $18,054,440. The decrease is mostly attributable to 2019 SPET project expenditures for the Core Services Maintenance Facility exceeding tax revenues.

At the end of the fiscal year, the General Fund reported a fund balance of $19,072,428 increasing $345,715 (2%) from the prior year. General Fund operating revenues were $3,104,729 (10%) more than the prior fiscal year and operating expenditures increased by $4,225,831 (19%). Transfers in increased by $50,562 (3%), primarily due to indirect cost allocations for staff. Transfers out decreased by $7,569,267 (45%). This is due to one-time transfers to the Capital Projects Fund to fund multiple, large capital projects in the prior year.

General Fund expenditures decreased $4,225,831 (19%). Salaries and salary related expenditures (Wyoming Retirement, Workers' Compensation, health insurance, etc.) increased $1,047,274 (9%) for all functions. Increase is primarily due to a 7.3% wage increase and $2,648,730 increase in Teton County joint departments.

The START Bus System Fund net change in fund balance was positive by $1,372,532 (77%). Total expenditures were $14,080,975. Operating expenditures increased $212,312, mainly due to labor increases. There were $5,324,935 in capital outlays during the fiscal year related to purchasing six transit buses, Stilson Transit Center design and fare technology. Intergovernmental revenues increased to $408,662 from the prior year total of $10,477,320. This is due to US Department of Transportation grant matches of approximately 80% for the bus purchases. Transit fares increased $181,534 from the prior year. $142,976 of the fare increase is due to the new airport shuttle service. The Town contributed $2,614,309 and Teton County contributed $2,064,278 for a total of $4,678,587 to the fund in fiscal year 2024.

The 5th Cent Capital Project Fund saw its fund balance decrease $9,951,832 (60%) to $6,647,317. The General Fund transferred $6,434,838 in 5th Cent sales tax to the fund in FY2024, a decrease of $8,871,369 from FY2023. This is due to one-time transfers to the Capital Projects Fund to fund multiple, large capital projects.

The 2019 SPET Fund saw its fund balance decrease $752,917 to $10,795,365. This is due to construction on the Core Services Maintenance Facility and project expenditures exceeding tax collections. This fund has received all $29,000,000 in SPET revenues. The fund will continue to decrease due to project expenditures in future years.

Proprietary funds. The proprietary funds financial statements provide the same type of information found in the government-wide financial statements, but in greater detail.

The water utility's net position increased $836,369 (4%) from the prior fiscal year. In 2024, operating revenues decreased $62,464 (2%). Capital contributions increased to $646,373 from $299,683 in the previous year (116%). Operating expenses increased $196,532 (9%) to $2,306,713. The 2024 operating income of $562,590 includes $751,459 in depreciation and amortization.

The sewage utility's net position increased $1,213,897 (4%) in the fiscal year ending June 30, 2024. Sewage utility operating revenues increased $95,943 (4%) to $2,620,483 and the utility's operating expenses decreased $204,579 (7%) to $2,741,749. Capital contributions increased $835,731 (96%) from

$874,513 to $1,710,244. The $121,266 operating loss includes $937,187 in depreciation and amortization.

Other factors of the changes in income from operations have previously been discussed in the government-wide financial analysis of business-type activities.

GENERAL FUND BUDGETARY HIGHLIGHTS

The differences between the 2024 original budget and the final amended budget are adopted by council resolution throughout the year.

General Fund revenues totaled $33,740,909 and exceeded the final budget by $1,934,313 (6%). General taxes and intergovernmental revenues were $249,119 (2%) and $435,235 (3%) higher than budget, respectively. This is due to sales tax related revenues which were budgeted to increase 3% over FY2024 actuals. However, this major revenue source increased 6%. This increase is attributable to tourism and sales tax generating transactions increasing over FY2023.

General Fund operating expenditures totaled 26,135,671. This was $2,422,564 (8%) less than the final amended budget and $1,961,981 (7%) less than the adopted budget. Including transfers out, supplemental appropriations from budget amending Council actions increased the original budget by $553,425 (1.5%). The majority of this increase was for the Town share of Teton County joint departments who increased due to a compensation study implementation. In fiscal year 2024, no divisions finished the year over budget.

The General Fund year end fund balances since 2014 are as follows:

Year	Amount	Year	Amount
2015	$ 7,049,752	2020	$ 12,158,856
2016	7,484,300	2021	18,020,470
2017	7,650,890	2022	24,879,725
2018	8,329,716	2023	18,726,713
2019	8,683,289	2024	19,072,428

CAPITAL ASSETS AND DEBT ADMINISTRATION

CAPITAL ASSETS
(net of accumulated depreciation and amortization)

	Governmental Activities		Business-type Activities		Total Government	
	2024	2023	2024	2023	2024	2023
Land	$ 33,351,431	$ 33,351,431	$ 1,100,404	$ 1,100,404	$ 34,451,835	$ 34,451,835
Construction in progress	33,335,691	19,713,986	881,952	2,423,171	34,217,643	22,137,157
Building, structures, & improvements	42,309,209	44,124,278	30,313,113	29,317,369	72,622,322	73,441,647
Machinery and equipment	21,074,133	16,828,745	1,530,358	1,615,074	22,604,491	18,443,819
Intangible assets	5,703,076	5,773,005	-	-	5,703,076	5,773,005
Right to use assets -buildings	817,235	801,220	-	-	817,235	801,220
Right to use assets - easments	-	-	33,769	45,025	33,769	45,025
Right to use assets - subscription asset	327,524	370,924	-	-	327,524	370,924
Infrastructure	30,399,010	28,847,985	-	-	30,399,010	28,847,985
Total	$ 167,317,309	$ 149,811,574	$ 33,859,596	$ 34,501,043	$ 201,176,905	$ 184,312,617

Capital assets. The Town's investment in capital assets for its governmental and business-type activities at June 30, 2024 totaled $201,176,905 (net of accumulated depreciation and amortization). This investment in capital assets included land, construction in progress, structures, systems, machinery and equipment, intangible assets, right to use assets and infrastructure.

Major governmental activities capital assets include: $16,136,599 for Core Services Maintenance Facility construction, $4,310,340 for six transit buses, $798,164 for START intelligent transit system software and hardware, $539,381 in infrastructure improvements, and $865,390 in fleet equipment and vehicles which includes ten police vehicles. The total government-wide capital asset increase over the prior fiscal year is approximately $16,864,288; governmental activities increased 12% and business-type activities decreased 9%.

Additional information on the Town's capital assets can be found in the notes to the financial statements on pages 48-49.

LONG-TERM LIABILITIES

	Governmental Activities		Business-type Activities		Total Government	
	2024	2023	2024	2023	2024	2023
Accrued interest payable	$ 702	$ 764	$ 19,697	$ 20,435	$ 20,399	$ 21,199
Lease payable	886,188	849,256	34,950	46,068	921,138	895,324
Subscription liability	166,466	278,519	-	-	166,466	278,519
Note payable - Snow King	563,375	612,863	-	-	563,375	612,863
Notes payable - State of Wyoming	-	-	847,792	879,579	847,792	879,579
Net pension liability	10,386,517	13,902,333	1,253,864	1,314,349	11,640,381	15,216,682
Total	$ 12,003,248	$ 15,643,735	$ 2,156,303	$ 2,260,431	$ 14,159,551	$ 17,904,166

Long-term liabilities. The Town's outstanding long-term liabilities - including notes payable, accrued interest payable, and net pension liability - totaled $14,159,551 at June 30, 2024. Governmental long-term and business-type long-term liabilities decreased primarily due to net pension liability decrease.

Additional information on the Town's long-term liabilities can be found in the notes to the financial statements on pages 51-57 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

- The unemployment rate for the Teton County, Wyoming area for June 30, 2024 was 1.7%, which is below the state average (2.9%) and below the national average (4.1%).
- In this budget, the Town continues to focus on staff retention and maintaining standard departmental budgets to provide expected levels of service while considering prudent requests for modest increases focused on staff retention and matching service levels with capacity.
- To continue to be a resilient community, we will need to preserve and maintain General Fund Reserves to have the resources to adapt to uncertain times ahead. Looking ahead, recurring expenses are expected to exceed recurring revenues. We must continue evaluating our revenue streams and expenditures, to determine how to ensure a balanced budget into the future.
- The Town will need to prioritize our core services, capital projects and consider reducing funding to the areas of lower priority and/or work to consider a new funding source(s) to maintain current Town program services and capital improvement projects. As our community changes, various core services continue to see increased need year-over-year. The Town simply does not have the capacity to absorb such continuous growth without increasing revenue or reducing existing program services and capital projects.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Town's finances for all those interested in governmental finance. Questions concerning any information in the report or requests for additional information should be addressed to Town of Jackson, Finance Department, P.O. Box 1687, Jackson, WY 83001.

Statement of Net Position
June 30, 2024

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	$ 33,494,081	$ 9,022,587	$ 42,516,668
Investments	22,783,680	6,135,793	28,919,473
Accrued interest receivable	62,244	-	62,244
Accounts receivable, net	852,927	727,734	1,580,661
Taxes receivable	471,157	-	471,157
Due from other governmental units	8,644,150	-	8,644,150
Lease receivable	3,157,790	-	3,157,790
Internal Balances	(1,201,460)	1,201,460	-
Prepaid items	188,137	2,608	190,745
Deposits	39,175	-	39,175
Inventories	627,890	217,949	845,839
Notes receivable - housing	266,500	-	266,500
Capital assets:			
Nondepreciable	66,687,122	1,982,356	68,669,478
Depreciable, net	100,630,187	31,877,240	132,507,427
TOTAL ASSETS	236,703,580	51,167,727	287,871,307
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pensions	3,984,952	321,953	4,306,905
LIABILITIES			
Accounts payable	7,028,487	174,091	7,202,578
Accrued wages payable	356,604	31,827	388,431
Accrued interest payable	702	19,697	20,399
Due to other governmental units	28,462	-	28,462
Deposits payable	3,643	-	3,643
Unearned revenue	2,046,902	6,000	2,052,902
Long-term liabilities:			
Portion due or payable within one year:			
Lease liability	256,892	11,380	268,272
Subscription liability	97,736	-	97,736
Notes payable	49,735	33,058	82,793
Portion due or payable after one year:			
Lease liability	629,296	23,570	652,866
Subscription liability	68,730	-	68,730
Notes payable	513,640	814,734	1,328,374
Net pension liability	10,386,517	1,253,864	11,640,381
TOTAL LIABILITIES	21,467,346	2,368,221	23,835,567
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - property taxes	463,014	-	463,014
Unavailable revenue - lease related	2,867,995	-	2,867,995
Deferred inflows related to pensions	3,079,513	49,923	3,129,436
TOTAL DEFERRED INFLOWS OF RESOURCES	6,410,522	49,923	6,460,445
NET POSITION			
Net investment in capital assets	165,064,537	32,976,854	198,041,391
Restricted for:			
Community development	2,887,643	-	2,887,643
Capital projects	15,081,030	-	15,081,030
Public safety programs	12,745	-	12,745
Unrestricted	29,764,709	16,094,682	45,859,391
TOTAL NET POSITION	$ 212,810,664	$ 49,071,536	$ 261,882,200

The notes to the financial statements are an integral part of this statement.

Statement of Activities
Year Ended June 30, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Primary Government: Business-type Activities	Primary Government: Total
Governmental activities:							
General government	$ 9,389,167	$ 2,044,155	$ -	$ -	$ (7,345,012)	$ -	$ (7,345,012)
Public safety	11,761,342	2,132,295	239,911	-	(9,389,136)	-	(9,389,136)
Public works	6,552,640	74,183	-	5,229,037	(1,249,420)	-	(1,249,420)
Transit	11,155,584	1,304,200	6,922,719	4,689,257	1,760,592	-	1,760,592
Health and welfare	1,430,018	-	-	-	(1,430,018)	-	(1,430,018)
Community development	3,071,972	1,116,646	72,000	-	(1,883,326)	-	(1,883,326)
Recreation and culture	10,789,932	540,832	-	-	(10,249,100)	-	(10,249,100)
Interest on long-term liabilities	76,076	-	-	-	(76,076)	-	(76,076)
Total governmental activities	$ 54,226,731	$ 7,212,311	$ 7,234,630	$ 9,918,294	(29,861,496)	-	(29,861,496)
Business-type activities							
Water Utility	$ 2,333,184	$ 2,869,303	$ -	$ 646,373	-	1,182,492	1,182,492
Sewage Utility	2,740,146	2,620,483	12,600	1,710,244	-	1,603,181	1,603,181
Total business-type activities	5,073,330	5,489,786	12,600	2,356,617	-	2,785,673	2,785,673
Total primary government	$ 59,300,061	$ 12,702,097	$ 7,247,230	$ 12,274,911	(29,861,496)	2,785,673	(27,075,823)
General Revenues:							
Sales tax (1% local option)					11,147,256	-	11,147,256
Specific purpose excise tax					3,404,553	-	3,404,553
Lodging tax					1,453,950	-	1,453,950
Franchise taxes					663,816	-	663,816
Property taxes					475,257	-	475,257
Unrestricted grants and contributions (revenue sharing)					16,189,973	-	16,189,973
Unrestricted interest and investment earnings					3,158,372	825,457	3,983,829
Gain on sale of capital assets					5,400	-	5,400
Other					567,246	-	567,246
Transfers					1,547,090	(1,547,090)	-
Total general revenues					38,612,913	(721,633)	37,891,280
Change in Net Position					8,751,417	2,064,040	10,815,457
Net position - July 1					204,059,247	47,007,496	251,066,743
Net Position - June 30					$ 212,810,664	$ 49,071,536	$ 261,882,200

The notes to the financial statements are an integral part of this statement.

Balance Sheet
Governmental Funds
June 30, 2024

	General	START Bus System	5th Cent Capital Projects	2019 SPET	Other Governmental Funds	Total Governmental Funds
ASSETS						
Cash and cash equivalents	$ 10,277,557	$ 133,090	$ 6,527,302	$ 6,754,662	$ 7,367,844	$ 31,060,455
Investments	7,159,688	-	4,525,595	4,683,231	4,607,985	20,976,499
Interfund receivable - pooled cash	752,214	-	-	-	-	752,214
Interest receivable	62,244	-	-	-	-	62,244
Accounts receivable	-	4,509	-	-	796,928	801,437
Leases receivable	3,157,790	-	-	-	-	3,157,790
Taxes receivable	471,157	-	-	-	-	471,157
Due from other governmental units	4,704,510	3,674,542	184,468	-	-	8,563,520
Prepaid items	2,508	66,130	-	-	-	68,638
Deposits	-	3,400	-	-	35,775	39,175
Notes receivable - housing	-	-	-	-	266,500	266,500
TOTAL ASSETS	26,587,668	3,881,671	11,237,365	11,437,893	13,075,032	66,219,629
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	1,595,717	669,255	3,388,588	642,528	81,160	6,377,248
Accrued wages payable	279,366	62,694	-	-	-	342,060
Interfund payable	-	-	1,201,460	-	-	1,201,460
Due to other governmental units	28,462	-	-	-	-	28,462
Deposits payable	-	3,643	-	-	-	3,643
Unearned revenue	1,976,519	-	-	-	70,383	2,046,902
Total liabilities	3,880,064	735,592	4,590,048	642,528	151,543	9,999,775
Deferred inflows of resources:						
Unavailable revenue - leases	3,172,162	-	-	-	-	3,172,162
Unavailable revenue - property taxes	463,014	-	-	-	-	463,014
	3,635,176	-	-	-	-	3,635,176
Fund balance:						
Nonspendable	2,508	66,130	-	-	-	68,638
Restricted	12,745	-	-	10,795,365	7,173,308	17,981,418
Assigned	2,539,368	3,079,949	6,647,317	-	5,750,181	18,016,815
Unassigned	16,517,807	-	-	-	-	16,517,807
Total fund balance	19,072,428	3,146,079	6,647,317	10,795,365	12,923,489	52,584,678
TOTAL LIABILITIES AND FUND BALANCE	$ 26,587,668	$ 3,881,671	$ 11,237,365	$ 11,437,893	$ 13,075,032	$ 66,219,629

The notes to the financial statements are an integral part of this statement.

Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position June 30, 2024

Total fund balances - governmental funds		$ 52,584,678
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Land	$ 33,351,431	
Construction in progress	33,335,691	
Buildings, structures and improvements	74,496,052	
Machinery and equipment	29,757,008	
Intangible	6,119,667	
Right to use asset - buildings	1,189,013	
Infrastructure	62,296,062	
Accumulated depreciation and amortization	(77,262,105)	163,282,819
Deferred outflows of resources related to pensions are not reported in the funds.		3,984,952
Long-term liabilties, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.		
Accrued interest payable		(702)
Lease liability		(886,188)
Note payable		(563,375)
Net pension liability		(10,386,517)
Deferred inflows of resources related to pensions are not reported in the funds.		(3,079,513)
Certain lease revenues are considered unavailable and therefore not reported in the funds.		304,167
Internal service funds are used by management to charge the costs of employee insurance, fleet management, IT services, and central equipment to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position:		
Cash and cash equivalents	$ 2,433,626	
Investments	1,807,181	
Accounts receivable	51,490	
Due from other governmental units	80,630	
Inventories	627,890	
Prepaid items	119,499	
Machinery and equipment, net	3,706,966	
Right to Use - subsciption asset, net	327,524	
Interfund Payable - pooled cash	(752,214)	
Accounts payable	(651,239)	
Accrued wages payable	(14,544)	
Subscription liability	(166,466)	7,570,343
NET POSITION OF GOVERNMENTAL ACTIVITIES		$ 212,810,664

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Year Ended June 30, 2024

	General	START Bus System	5th Cent Capital Projects	2019 SPET	Other Governmental Funds	Total Governmental Funds
Revenues:						
General taxes	$ 12,286,329	$ -	$ -	$ 2,882,540	$ 522,013	$ 15,690,882
Licenses and permits	2,033,967	-	-	-	1,144,925	3,178,892
Intergovernmental	16,334,740	10,885,982	5,229,037	-	1,525,950	33,975,709
Charges for services	1,153,609	1,304,201	-	-	-	2,457,810
Fines and forfeitures	362,841	-	-	-	-	362,841
Interest and investment income (loss)	1,140,549	(205,151)	725,330	633,557	619,276	2,913,561
Other revenues	428,874	886,805	-	-	725,590	2,041,269
Total revenues	33,740,909	12,871,837	5,954,367	3,516,097	4,537,754	60,620,964
Expenditures:						
Current:						
General government	7,139,906	-	-	-	254,855	7,394,761
Public safety	11,297,442	-	-	-	-	11,297,442
Public works	3,259,105	-	-	-	-	3,259,105
Transit	-	8,621,283	-	-	-	8,621,283
Health and welfare	1,419,651	-	-	-	-	1,419,651
Community development	458,706	-	-	-	599,751	1,058,457
Recreation and culture	2,319,220	-	-	-	547,301	2,866,521
Other expenditures	189,089	-	-	-	-	189,089
Capital outlay	-	5,324,935	22,309,181	4,269,014	2,727,101	34,630,231
Debt Service						
Principal	49,550	99,269	-	-	116,688	265,507
Interest	3,002	35,488	-	-	17,112	55,602
Total expenditures	26,135,671	14,080,975	22,309,181	4,269,014	4,262,808	71,057,649
Excess (deficiency) of revenues over expenditures	7,605,238	(1,209,138)	(16,354,814)	(752,917)	274,946	(10,436,685)
Other financing sources (uses):						
Transfers in	1,944,808	2,614,309	6,457,438	-	1,548,303	12,564,858
Transfers out	(9,204,331)	(134,087)	(54,456)	-	(1,608,426)	(11,001,300)
Leases issued	-	101,448	-	-	307,938	409,386
Total other financing sources (uses)	(7,259,523)	2,581,670	6,402,982	-	247,815	1,972,944
Net change in fund balances	345,715	1,372,532	(9,951,832)	(752,917)	522,761	(8,463,741)
Fund balance at beginning of year	18,726,713	1,773,547	16,599,149	11,548,282	12,400,728	61,048,419
Fund balance at end of year	$ 19,072,428	$ 3,146,079	$ 6,647,317	$ 10,795,365	$ 12,923,489	$ 52,584,678

The notes to the financial statements are an integral part of this statement.

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
Year Ended June 30, 2024

Net change in fund balances--total governmental funds		$ (8,463,741)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds reported capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation and amortization expense. This is the amount by which capital outlays exceeded depreciation and and amortization expense.		
Capital outlays	$ 22,621,812	
Depreciation and amortization	(5,734,371)	16,887,441
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		49,550
The net effect of transactions involving net pension liability, deferred outflows of resources related to pensions, deferred inflows of resources related to pensions, and pension expense is to decrease net position.		(135,769)
The net effect of transactions involving leases issued, debt service on lease liabilities, and lease conversion is to decrease net position.		(107,537)
Internal service funds are used by management to charge the costs of certain activities to individual funds. The net revenue of the internal service funds is reported with governmental activities.		521,473
Change in net position of governmental activities		$ 8,751,417

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
General taxes	$ 12,037,210	$ 12,037,210	$ 12,286,329	$ 249,119
Licenses and permits	1,461,623	1,648,623	2,033,967	385,344
Intergovernmental	15,882,505	15,899,505	16,334,740	435,235
Charges for services	812,558	936,334	1,153,609	217,275
Fines and forfeitures	385,000	385,000	362,841	(22,159)
Interest and investment earnings (loss)	420,050	420,050	1,140,549	720,499
Other revenues	473,962	479,874	428,874	(51,000)
Total revenues	31,472,908	31,806,596	33,740,909	1,934,313
Expenditures:				
Current:				
General government				
Mayor & town council	397,348	425,748	411,363	(14,385)
Town attorney	731,370	751,012	709,512	(41,500)
Municipal judge	318,646	323,430	315,799	(7,631)
Administration	471,737	1,090,512	891,176	(199,336)
Personnel & town clerk	1,016,974	1,018,373	942,180	(76,193)
Finance	800,802	799,248	782,228	(17,020)
Information technology	1,113,490	1,119,601	1,056,336	(63,265)
Community Development	808,144	541,059	458,649	(82,410)
Planning	1,413,893	1,130,724	802,389	(328,335)
Town hall building	972,616	911,794	770,274	(141,520)
Public safety				
Police - administration	774,541	779,256	742,930	(36,326)
Police - investigation	822,630	826,130	716,505	(109,625)
Police - patrol	4,085,145	4,115,772	3,751,548	(364,224)
Police - community service	743,273	743,964	687,389	(56,575)
Police - special operations	26,623	26,623	15,191	(11,432)
Fire/EMS (county service)	2,923,937	3,153,873	3,153,873	-
Emergency Management (county service)	160,169	171,077	91,005	(80,072)
Dispatch (county service)	801,038	896,997	772,737	(124,260)
Victim services	434,227	440,139	397,570	(42,569)
Animal shelter/control	461,778	468,861	432,768	(36,093)
Building inspections	528,455	554,571	535,926	(18,645)

(continued)

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended June 30, 2024 (continued)

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Expenditures (continued):				
Public works				
Administration	472,478	473,740	438,645	(35,095)
Streets	2,253,678	2,261,460	2,023,602	(237,858)
Town engineer	791,825	800,715	754,256	(46,459)
Public works yard operations	58,862	58,862	42,602	(16,260)
Health and welfare				
Social services	1,463,390	1,471,900	1,419,651	(52,249)
Community initiatves				
Community initiatives	455,675	470,675	458,706	(11,969)
Recreation and culture				
Parks and recreation (county service)	1,954,651	2,253,822	2,253,822	-
Pathways operations (county service)	75,862	88,757	51,839	(36,918)
Memorial park (cemetery)	34,493	34,493	13,559	(20,934)
Other expenditures				
Town-wide	729,902	355,047	241,641	(113,406)
Total expenditures	28,097,652	28,558,235	26,135,671	(2,422,564)
Excess (deficiency) of revenues over expenditures	3,375,256	3,248,361	7,605,238	4,356,877
Other financing sources (uses)				
Transfers in	2,064,578	2,070,970	1,944,808	(126,162)
Transfers out	(9,475,325)	(9,568,167)	(9,204,331)	363,836
Total other financing sources (uses)	(7,410,747)	(7,497,197)	(7,259,523)	237,674
Net change in fund balance	(4,035,491)	(4,248,836)	345,715	4,594,551
Fund balance at beginning of year	18,726,713	18,726,713	18,726,713	-
Fund balance at end of year	$ 14,691,222	$ 14,477,877	$ 19,072,428	$ 4,594,551

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - START Bus System Fund
Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 15,008,954	$ 15,008,954	$ 10,885,982	$ (4,122,972)
Charges for services	1,631,248	1,739,056	1,304,201	(434,855)
Investment earnings (loss)	24,000	24,000	(205,151)	(229,151)
Contributions and Donations	3,000	3,000	-	(3,000)
Other revenues	625,243	779,480	886,805	107,325
Total revenues	17,292,445	17,554,490	12,871,837	(4,682,653)
Expenditures:				
Current:				
Transit	9,608,443	10,155,006	8,621,283	(1,533,723)
Capital outlay	10,694,739	10,694,739	5,324,935	(5,369,804)
Debt service:				
Principal	-	-	99,269	99,269
Interest	-	-	35,488	35,488
Total expenditures	20,303,182	20,849,745	14,080,975	(6,768,770)
Excess (deficiency) of revenues over expenditures	(3,010,737)	(3,295,255)	(1,209,138)	2,086,117
Other financing sources (uses)				
Transfers in	3,010,736	3,010,736	2,614,309	(396,427)
Transfers out	(135,952)	(135,952)	(134,087)	1,865
Leases issued	-	-	101,448	101,448
Total other financing sources (uses)	2,874,784	2,874,784	2,581,670	(293,114)
Net change in fund balance	(135,953)	(420,471)	1,372,532	1,793,003
Fund balance at beginning of year	1,773,547	1,773,547	1,773,547	-
Fund balance at end of year	$ 1,637,594	$ 1,353,076	$ 3,146,079	$ 1,793,003

The notes to the financial statements are an integral part of this statement.

Statement of Net Position
Proprietary Funds
June 30, 2024

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
ASSETS				
Current assets:				
Cash and cash equivalents	$ 4,647,706	$ 4,201,997	$ 8,849,703	$ 2,606,510
Investments	3,222,409	2,913,384	6,135,793	1,807,181
Account receivable (net)	286,354	441,380	727,734	51,490
Due from other governmental units	-	-	-	80,630
Interfund receivable	300,000	300,000	600,000	-
Inventories	108,975	108,974	217,949	627,890
Prepaid items	1,304	1,304	2,608	119,499
Total current assets	8,566,748	7,967,039	16,533,787	5,293,200
Noncurrent assets:				
Interfund receivable - net current portion	300,730	300,730	601,460	-
Capital assets:				
Right to Use, easements	67,537	-	67,537	-
Right to Use, subscription asset	-	-	-	568,010
Land	128,404	972,000	1,100,404	-
Buildings and systems	22,997,366	37,672,651	60,670,017	-
Machinery and equipment	1,382,123	2,888,604	4,270,727	9,296,330
Construction in progress	649,983	231,969	881,952	-
Total capital assets	25,225,413	41,765,224	66,990,637	9,864,340
Less accumulated depreciation/amortization	(12,513,757)	(20,617,284)	(33,131,041)	(5,829,850)
Total capital assets (net)	12,711,656	21,147,940	33,859,596	4,034,490
Total noncurrent assets	13,012,386	21,448,670	34,461,056	4,034,490
TOTAL ASSETS	21,579,134	29,415,709	50,994,843	9,327,690
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows related to pensions	141,757	180,196	321,953	138,574

(continued)

Statement of Net Position
Proprietary Funds
June 30, 2024 (continued)

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
LIABILITIES				
Current liabilities:				
Interfund Payable - pooled cash	$ -	$ -	$ -	$ 752,214
Accounts payable	113,368	60,723	174,091	651,239
Accrued wages payable	15,525	16,302	31,827	14,544
Customer deposit payable	6,000	-	6,000	-
Accrued note interest payable	19,697	-	19,697	-
Lease liability - current	11,380	-	11,380	-
Subscription liability - current	-	-	-	97,736
Notes payable - current	33,058	-	33,058	-
Total current liabilities	199,028	77,025	276,053	1,515,733
Noncurrent liabilities:				
Lease liability - net current portion	23,570	-	23,570	-
Subscription liability - net of current portion	-	-	-	68,730
Notes payable - net current portion	814,734	-	814,734	-
Net pension liability	552,082	701,782	1,253,864	539,686
Total noncurrent liabilities	1,390,386	701,782	2,092,168	608,416
TOTAL LIABILITIES	1,589,414	778,807	2,368,221	2,124,149
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows related to pensions	21,981	27,942	49,923	21,488
NET POSITION				
Net investment in capital assets	11,828,914	21,147,940	32,976,854	3,868,024
Unrestricted	8,280,582	7,641,216	15,921,798	3,452,603
TOTAL NET POSITION	$ 20,109,496	$ 28,789,156	48,898,652	$ 7,320,627
Adjustment to reflect the consolidation of internal service fund related to enterprise funds			172,884	
Net position of business-type activities			$ 49,071,536	

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
Year Ended June 30, 2024

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
Operating revenues:				
Water charges	$ 2,868,814	$ -	$ 2,868,814	$ -
Sewer charges	-	2,620,183	2,620,183	-
Other	489	300	789	7,259,802
Total operating revenues	2,869,303	2,620,483	5,489,786	7,259,802
Operating expenses:				
Operations and maintenance	1,336,540	1,594,012	2,930,552	6,155,695
Administration	218,714	210,550	429,264	-
Depreciation & amortization	751,459	937,187	1,688,646	789,629
Total operating expenses	2,306,713	2,741,749	5,048,462	6,945,324
Operating income (loss)	562,590	(121,266)	441,324	314,478
Nonoperating revenues (expenses)				
Intergovernmental	-	12,600	12,600	-
Investment earnings (loss)	435,550	389,907	825,457	244,811
Contributions and donations	-	-	-	7,500
Gain (loss) on disposal of property	-	(4,043)	(4,043)	5,400
Interest expense	(34,599)	-	(34,599)	(20,474)
Total Nonoperating revenes (expenses)	400,951	398,464	799,415	237,237
Income (loss) before transfers and contributions	963,541	277,198	1,240,739	551,715
Capital contributions	646,373	1,710,244	2,356,617	-
Transfers in	11,728	11,728	23,456	97,069
Transfers out	(785,273)	(785,273)	(1,570,546)	(113,537)
Change in net position	836,369	1,213,897	2,050,266	535,247
Net position at the beginning of year	19,273,127	27,575,259		6,785,380
Net position at end of year	$ 20,109,496	$ 28,789,156		$ 7,320,627
Adjustment to reflect the consolidation of internal service fund related to enterprise funds			13,774	
Changes in net position of business-type activities			$ 2,064,040	

The notes to the financial statements are an integral part of this statement.

Statement of Cash Flows
Proprietary Funds
Year Ended June 30, 2024

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	$ 2,838,474	$ 2,531,011	$ 5,369,485	$ 7,521,298
Other receipts	489	300	789	-
Payments to suppliers and service providers	(899,569)	(1,375,526)	(2,275,095)	(5,344,824)
Payments to employees for salaries and benefits	(792,404)	(978,358)	(1,770,762)	(812,327)
Net cash provided (used) by operating activities	1,146,990	177,427	1,324,417	1,364,147
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Interfund Loan	(750,730)	(750,730)	(1,501,460)	-
Proceeds from Interfund loan repayments	150,000	150,000	300,000	-
Transfers from other funds	11,728	11,728	23,456	97,069
Transfers to other funds	(785,273)	(785,273)	(1,570,546)	(113,537)
Operating grants	-	12,600	12,600	-
Net cash (used for) noncapital financing activities	(1,374,275)	(1,361,675)	(2,735,950)	(16,468)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Capital contributions	646,373	1,710,244	2,356,617	-
Acquisition of capital assets	(359,134)	(692,108)	(1,051,242)	(1,588,129)
Contributions and donations	-	-	-	7,500
Principal payments on capital debt	(31,788)	-	(31,788)	-
Interest paid on capital debt	(35,184)	-	(35,184)	-
Principal payments on lease liability	(11,118)	-	(11,118)	-
Interest paid on lease liability	(154)	-	(154)	-
Principal payments on subscription liability	-	-	-	(82,265)
Interest paid on subscription liability	-	-	-	(20,474)
Proceeds from the sale of assets	-	-	-	5,400
Net cash provided by (used for) capital and related financing activities	208,995	1,018,136	1,227,131	(1,677,968)
CASH FLOWS FROM INVESTING ACTIVITIES				
Purchase of investments	(439,018)	(396,917)	(835,935)	(246,209)
Interest received on investments	553,547	496,588	1,050,135	310,985
Proceeds from sales and maturities of investments	3,296,004	3,107,523	6,403,527	2,114,121
Net cash provided by investing activities	3,410,533	3,207,194	6,617,727	2,178,897
Net increase (decrease) in cash and cash equivalents	3,392,243	3,041,082	6,433,325	1,848,608
Cash and cash equivalents - July 1	1,255,463	1,160,915	2,416,378	757,902
Cash and cash equivalents - June 30	$ 4,647,706	$ 4,201,997	$ 8,849,703	$ 2,606,510

(continued)

Statement of Cash Flows
Proprietary Funds
Year Ended June 30, 2024 (continued)

	Water	Sewage	Totals	Governmental Activities - Internal Service Funds
Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:				
Operating income (loss)	$ 562,590	$ (121,266)	$ 441,324	$ 314,478
Adjustments to reconcile net income (loss) to net cash provided by (used for) operating activities:				
Depreciation and amortization expense	751,459	937,187	1,688,646	789,629
Pension expense	32,420	(5,789)	26,631	(42,961)
Increase in accounts receivable	(30,339)	(89,172)	(119,511)	289,215
Decrease in due from other government units	-	-	-	(27,719)
(Increase) decrease in inventory	(36,004)	(36,002)	(72,006)	(126,582)
Decrease in prepaid items	3,459	3,459	6,918	(62,209)
Increase in interfund payable - pooled cash	-	-	-	169,561
Increase (decrease) accounts payable	(133,256)	(508,388)	(641,644)	65,681
Increase (decrease) customer deposit payable	(1,000)	-	(1,000)	-
Increase (decrease) unearned revenue	-	-	-	-
(Decrease) in accrued wages payable	(2,339)	(2,602)	(4,941)	(4,946)
Total Adjustments	584,400	298,693	883,093	1,049,669
Net Cash Provided Operating Activities	$ 1,146,990	$ 177,427	$ 1,324,417	$ 1,364,147
Schedule of noncash investing, capital and financing activities:				
Increase (Decrease) in fair value of investments	$ (117,997)	$ (106,681)	$ (224,678)	$ (66,174)
Increase (Decrease) in right to use - subsciption asset	-	-	-	103,187
Increase (Decrease) in subscription liability	-	-	-	(5,517)

The notes to the financial statements are an integral part of this statement.

I. Summary of significant accounting policies

A. Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers for support.

B. Reporting entity

The Town of Jackson was incorporated in 1914 and is a municipal corporation governed by an elected mayor and four-member governing council. The five-member mayor-council is elected on staggered, even-numbered years. The mayor and council members are elected at-large to four-year terms. The governing body appoints a manager to implement policies and oversee daily operations.

The accompanying financial statements present the governmental entities for which the government is considered to be financially accountable. The Town does not report any component units.

C. Basis of presentation - government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the Town's enterprise funds. Separate financial statements are provided for governmental funds and proprietary funds.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of inter-fund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operation or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

D. Basis of presentation - fund financial statements

The fund financial statements provide information about the Town's funds. Separate statements for each fund category; governmental and proprietary, are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The Town reports the following major governmental funds:

- The general fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.
- The 5th cent capital projects fund accounts for the acquisition and construction of the government's major capital facilities, other than those financed by the propriety funds and Specific Purpose Excise Tax (SPET) funds.
- The Southern Teton Area Rapid Transit (START) fund is a special revenue fund. It accounts for operational and capital transit system expenditures primarily financed by state and federal transit grants.
- The 2019 SPET fund accounts for expenditures related to the revenue generated by the 2019 specific purpose excise tax.

The Town reports the following enterprise funds:

- Water Fund. This enterprise fund accounts for the operations of the Town-owned water treatment and distribution system.
- Sewage Fund. This enterprise fund accounts for the operations of the Town-owned sewage collection and treatment system.

Additionally, the Town reports the following fund type:

Internal Service Funds. The operating activities for Employee Insurance, Fleet Management, Central Equipment, and Information Technology (IT) Services are reported in internal service funds because they provide services to other Town departments on a cost reimbursement basis.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal service fund balances in the business-type activities column. Internal service fund services provided and used by other funds are not eliminated in consolidation. No overhead costs are charged to internal service funds requiring elimination.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

E. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital outlay related to leases are reported as other financing sources.

Property taxes, sales taxes, franchise fees, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting.

F. Budgetary information

1. Budgetary basis of accounting

The Town uses the following procedures in establishing the budgetary data reflected in the accompanying financial statements:

- According to the laws of the State of Wyoming, all town budgets must be approved by their governing board not later than the third Tuesday in June.
- In May, the recommended budget for the following fiscal year is presented by the Town Manager to the Town Council. The budget includes recommended expenditures and the means of

financing them. Public meetings are held to obtain citizen comment.

- Prior to June 30, the Town Council legally adopts the budget through the passage of a resolution. The resolution sets the limit for expenditures for the year.
- The maximum legal expenditure permitted for the year is the total budget as adopted. The expenditure appropriations in the adopted budget are maintained in the Town's financial system by department within individual funds. Departmental appropriations may be amended during the year if approved by Council in the form of a budget amendment resolution.
- Department directors are generally authorized to transfer budgeted amounts within any specific department's expenditure appropriation. Any budget revisions requiring a transfer between departments must be approved by the Town Council. Additionally, budget revisions involving personnel or capital asset expenditures/expenses must be approved by the Town Council.
- Appropriations in all budgeted funds lapse at the end of the fiscal year even if they have related committed contracts. While all appropriations lapse at year end, valid outstanding committed contracts (those for which performance under the executory contract is expected in the next year) are re-appropriated and become part of the subsequent year's budget.

2. Excess of expenditures over appropriations

For the year ended June 30, 2024, expenditures exceeded appropriation in the Employee Housing Fund. This was due to GASB 87 implementation, non-cash basis budgetary transaction. Through four formal supplementary appropriations, the General Fund original budget increased 2%. Actual expenditures and other uses are 7.3% under the final amended budget.

G. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

1. Cash and cash equivalents

The government's cash and cash equivalents are cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

2. Investments

Cash and investment balances from all funds are combined and invested to the extent authorized by state statutes and Town investment policy. Earnings from such investments are allocated to respective funds on the basis of applicable cash balance participation by each fund. The interest receivable balance is reported as one amount in the General Fund while all other funds receive interest revenue distributions in cash.

Investments for the Town are reported at fair value.

3. Receivables

Account (trade) receivables are carried at original billing amount less an estimate made for doubtful receivables based on a review of all outstanding amounts on a regular basis. Management determines the allowance for doubtful accounts by identifying troubled accounts and by using historical experience applied to an aging of accounts. With council approval, trade receivables are written off when deemed uncollectible. Recoveries of trade receivables previously written off are recorded when received.

A receivable is considered past due if any portion of the receivable balance is outstanding for more than 30 days. Interest is charged on receivables that are outstanding for more than 30 days. Accrual of interest is not suspended until a receivable is determined to be uncollectible. Provisions for bad debts would be insignificant and immaterial and none has been made for 2024.

4. Short-term interfund receivables/payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the balance sheet. Short-term inter-fund loans are classified as "interfund receivables/payables." Due to and due from other funds are closed to cash and cash equivalents at year end.

5. Inventories, prepaid items, and deposits

Materials and supplies are valued at cost, which approximates market value, using the first-in/first-out (FIFO) method. The consumption method is used to account for inventories. Inventory costs are recorded as expenditures when individual inventory items are consumed. In governmental funds, reported inventories are equally offset by nonspendable fund balance amounts, indicating that they do not constitute "available spendable resources" even though they are a component of net current assets. The net change in nonspendable fund balances is not presented because the combined statements of revenues, expenditures, and changes in fund balances reflects

the changes in total fund balances rather than just the spendable and nonspendable fund balances.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Certain payments made to lessors are considered security deposits. These funds are considered assets that will be returned. In the event any deposit is kept by lessor, an expenditure/expense will be recorded.

6. Leases and Service-Based IT Arrangements (Subscription)

A. Town as Lessee

The Town is a lessee for various buildings and an easement. The Town recognizes a lease liability and an right-to-use lease asset (lease asset) in the government-wide financial statements. The Town recognizes lease liabilities with an initial, individual value of $50,000 or more and the lease must be longer than one year including expected extensions.

At the commencement of a lease, the Town initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. Key estimates and judgments related to leases include how the Town determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The Town uses the interest rate charged by the vendor as the discount rate. When the interest rate charged by the lessor is not provided, the Town generally uses its estimated incremental borrowing rate as the discount rate for subscription agreements.
- The lease term includes the noncancellable period of the lease.
- Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the Town is reasonably certain to exercise.

The Town monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

B. Town as Lessor

The Town is a lessor for multiple facilities and easements. The Town recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the Town initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Town determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The Town uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease.
- Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The Town monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

C. Subscription based IT Arrangements

The Town is committed under various subscription agreements. The Town recognizes a subscription liability and a right-to-use subscription asset in the government-wide financial statements. The Town recognizes subscription liabilities with an initial, individual value of $50,000 or more and the agreement must be longer than one year including expected extensions.

At the commencement of a contract, the Town initially measures the subscription liability at the present value of payments expected to be made during the contract term. Subsequently, the subscription liability is reduced by the principal portion of contract payments made. The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for contract payments made at or before the contract commencement date, plus certain initial direct costs. Subsequently, the subscription asset is amortized on a straight-line basis over its useful life. Key estimates and judgments related to contracts include how the Town determines (1) the discount rate it uses to discount the expected contract payments to present value, (2) contract term, and (3) contract payments.

- The Town uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the Town generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The contract term includes the noncancellable period of the contract.
- Contract payments included in the measurement of the subscription liability are composed of fixed payments and purchase option price that the Town is reasonably certain to exercise.

The Town monitors changes in circumstances that would require a remeasurement of its contract and will remeasure the subscription asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Subscription assets are reported with other capital assets and subscription liabilities are reported with long-term debt on the statement of net position.

7. Capital assets

Capital assets, including property, plant, and equipment, and infrastructure assets (e.g., roads, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $10,000 ($20,000 for buildings and improvements and $50,000 for infrastructure) and an estimated useful life in excess of two years. Right to use assets are discussed in note below. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value on date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, equipment, and intangible assets with exhaustible useful lives are capitalized when acquired, and depreciation is provided using the straight-line method applied over the following estimated useful lives of the assets:

Buildings	10-50
Distribution systems	20-50
Infrastructure	20-50
Machinery and equipment	5-15
Right-to-use asset - buildings	2-99
Right-to-use asset – easements	2-99
Right-to-use asset – subscription asset	2-10
Other improvements	5-99
Intangible assets	5-99

Intangible assets lack physical substance, are nonfinancial in nature, and have an estimated useful life extending beyond a single reporting period. The term depreciation, as used in this footnote, includes amortization of intangible assets.
Capital assets transferred between funds are transferred at their net book value (cost less accumulated depreciation), as of the date of the transfer.

8. Deferred outflows and inflows of resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The Town has reported deferred outflows of resources related to pensions on the government-wide statement of net position, each proprietary fund statement of position, and the Fleet Management Fund within the Internal Service Fund statement of net position.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until then. The Town has reported three deferred inflows of resources: pension related items, leases and property taxes. Pension items are reported on the government-wide statement of net position, each proprietary fund statement of position, and the Fleet Management Fund within the Internal Service Fund statement of net position. Leases are reported in both the governmental funds balance sheet and the entity-wide statement of net position. These amounts represent future revenues that will be collected per lease agreements and are not currently available to finance operations.

Property taxes for future periods are reported in both the governmental funds balance sheet and the entity-wide statement of net position. Property tax revenues are not recognized prior to the period which they are intended to finance, even if an enforceable lien is in place prior to the beginning of the intended period. Thus, property taxes received or receivable as of year-end, which are intended to finance the following fiscal year, are recorded as deferred inflows.

9. Pension related assets, liabilities, deferred outflows and inflows of resources

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Wyoming Retirement System (the System) and additions to/deductions from the System's fiduciary net position have been determined on the same basis as they are reported by the System. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

10. Net position flow assumption

Sometimes the Town will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied.

It is the Town's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

11. Fund balance flow assumption

Sometimes the Town will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

12. Fund balance policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The Town itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance). The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the Town's highest level of decision-making authority. The Town council is the highest level of decision-making authority for the Town that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the Town for specific purposes but do not meet the criteria to be classified as committed. The Town council has, by resolution, authorized the Town Manager to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

13. Long-term obligations

In the government-wide financial statements and in the proprietary fund types of the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statements of net position. If any, bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from actual debt

proceeds received, are reported as debt service expenditures. The Town's current debt obligations were issued without discounts or premiums and issuance costs were insignificant and immaterial.

14. Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

15. Reclassifications

Where presented, certain 2023 financial statement amounts have been reclassified to conform to the 2024 presentation.

H. Revenues and expenditures/expenses

1. Property Tax

Teton County assesses all taxable property other than centrally assessed property, which is assessed by the State of Wyoming, by January 1 of each year. The Town notifies its levy to Teton County by July 31. Properties taxes are levied on or about August 1 and are payable in two installments on September 1 and March 1. The Teton County Treasurer is responsible for billing and collecting property taxes for the Town. The Town receives monthly distributions for the prior month's collections by the County. Property tax revenues are recognized when levied to the extent that they result in current receivables which means collected within the current period or expected to be collected within 60 days after the period end to be used to pay liabilities of the current period.

2. Sales Tax

The Town imposes a 1% local optional sales and use tax (5th cent). The 5th cent sales tax is collected by the state and remitted monthly to the Town. Sales tax revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Additionally, Teton County imposes a 1% specific purpose excise tax (SPET) for various voter-approved projects. Teton County distributes SPET tax to the Town for projects that the Town manages.

3. Entitlements, state shared revenues and grants (Intergovernmental revenues)

Entitlements and shared revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Expenditure-driven grants are recognized in the fund financial statements as revenue when the qualifying expenditures have been incurred, all eligibility requirements have been met, and reimbursement is received within availability period. Included below are the ongoing state shared revenues and grants received by the Town.

Sales tax. The state levies a 4% general sales and use tax, with 31% of it returned to Wyoming towns and counties based on populations and location of sales.

Lodging tax. The state levies a 5% lodging tax that is added to a visitor's stay in any Teton County hotel, motel or rental property. 3% is distributed to the state and used to fund the Wyoming Office of Tourism and the Wyoming Tourism Board. 2% is distributed to the Town and County and allocated based on point of sale. The Jackson Hole Travel and Tourism Joint Powers board is responsible for allocating 60% of the collected funds. Teton County and the Town are responsible for the remaining 40% of the funds collected.

America Rescue Plan (ARPA) Act. These are program allocation driven, one-time funds related to the COVID-19 pandemic. Funds were received via the United States Department of the Treasury.

Gasoline, cigarette, and severance taxes. These three taxes are all imposed by the state and returned to cities, towns and counties by various percentages determined by the Wyoming legislature.

Mineral Royalties. These are federal royalties paid to the state and passed down to cities, towns, and counties by percentages determined by the Wyoming legislature.

Federal Transit Administration (FTA). The FTA provides funding for 80% of administration, 56.56% of operations, and 80% of capital for qualifying bus system expenditures. In FY2024, the FTA provided additional Coronavirus Aid, Relief, and Economic Security (CARES) Act funds which provided for 100% of operations costs.

4. Program revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and

contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

5. Compensated absences

Employees can sell-back up to 40 hours of accumulated paid time off (PTO) before the end of each fiscal year provided they meet certain requirements. All other accumulated PTO is forfeited. There are no accumulated balances for PTO. Compensatory time, if any, is accrued as wages payable at year end.

6. Proprietary funds operating and nonoperating revenues and expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water fund, sewer fund, and internal service funds are charges to customers for sales and services. The water fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

I. Federal Audit Requirements

The U.S. Office of Management and Budget (OMB) issued Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), which establishes uniform cost principles and audit requirements for federal awards to non-federal entities and administrative requirements for all federal grants.

For 2024, the Town of Jackson audit was performed in accordance with Uniform Guidance. The auditor's report on consideration of the Town's internal control over financial reporting and tests of other matters are issued with this report.

II. Stewardship, compliance and accountability

A. Budgetary information

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual appropriated budgets are legally adopted by council resolution for all funds.

Formal budgetary integration is employed as a management control device during the year for the General and Special Revenue Funds. Budgetary control for Capital Project Funds is based on a project completion time cycle rather than on an annual basis, therefore, budgetary comparisons on an annual basis would not present meaningful information.

The Town follows these legal compliance procedures in establishing the budgetary data reflected in the financial statements:

1. The Town Manager submits a proposed operating budget, including proposed expenditures and means of financing them, to the town council prior to the beginning of the fiscal year commencing July 1.

2. Public hearings are conducted to obtain taxpayer comments.

3. Prior to June 30, the budget is legally enacted through the passage of a budget resolution.

4. Management may not legally exceed budgeted expenditures at the division level. Monitoring of budgets is maintained at the division level (i.e., police administration, police investigations, police patrols, etc.) and the category level (i.e., personal services; supplies; other services and charges; capital outlay) within each division. Management can alter the budget at the category level within their division but cannot exceed the total budgeted expenditures for the division that was approved by the town council. During the year, four formal supplementary appropriations were made. However, the town council approves all payments of vouchers and payroll at its regular meetings held twice a month.

5. All budgeted appropriations lapse at the end of the fiscal year. The legal level of budgetary control (i.e. the level at which expenditures may not legally exceed appropriations) is at the department level.

Deficit fund net position

At June 30, 2024, there was one internal service fund (Fleet Management) with a deficit fund net position. Fleet management deficit is due mostly to net pension liability calculations.

IIII. Detailed notes on all activities and funds

A. Cash, cash equivalents and investments

Cash, cash equivalents, and investments at June 30, 2024 are classified in the accompanying financial statements as follows:

Statement of net position:		
Cash and cash equivalents	$	42,516,668
Investments		28,919,473
Total cash and investments	$	71,436,141

Cash and investments at June 30, 2024 consist of the following:

Cash:		
Cash on hand	$	300
Deposit with financial institutions		342,144
Cash equivalents:		
Short-term certificate of deposit		24,675,559
Money market funds		17,498,665
Investments:		
Federal agencies		11,970,510
WYO-STAR		16,948,963
Total cash, cash equivalents, and investments	$	71,436,141

Investments authorized by Wyoming statutes and Town investment policy

The following table identifies the investment types that are authorized for the Town by Wyoming state statute. The Town's investment policy does not restrict investment types beyond the limits set forth by state statute. The table also identifies any provisions in Town policy and state statutes that address interest rate risk, credit risk, and concentration risk. This table also applies to investments of debt proceeds held by bond trustee that are governed by provisions of debt agreements and similarly restricted by state statute.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
U.S. treasury obligations	None	None	None
U.S. agency securities	None	None	None
Banker's acceptances	None	25%	None
Commercial paper	270 days	25%	None
Negotiable certificates of deposit	None	None	$250,000
Non-negotiable certificates of deposit	None	None	None
Repurchase agreements	None	25%	None

The Town has investments with WYO-STAR, an investment pool authorized by the State of Wyoming and regulated by the Wyoming State Treasurer with oversight by the Wyoming State Loan and Investment Board. WYO-STAR issues separate external financial statements which can be obtained from the Wyoming State Treasurer's Office. WYO-STAR is not registered with the SEC as an investment company. Deposits in WYO-STAR are not insured or otherwise guaranteed by the State of Wyoming, and participants share proportionately in any realized gains or losses on investments. The fair value of the WYO-STAR investment pool is approximately equal to the value of the pool shares, $16,948,963.

B. Disclosures related to investment risk

Credit risk: Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Town polices restrict investments to the safest security types and require portfolio diversification so that potential losses on individual securities will be minimized. As of June 30, 2024, the Town's investments in U.S. Agencies are rated AA+ by Standard & Poor's and AAA by Moody's Investors Service. The Town's investments in negotiable certificates of deposit are below the F.D.I.C. $250,000 insurance limit per institution. Non-negotiable certificates of deposits exceeding $250,000 per institution must be collateralized by the limits defined in the custodial credit risk section of this footnote. The Town's investment in the brokerage money market mutual fund is unrated. Town investment policy limits investments to the safest types of securities, pre-qualifies financial institutions, brokers/dealers, intermediaries, and advisors, and requires investment portfolio diversification.

Custodial risk: Custodial risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial risk for investments is the risk that, in the event of failure of the counterparty (e.g. broker-dealer) to a transaction, a government will not be able to cover the value of its investment or collateral securities that are in possession of another party. Wyoming

statutes do not contain legal requirements that would limit the exposure to custodial risk for deposits or investments, other than the following provision for deposits: Wyoming statutes require that all Town deposits be protected by insurance, surety bond, or collateral. Authorized collateral includes the legal investment described earlier, as well as certain first mortgage notes, and certain other state or local obligations. Wyoming statutes require that securities pledged as collateral be held in safekeeping by the public funds depositor or by any bank, other than the depository bank, chartered by the state of Wyoming, any national bank, other than the depository bank, authorized to do business in the state, any federal reserve bank or branch thereof, or any federal reserve system member bank. According to Town polices, the market value of the collateral must be a minimum of 105% of deposits not covered by insurance or bonds.

Interest Rate Risk: Interest rate risk is the risk that changes in market interest rate will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value is to changes in market interest rates. According to its investment policy, the Town manages its exposure to interest rate risk by purchasing a combination of shorter term and longer term investments. The Town also manages this risk by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide cash flow and liquidity for operations. Further, the Town purchases some securities that have interest rates that step-up over time. The Town monitors the interest rate risk inherent in its portfolio by measuring the weighted average maturity of its portfolio. The Town has no specific limitations with respect to this metric.

Investment Type	Fair Value	Maturity (in years)
Federal Agencies:		
US Tresury Bills	$ 3,991,560	0.14
Federal Farm Credit Bank	3,999,400	0.01
Federal Home Loan Banks	3,979,550	0.17
WYO-STAR	16,948,963	0.00
	$ 28,919,473	
Portfolio weighted average maturity (yrs)		0.05

Concentration of Credit Risk: State statutes contain no limitations on the amount that can be invested in any one issuer. Investments in any one issuer representing approximately 5% or more of the Town's total investments are as follows:

Investment Type	Fair Value	Percent of Investment Portfolio
Federal Agencies:		
US Tresury Bills	$ 3,991,560	13.8%
Federal Farm Credit Bank	3,999,400	13.8%
Federal Home Loan Banks	3,979,550	13.8%
WYO-STAR	16,948,963	58.6%

Fair Value: The Town categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The Town has the following recurring fair value measurements as of June 30, 2024:

The $11,970,510 in U.S. agency securities are determined by an independent pricing service using recently executed transactions, market price quotations, and pricing models that factor in, when applicable, interest rates, bond spreads, and volatility (Level 2 inputs).

The fair value of the Town's position in WYO-STAR of $16,948,963 is the same as the value of the pool shares held by the Town (net asset value). WYO-STAR operates and reports monthly statements to participants on an amortized cost basis. The income, gains, and losses, net of administration fees, of WYO-STAR are allocated to participants monthly on the ratio of the participant's share to the total funds in WYO-STAR based on the participant's average daily balance. At June 30, the investments are valued at fair value, and participants are informed of the fair value valuation factor that enables them to adjust their statement balances to fair value (Level 2 inputs).

Cash, cash equivalents, and investments are presented in the government-wide financial statements as follows:

	Cash and Cash Equivalents	Investments	Total
Governmental activities:			
General Fund	$ 10,277,557	$ 7,159,688	$ 17,437,245
Start Fund	133,090	-	133,090
5th Cent Capital Projects	6,527,302	4,525,595	11,052,897
2019 SPET	6,754,662	4,683,231	11,437,893
Nonmajor govermental	7,367,844	4,607,985	11,975,829
Internal service funds	2,592,736	1,807,181	4,399,917
Total	33,653,191	22,783,680	56,436,871
Business-type activities:			
Water	4,647,706	3,222,409	7,870,115
Sewage	4,201,997	2,913,384	7,115,381
Internal service funds	13,774	-	13,774
Total	8,863,477	6,135,793	14,999,270
Government-wide total	42,516,668	28,919,473	71,436,141
Total cash and investments	$ 42,516,668	$ 28,919,473	$ 71,436,141

C. Concentration of sales and revenues

Snow King Mountain Resort and Blair Place Apartments are the two largest customers of water. Snow King Mountain Resort water purchases account for $118,135 (4%) and Blair Place Apartments water purchases account for $87,158 (3%) of the Water Fund's operating revenue. Wilson Sewer District and Spring Creek Improvement Service District are the two largest customers of sewage. Wilson Sewer District sewage charges account for $88,307 (3%) and Spring Creek Improvement Service District sewage charges account for $81,769 (3%) of the Sewage Fund's operating revenue.

D. Capital assets

Capital asset activities for the year end June 30, 2024 are as follows:

	Beginning Balance	Additions	Deletions	Ending Balance	Internal Service Fund Assets	Governmental Activities Total	Internal Service Fund Additons	Governmental Activities Additions
Governmental activities:								
Nondepreciable capital assets:								
Land	$ 33,351,431	$ -	$ -	$ 33,351,431	$ -	$ 33,351,431	$ -	$ -
Construction in progress	19,713,986	16,703,002	(3,081,297)	33,335,691	-	33,335,691	-	16,703,002
Total	53,065,417	16,703,002	(3,081,297)	66,687,122	-	66,687,122	-	16,703,002
Depreciable capital assets:								
Buildings and improvements	73,998,356	497,696	-	74,496,052	-	74,496,052	-	497,696
Machinery and equipment	32,534,340	6,662,781	(143,783)	39,053,338	9,296,330	29,757,008	1,593,529	5,069,252
Intangible assets	6,119,667	-	-	6,119,667	-	6,119,667	-	-
Right to use - buildings	1,062,808	409,386	(283,181)	1,189,013	-	1,189,013	-	409,386
Right to use - subscription asset	464,823	103,187	-	568,010	568,010	-	103,187	-
Infrastructure	59,459,054	2,885,398	(48,390)	62,296,062	-	62,296,062	-	2,885,398
Total	173,639,048	10,558,448	(475,354)	183,722,142	9,864,340	173,857,802	1,696,716	8,861,732
Total capital assets	226,704,465	27,261,450	(3,556,651)	250,409,264	9,864,340	240,544,924	1,696,716	25,564,734
Less accumulated depreciation/amortization for:								
Buildings and improvements	(29,874,078)	(2,312,765)	-	(32,186,843)	-	(32,186,843)	-	(2,312,765)
Machinery and equipment	(15,705,595)	(2,417,393)	143,783	(17,979,205)	(5,589,364)	(12,389,841)	(643,042)	(1,774,351)
Intangible assets	(346,662)	(69,929)	-	(416,591)	-	(416,591)	-	(69,929)
Right to use - buildings	(261,588)	(242,953)	132,763	(371,778)	-	(371,778)	-	(242,953)
Right to use - subscription asset	(93,899)	(146,587)	-	(240,486)	(240,486)	-	(146,587)	-
Infrastructure	(30,611,069)	(1,334,373)	48,390	(31,897,052)	-	(31,897,052)	-	(1,334,373)
Total accumulated depreciation/amortization	(76,892,891)	(6,524,000)	324,936	(83,091,955)	(5,829,850)	(77,262,105)	(789,629)	(5,734,371)
Total governmental activities capital assets, net	$ 149,811,574	$ 20,737,450	$ (3,231,715)	$ 167,317,309	$ 4,034,490	$ 163,282,819	$ 907,087	$ 19,830,363

Business-type activities:	Beginning Balance	Additions	Deletions	Ending Balance
Nondepreciable capital assets				
Land	$ 1,100,404	$ -	$ -	$ 1,100,404
Construction in progress	2,423,171	293,028	(1,834,247)	881,952
Total	3,523,575	293,028	(1,834,247)	1,982,356
Depreciable capital assets:				
Buildings and improvements	59,127,990	2,449,807	(907,780)	60,670,017
Right to use - easements	67,537	-	-	67,537
Machinery and equipment	4,134,770	142,654	(6,697)	4,270,727
Total	63,330,297	2,592,461	(914,477)	65,008,281
Total capital assets	66,853,872	2,885,489	(2,748,724)	66,990,637
Less accumulated depreciation/amortization for:				
Buildings and improvements	(29,810,621)	(1,450,020)	903,737	(30,356,904)
Right to use - easements	(22,512)	(11,256)	-	(33,768)
Machinery and equipment	(2,519,696)	(227,370)	6,697	(2,740,369)
Total accumulated depreciation/amortization	(32,352,829)	(1,688,646)	910,434	(33,131,041)
Total business-type activities capital assets, net	$ 34,501,043	$ 1,196,843	$ (1,838,290)	$ 33,859,596

Additions to construction in progress represent new construction in progress minus projects transferred to infrastructure or buildings for completed projects.

Depreciation and amortization was charged to function/programs as follows:

Governmental acitivities:	
General government	$ 1,544,289
Public safety	319,117
Public works	2,070,134
Recreation and culture	527,187
Transit	2,063,273
Total depreciation/amortization expenses - governmental activities	6,524,000
Internal service fund depreciation on capital assets charged to the various functions based on usage.	(789,629)
Depreciation expense excluding internal service fund.	$ 5,734,371
Business-type activities:	
Water Fund	$ 751,459
Sewer Fund	937,187
Total depreciation/amortization expenses - business-type activities	$ 1,688,646

E. Claims and judgements

The Town participates in a number of federal and state programs that are fully or partially funded by grants received from other governmental units. Expenditures financed by grants are subject to audit by the appropriate grantor government. If expenditures are disallowed due to noncompliance with grant program regulations, the Town may be required to reimburse the grantor government.

As of June 30, 2024, significant amounts of grant expenditures have not been audited by the granting agency, but the Town believes that disallowed expenditures discovered in subsequent audits, if any, will not have a material effect on any of the individual funds or the overall financial position of the Town. Additionally, unearned revenues are recognized in those funds that have received grant monies in advance of future reimbursable expenditures.

F. Receivables and unearned revenues

Accounts receivables and due from other governmental units: Due from other governmental units represent earned grant reimbursements or repayments owed for providing non-utility related services. The following are the accounts receivables and due from other governmental units at June 30, 2024:

	Accounts Receivable	Due from other Governments
Governmental activities:		
General Fund	$ -	$ 4,704,510
START Bus System	4,509	3,674,542
5th Cent Capital Projects	-	184,468
Nonmajor funds	796,928	-
Internal service funds	51,490	80,630
Total governmental activities	852,927	8,644,150
Business-type activities		
Water Fund	286,354	-
Sewage Fund	441,380	-
Total business-type activities	727,734	-
Total	$ 1,580,661	$ 8,644,150

Lease receivable

During the current fiscal year, the Town leased 9 facilities and easements. The leases range in term from 3 to 23 years with the longest expiring June 2044. Monthly payments ranged in value between $681 and $10,985. The Town recognized $416,327 in lease revenue and $117,864 in interest revenue during the current fiscal year related to these leases. As of June 30, 2024, the Town's receivable for lease payments was $3,157,790. Also, the Town has a deferred inflow of resources associated with this lease that will be recognized as revenue over the lease term. As of June 30, 2024, the balance of the deferred inflow of resources was $2,867,995.

Interfund receivables, payables and transfers: At June 30, 2024, there are interfund balances that are generally short-term loans used to cover temporary cash deficits in various funds. The interfund transfers generally are made for the purposes of distributing revenue from the general fund to other funds for capital projects and operations. Aside from utility transfers discussed below, no significant transfers during the fiscal year that were either non-routine in nature or inconsistent with the activities of the fund making the transfer.

The composition of interfund balances as of June 30, 2024 is as follows:

Receivable Fund	Payable Fund	Amount
General	Fleet Management	$ 752,214
Water	5th Cent Capital Projects	600,730
Sewage	5th Cent Capital Projects	600,730

On August 1, 2022, the Town approved an interfund loan each from the Water and Sewage funds to the 5th Cent Capital Projects fund to fund the Core Maintenance Facility project. The 5th Cent Capital Projects fund will repay the utility funds in monthly installments utilizing current interest rates earned on pooled cash over a five-year term. The interfund interest paid and received is recorded in transfers.

Unearned revenues: Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. This deferred revenue type is specifically referred to as unearned revenue. At the end of the current fiscal year, the various components of unearned revenue reported in governmental funds were as follows:

	Court Bonds	Construction Bonds	Grants	Customer Deposits	Total
Governmental Fund Activities:					
Unearned revenue					
General Fund	$ 9,980	$ 1,864,890	$ 90,149	$ 11,500	$ 1,976,519
Employee Housing	-	-	-	70,383	70,383
Total	9,980	1,864,890	90,149	81,883	2,046,902
Business-type activities:					
Unearned revenue					
Water	-	-	-	6,000	6,000
Total	-	-	-	6,000	6,000
Government-wide total	$ 9,980	$ 1,864,890	$ 90,149	$ 87,883	$ 2,052,902

Transfers: The following interfund transfers are reflected in the fund financial statements at June 30, 2024:

	Transfers In	Transfers Out
Governmental funds:		
General Fund	$ 1,944,808	$ 9,204,331
START	2,614,309	134,087
5th Cent Capital Projects	6,457,438	54,456
Nonmajor governmental	1,548,303	1,608,426
Total governmental funds	12,564,858	11,001,300
Enterprise funds:		
Water	11,728	785,273
Sewage	11,728	785,273
Total enterprise funds	23,456	1,570,546
Internal service funds	97,069	113,537
Total	$ 12,685,383	$ 12,685,383

The following schedule reflects each fund transfer:

In Fund	Out Fund	Amount	
General	Water	$ 785,273	(1)
General	Sewage	785,273	(1)
General	START	134,087	(1)
General	Employee Housing	87,846	(1)
General	Animal Care	61,392	(1)
General	Employee Insurance	90,937	(1)
START	General	1,155,121	(5)
START	Lodging Tax	1,459,188	(1)
Capital Projects	General	6,434,838	(2)
Capital Projects	IT Services	22,600	(5)
Central Equipment	Capital Projects	31,000	(5)
IT Services	General	66,069	(5)
Utility Funds	Capital Projects	23,456	(4)
Affordable Housing	General	1,548,303	(3)
		$ 12,685,383	

Annual reimbursement for shared expenditures
(1) Annual transfer to subsidize fund operations
(2) Annual 5th cent transfer to capital projects
(3) Transfer for housing projects and joint affordable housing department
(4) Transfer for interfund receivable interest
(5) One-time transfer for capital project

G. Accounts Payable

Accounts payable consists of vendor and retainage payables. As of June 30, 2024, governmental activities vendor payables totaled $6,391,744 and retainage payables totaled $636,743. As of June 30, 2024, business-type activities vendor payables totaled $174,091 and there were not retainage payables.

H. Long-term liabilities

Notes payable: The Town currently has issued two notes payable:

The first is a $1,158,046, 4% note also with the WWDC. This note is secured by the revenues of the Water Fund and a mortgage on the assets of the water supply system. This 30-year note is also payable in equal annual installments.

The last is a $1,000,000, .5% loan from Wyoming Business Council to install additional infrastructure at Snow King Mountain. This note is secured by the revenues of the Water Fund. This 20-year note is payable in 19 annual installments of $52,552 with all unpaid principal and interest due in the 20th year.

The notes payable outstanding are as follows:

Governmental activities

Notes Payable	Final Maturity	Interest Rates	Issue Amount	Outstanding 6/30/2024
Snow King Infrastructure				
Snow King Loan	03/31/35	0.50%	$ 1,000,000	$ 563,375

Business-type activities

Notes Payable	Final Maturity	Interest Rates	Issue Amount	Outstanding 6/30/2024
Water supply and storage projects				
2010 WWDC note	11/11/41	4.00%	1,158,046	847,792

Annual debt service requirements to maturity for the notes payable are as follows:

Year ending June 30	Governmental activities Principal	Governmental activities Interest	Business-type activities Principal	Business-type activities Interest
2025	$ 49,735	$ 2,817	$ 33,058	$ 33,912
2026	49,984	2,568	34,381	32,589
2027	50,234	2,318	35,756	31,214
2028	50,485	2,067	37,186	29,784
2029	50,737	1,815	38,673	28,296
2030-2034	257,518	5,243	217,847	117,003
2035-39	54,682	1,602	265,044	69,806
2040-42	-	-	185,847	14,921
Total	$ 563,375	$ 18,430	$ 847,792	$ 357,526

Leases payable

The Town is committed under eleven leases for buildings and easements entered into as lessee. The leases range between two and six years. As of June 30, 2024, the value of the lease liability was $921,138. The Town is required to make monthly principal and interest payments ranging between $1,500 and $11,159. The leases have an interest rate between 1% and 12%. The leases have estimated useful lives ranging between two and six years. The value of the right-to-use asset as of the end of the current fiscal year was $1,256,550 and had accumulated amortization of $405,546.

The future principal and interest lease payments as of June 30, 2024 were as follows:

Year ending June 30	Governmental activities Principal	Governmental activities Interest	Business-type activities Principal	Business-type activities Interest
2025	$ 256,892	$ 52,581	11,380	154
2026	264,789	35,454	11,648	117
2027	233,621	17,484	11,922	79
2028	111,895	4,326	-	-
2029	18,991	159	-	-
Total	$ 886,188	$ 110,004	$ 34,950	$ 350

Subscription payable

The Town is committed under four subscription agreements for software. The agreements range between two and six years. As of June 30, 2024, the value of the subscription liability was $166,466. The Town is required to make annual principal and interest payments ranging between $12,314 and $44,641. The agreements have an interest rate between 3% and 4%. The right-to-use subscription assets have estimated useful lives ranging between two and six years. The value of the right-to-use asset as of the end of the current fiscal year was $568,010 and had accumulated amortization of $240,486.

During the year ended June 30, 2024, there were no additional variable payments or other payments associated with these subscriptions.

The future principal and interest lease payments as of June 30, 2024 were as follows:

Year ending June 30	Governmental activities Principal	Interest
2025	$ 97,736	$ 6,399
2026	56,732	2,763
2027	11,998	482
Total	$ 166,466	$ 9,644

The following is a summary of changes in long-term liabilities reported in the government-wide financial statements for the year ended June 30, 2024:

	Beginning Balance	Additions/ Proceeds	Reductions/ Payments	Ending Balance	Due Within One Year
Governmental activities:					
Snow King Loan	$ 612,863	$ -	$ (49,488)	$ 563,375	$ 49,735
Leases payable	849,256	409,386	(372,454)	886,188	256,892
Subscription payable	278,519	248,731	(82,265)	166,466	97,736
Governmental activities total	1,740,638	658,117	(504,207)	1,616,029	404,363
Business-type activities:					
Water - storage	879,580	-	(31,788)	847,792	33,058
Leases payable	46,068	-	(11,118)	34,950	11,380
Business-type activities total	925,648	-	(42,906)	882,742	44,438
Government-wide total	$ 2,666,286	$ 658,117	$ (547,113)	$ 2,498,771	$ 448,801

Redemptions: None.

I. Risk management and litigation

The Town is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. For the past several years, the Town obtained coverage from various sources and has effectively managed risk through a number of employee education and prevention programs.

All risk management activities are accounted for in the appropriate fund. Expenditures and claims are recognized when it is probable that a loss has occurred, the amount of the loss can be reasonably estimated, and the loss amount exceeds insurance coverage. In determining claims, events that might create claims, but for which none have been reported, are considered.

The Town attorney estimates that the amount of actual or potential claims against the Town as of June 30, 2024 will not materially affect the financial condition of the Town.

Workers compensation coverage is provided through the state of Wyoming's Worker's Safety and Compensation Division. The Town pays an annual premium, reflecting a base rate plus an experience premium, to the division. Currently, the Town receives drug, alcohol, and safety program discounts.

The Town self-insures its health benefit coverage up to an annual $70,000 per claimant, with exception of laser coverage option. Stop-loss coverage is purchased from private insurers for amounts exceeding $70,000. For the year ended June 30, 2024, the Town exercised no laser coverage on any participants. Health benefit self-insurance activities are accounted for in the Employee Insurance Fund, an internal service fund.

Liability insurance is provided through Local Government Liability Pool (LGLP), a pooled self-insurance program. LGLP was created by the legislature specifically for local governments in Wyoming. The coverage amounts are the limits set by the Governmental Claims Act (W.S. 1-39-118). Current statutory limits are $250,000 per claimant with $500,000 per occurrence. Excess insurance coverage provides for out-of-state claims and Federal Civil Rights claims with the current limit of $5 million with a $1 million limit per occurrence. The LGLP policy has a $1,000 deductible.

Property and casualty insurances are provided by Wyoming Association of Risk Management (WARM) through a pooled self-insurance program. The WARM policy has a $5,000 deductible.

An analysis of claims activities for the last three fiscal periods ending on June 30 is presented below:

	2022	2023	2024
Paid losses	$35,358	$32,361	$88,076
Paid expenses	7,000	9,000	13,415
Reserves	14,895	-	34,478
Total incurred	$57,253	$41,361	$135,969

The Town's commercial insurance carrier has no set reserve losses or reserve expenses for claims filed after June 30, 2024 for incidents occurring prior to that date.

There were no significant reductions in insurance from the previous year and there were no settlements in excess of insurance coverage in each of the past three years.

J. Retirement plans

1. Defined benefit plans

The Town participates in the Wyoming Retirement System (the "System"), a statewide cost sharing multiple-employer public employee retirement system. The System is established and governed by the respective sections of Wyoming state statute. The statute provides for the administration of the System under the direction of the Wyoming State Retirement Board whose members are appointed by the Governor. The System issues a publicly available financial report that includes financial statements and required supplementary information for the System. A copy of the report may be obtained by writing to the Wyoming Retirement System, 6101 Yellowstone Road, Suite 500, Cheyenne, Wyoming 82002, by calling 1-307-777-7691, or https://retirement.wyo.gov/About/Reports?#categories. Substantially all Town employees are eligible to participate in following retirement plans offered by the System based upon eligibility and hiring status: 1) Public Employees' Pension Plan; 2) Law Enforcement Pension Plan; and 3) Wyoming Deferred Compensation Plan.

Public Employees' Pension Plan

The Public Employees' Pension Plan (PEPP) is a cost sharing multiple employer defined benefit, contributory retirement plan covering substantially all full-time employees of the Town. PEPP statutorily requires 18.62% of the participant's salary to be contributed to PEPP. Contributions consist of 9.25% of the participant's salary as employee contributions and 9.37% as employer contributions. The amount of contributions designated as employee contributions represent the portion of total contributions that a participant retains ownership of and can elect to receive as a refund upon termination of employment. Employers can elect to cover all or a portion of the employee's contribution at their discretion. Through legislation passed during the 2012 legislative session, two tiers of benefits were established for participants of this plan.

- Tier 1, PEPP allows for normal retirement after four years of service and attainment of age 60. Early retirement is allowed provided the employee has completed four years of service and attained age 50 or 25 years of service but will result in a reduction of benefits based on the length of time remaining to age 60.

- Tier 2, PEPP allows for normal retirement after four years of service and attainment of age 65. Early retirement is allowed provided the employee has completed four years of service and attained age 55, or 25 or more years of service but will result in a reduction of benefits based on the length of time remaining to age 65. All employees may also retire upon normal retirement on the bases that the sum of the member's age and service is at least 85.

PEPP provides retirement, disability and death benefits according to predetermined formulas and allows retirees to select one of eight optional methods for receiving benefits, including two joint and survivor forms of benefits: a 100% joint and survivor annuity, and a 50% joint and survivor annuity. The benefit amounts under these options are determined on an actuarially equivalent basis. Any cost of living adjustment provided to retirees must be granted by the State Legislature. In addition, a cost of living adjustment will not be approved by the legislature unless the plan is 100% funded after the COLA is awarded.

Employees terminating prior to normal retirement can elect to withdraw all employee contributions plus accumulated interest through date of termination or, if they are vested, they may elect to remain in PEPP and be eligible for retirement benefits at age 50 (Tier 1 employees) and 55 (Tier 2 employees).

Contributions to PEPP for the year ended June 30, 2024 were $1,593,184.

Law Enforcement Pension Plan

The Wyoming Law Enforcement Pension Plan (LEPP) is a cost sharing multiple employer defined benefit, contributory plan covering all law enforcement employees of the Town. LEPP statutorily requires 17.20% of the participant's salary to be contributed to LEPP. LEPP statutorily requires participants to contribute 8.6% of their salary to LEPP and the employer is required to contribute 8.6% of each participant's salary.

LEPP statutorily provides retirement, disability and death benefits according to predetermined formulas and allows employees to select one of seven optional methods for receiving benefits. Any cost of living adjustment provided to retirees must be granted by the State Legislature. In addition a cost of living adjustment will not be approved by the legislature unless LEPP is 100% funded after the COLA is awarded. Participants may withdraw from LEPP at

any time and receive refunds of participant contributions plus accumulated interest.

Contributions to LEPP for the year ended June 30, 2024 were $508,446.

Wyoming Deferred Compensation Plan

The Plan administered by the System is an IRS Section 457 Deferred Compensation Plan. This Plan is available as a supplemental plan to the defined benefit retirement plans. Contributions may be made into this Plan (subject to plan and Internal Revenue Code limitations) by employees and employer contributions at rates determined by the Town.

For the year ended June 30, 2024, employee contributions were $294,034 and employer contributions were $66,124.

2. **Pension Liabilities, Expense and Deferred Outflows of Resources Related to Pensions**

At June 30, 2024, the Town reported an entity-wide net pension liability of $11,640,381 of which $10,386,517 is related to governmental activities and $552,082 and $701,782 is related to the Town's water and sewer funds, respectively.

Plan	Proportionate Share	Net Pension Liability
PEPP	0.420014%	$ 9,535,088
LEPP	1.558506%	$ 2,105,293
Total net pension liability		$ 11,640,381

The net pension liability was measured as of December 31, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2024 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension liability was based upon actual historical employer contributions to the plan from the census data submitted to the plan for pay periods ending in 2023.

For the year ended June 30, 2024, the Town recognized entity-wide pension expense of $366,895. The PEPP recognized an expense of $238,077. The LEPP recognized an expense of $128,818. At June 30, 2024, the Town reported entity-wide deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	PEPP	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 184,219	$ 41,654
Net difference between projected and actual earnings on pension plan investments	-	337,991
Changes in assumptions	97,877	-
Change in proportion	1,340,127	-
Contributions subsequent to the measurement date	826,087	-
	$ 2,448,310	$ 379,645

	LEPP	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 183,117	$ 109,912
Net difference between projected and actual earnings on pension plan investments	-	126,951
Changes in assumptions	1,181,122	2,500,702
Change in proportion	238,766	12,226
Contributions subsequent to the measurement date	255,590	-
	$ 1,858,595	$ 2,749,791

Deferred outflows of resources related to pensions resulting from Town contributions of $1,081,677 made subsequent to the measurement date will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ending June 30,	Net Deferred Outflows (Inflows) of Resources PEPP	LEPP
2025	$ 478,255	$ 74,985
2026	370,711	(738,153)
2027	860,439	(315,951)
2028	(466,827)	(167,667)
	$ 1,242,578	$ (1,146,786)

Actuarial Assumptions

The total pension liability in the 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

	PEPP	LEPP
Projected salary increases, includes inflation	2.50% to 6.50%	5.25% TO 9.25%
Assumed inflation rate	2.25%	2.25%
Investment Rate of Return	6.80%	6.80%

PEPP mortality rates were based on the Pub-2010 General Employee Mortality Table, amount weighted, fully generational, projected with the MP-2020 Ultimate Scale.

LEPP mortality rates were based on the Pub-2010 Safety Employee Mortality Table, amount weighted, fully generational, projected with the MP-2020 Ultimate Scale.

Discount Rate

The discount rate used to measure the total pension liability was 6.8% for both the PEPP and LEPP. The projection of cash flows used to determine the discount rate assumed contributions from participating employers will be made based on the actuarially determined rates based on the Board's funding policy, which establishes the contractually required rates under Wyoming State Statutes. Based on those assumptions, the Systems' fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

Asset Class	Allocation	20 Year Arithmetic Expected Real Return
Cash	0.50%	-0.30%
Gold	1.50%	0.70%
Fixed Income	20.00%	3.80%
Equity	51.50%	8.20%
Marketable Alternatives	16.00%	5.23%
Private Real Assets	10.50%	7.48%
Totals	100.00%	6.61%

Sensitivity of the proportionate share of the net pension liability to changes in the discount rate:

The following presents the proportionate share of the net pension liability calculated using the PEPP discount rate of 6.80% and the LEPP discount rate of 6.80%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	1% Decrease	Discount Rate	1% Increase
PEPP	5.80%	6.80%	7.80%
Proportionate share of net pension liability	$ 15,142,031	$ 9,535,088	$ 4,888,626
LEPP	5.80%	6.80%	7.80%
Proportionate share of net pension liability	4,248,370	2,105,293	352,816

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the separately issued Wyoming Retirement System financial report.

K. Committed contracts

At June 30, 2024, the Town had the following remaining commitments for uncompleted construction and equipment purchase contracts:

Fund/Project	Remaining Contract
START	
BUILD Grant	270,580
Capital Projects	
Chip Seal	254,500
Core Services Vehicle Maintenance Facility	1,070,025
Water	
West Jackson Water Transmission Project	736,269
S. Millward Waterline	971,360
Central Equipment Fund	
Street Sweeper	299,897
IT Vehicle	60,414

In 2008, the Town created a shared-appreciation mortgage program as a recruitment tool for key personnel. At June 30, 2024, the Town's commitments totaled $266,500.

L. Fund changes and fund balances

Amounts for specific purposes by fund and fund balance classifications for the year ended June 30, 2024, are as follows:

Classification/Fund	Purpose	Amount
Nonspendable		
General Fund	Prepaid items	$ 2,508
START Bus System	Prepaid items	66,130
Restricted		
General Fund	Victim services	12,745
2010 SPET	Energy	128,383
2006 SPET	Sidewalks	17,727
2014 SPET	Pedestrian/Complete Streets	3,266,138
2016 SPET	Landslide mitigation	351,404
2019 SPET	Complete Streets/Stormwater	10,795,365
2022 SPET	Employee housing	522,013
Parking Exactions	Parking improvements	228,723
Parks Exactions	Park improvements	601,793
Affordable Housing	Housing options	1,206,612
Lodging Tax	Visitor impacts	280,079
Animal Care	Animal shelter	570,436
Assigned		
Employee Housing	Employee housing	2,943,351
Affordable Housing	Housing options	1,212,260
Parking Exactions	Parking management	1,594,570
5th Cent Capital Projects	Various improvements	6,647,317
START Bus System	Transit	3,079,949
General Fund	Subsequent year's budget	2,539,368
Unassigned		
General Fund		16,517,807
Total fund balances		$ 52,584,678

For the year ended June 30, 2024, the Town closed the following fund(s):
None

For the same period, the Town opened the following fund(s):
2022 SPET

SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Public Employees' Pension Plan

	December 31, 2014	December 31, 2015	December 31, 2016	December 31, 2017	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022	December 31, 2023
Proportion of the net pension liability	0.2477%	0.2588%	0.2691%	0.2887%	0.2955%	0.3029%	0.3058%	0.3344%	0.3674%	0.4200%
Proportionate share of the net pension liability	$ 4,371,143	6,028,352	5,749,223	6,580,771	8,997,981	7,118,565	6,646,010	5,098,714	10,040,865	9,535,088
Covered payroll	$ 4,234,215	4,513,663	4,797,798	5,128,402	5,145,703	5,265,046	5,444,566	6,085,894	6,633,861	7,889,204
Proportionate share of the net pension liability as a percentage of its covered payroll	103.23%	133.56%	135.59%	128.31%	174.88%	135.19%	122.07%	83.78%	151.36%	120.86%
Plan fiduciary net position as a percentage of the total pension liability	79.08%	73.40%	73.42%	76.35%	69.17%	76.83%	79.24%	86.03%	75.47%	80.19%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Law Enforcement Pension Plan

	December 31, 2014	December 31, 2015	December 31, 2016	December 31, 2017	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022	December 31, 2023
Proportion of the net pension liability	0.9710%	1.1008%	1.1771%	1.2442%	1.3305%	1.3952%	1.2181%	1.3880%	1.5194%	1.5585%
Proportionate share of the net pension liability	$ 276,396	826,914	929,485	1,070,529	3,220,730	1,202,683	829,769	3,949,304	5,175,817	2,105,293
Covered payroll	$ 1,435,120	1,655,587	1,821,906	1,910,369	2,021,012	2,174,440	1,957,903	2,305,848	2,452,351	2,606,793
Proportionate share of the net pension liability as a percentage of its covered payroll	19.94%	49.95%	48.77%	56.04%	159.36%	55.31%	42.38%	171.27%	211.06%	80.76%
Plan fiduciary net position as a percentage of the total pension liability	94.76%	87.49%	88.11%	87.99%	71.22%	89.05%	91.82%	75.62%	70.30%	86.90%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

SCHEDULE OF CONTRIBUTIONS

Public Employees' Pension Plan

June 30, 2024

	Year Ended June 30, 2015	Year Ended June 30, 2016	Year Ended June 30, 2017	Year Ended June 30, 2018	Year Ended June 30, 2019	Year Ended June 30, 2020	Year Ended June 30, 2021	Year Ended June 30, 2022	Year Ended June 30, 2023	Year Ended June 30, 2024
Contractually required contribution	$ 656,590	771,616	817,825	861,766	882,845	954,123	1,012,396	1,138,790	1,305,841	1,593,184
Contributions in relation to the contractually required contribution	656,590	771,616	817,825	861,766	882,845	954,123	1,012,396	1,138,790	1,305,841	1,593,184
Contribution deficiency (excess)	$ -	-	-	-	-	-	-	-	-	-
Covered payroll	$ 4,137,300	4,642,696	4,920,729	5,185,117	5,156,803	5,414,997	5,587,174	6,115,952	7,013,108	8,556,304
Contributions as a percentage of covered payroll	15.87%	16.62%	16.62%	16.62%	17.12%	17.62%	18.12%	18.62%	18.62%	18.62%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

SCHEDULE OF CONTRIBUTIONS

Law Enforcement Pension Plan

June 30, 2024

	Year Ended June 30, 2015	Year Ended June 30, 2016	Year Ended June 30, 2017	Year Ended June 30, 2018	Year Ended June 30, 2019	Year Ended June 30, 2020	Year Ended June 30, 2021	Year Ended June 30, 2022	Year Ended June 30, 2023	Year Ended June 30, 2024
Contractually required contribution	$ 258,516	309,370	331,618	339,729	367,582	403,806	374,602	413,814	484,598	508,446
Contributions in relation to the contractually required contribution	258,516	309,370	331,618	339,729	367,582	403,806	374,602	413,814	484,598	508,446
Contribution deficiency (excess)	$ -	-	-	-	-	-	-	-	-	-
Covered payroll	$ 1,503,002	1,798,665	1,928,014	1,975,166	2,137,107	2,347,710	2,177,919	2,405,897	2,817,429	2,956,083
Contributions as a percentage of covered payroll	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

Combining Balance Sheet
Nonmajor Governmental Funds by Fund Type
June 30, 2024

	Special Revenue Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
ASSETS			
Cash and cash equivalents	$ 5,075,875	$ 2,291,969	$ 7,367,844
Investments	3,120,189	1,487,796	4,607,985
Accounts receivable	274,915	522,013	796,928
Deposits	35,775	-	35,775
Notes receivable - housing	266,500	-	266,500
Total assets	8,773,254	4,301,778	13,075,032
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	65,047	16,113	81,160
Unearned revenue	70,383	-	70,383
Total liabilities	135,430	16,113	151,543
Fund balances:			
Restricted	2,887,643	4,285,665	7,173,308
Assigned	5,750,181	-	5,750,181
Total fund balances	8,637,824	4,285,665	12,923,489
Total liabilities and fund balances	$ 8,773,254	$ 4,301,778	$ 13,075,032

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances - Nonmajor Governmental Funds by Fund Type
Year Ended June 30, 2024

	Special Revenue Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
Revenues:			
General Taxes	$ -	$ 522,013	$ 522,013
Licenses and permits	1,144,925	-	1,144,925
Intergovernmental	1,525,950	-	1,525,950
Investment earnings	397,502	221,774	619,276
Other revenues	725,590	-	725,590
Total revenues	3,793,967	743,787	4,537,754
Expenditures:			
Current:			
General Government	254,855	-	254,855
Community development	599,751	-	599,751
Recreation and culture	547,301	-	547,301
Capital outlay	2,312,788	414,313	2,727,101
Debt service			
Principal	116,688	-	116,688
Interest	17,112	-	17,112
Total expenditures	3,848,495	414,313	4,262,808
Excess (deficiency) of revenues over expenditures	(54,528)	329,474	274,946
Other financing sources (uses)			
Transfers in	1,548,303	-	1,548,303
Transfers out	(1,608,426)	-	(1,608,426)
Leases issued	307,938	-	307,938
Total other financing sources (uses)	247,815	-	247,815
Net change in fund balances	193,287	329,474	522,761
Fund balance at beginning of year	8,444,537	3,956,191	12,400,728
Fund balance at end of year	$ 8,637,824	$ 4,285,665	$ 12,923,489

Combining Balance Sheet
Nonmajor Special Revenue Funds
June 30, 2024

	Employee Housing	Affordable Housing	Parking Exactions	Parks Exactions	Animal Care	Lodging Tax	Total
ASSETS							
Cash and cash equivalents	$ 1,612,686	$ 1,455,451	$ 1,076,748	$ 355,390	$ 570,436	$ 5,164	$ 5,075,875
Investments	1,118,128	1,009,113	746,545	246,403	-	-	3,120,189
Accounts Receivable	-	-	-	-	-	274,915	274,915
Notes receivable - housing	266,500	-	-	-	-	-	266,500
Deposits	35,775	-	-	-	-	-	35,775
Total assets	3,033,089	$ 2,464,564	$ 1,823,293	$ 601,793	$ 570,436	$ 280,079	$ 8,773,254
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	19,355	45,692	-	-	-	-	65,047
Deposits payable	70,383	-	-	-	-	-	70,383
Total liabilities	89,738	45,692	-	-	-	-	135,430
Fund balances:							
Restricted	-	1,206,612	228,723	601,793	570,436	280,079	2,887,643
Assigned	2,943,351	1,212,260	1,594,570	-	-	-	5,750,181
Total fund balances	2,943,351	2,418,872	1,823,293	601,793	570,436	280,079	8,637,824
Total liabilities and fund balances	$ 3,033,089	$ 2,464,564	$ 1,823,293	$ 601,793	$ 570,436	$ 280,079	$ 8,773,254

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Special Revenue Funds
Year Ended June 30, 2024

	Employee Housing	Affordable Housing	Parking Exactions	Parks Exactions	Animal Care	Lodging Tax	Total
Revenues:							
Intergovernmental	$ -	$ 72,000	$ -	$ -	$ -	$ 1,453,950	$ 1,525,950
Licenses and permits	-	743,453	373,193	28,279	-	-	1,144,925
Investment earnings	140,350	126,473	82,751	31,120	610	16,198	397,502
Other revenue:							
Other	630,446	-	-	-	95,144	-	725,590
Total revenues	770,796	941,926	455,944	59,399	95,754	1,470,148	3,793,967
Expenditures:							
Current:							
General government	254,855	-	-	-	-	-	254,855
Public safety	-	-	-	-	-	-	-
Community development	-	598,303	1,448	-	-	-	599,751
Recreation and culture	-	-	-	-	-	547,301	547,301
Capital outlay	307,938	2,000,000	-	4,850	-	-	2,312,788
Debt service							
Principal	116,688	-	-	-	-	-	116,688
Interest	17,112	-	-	-	-	-	17,112
Total expenditures	696,593	2,598,303	1,448	4,850	-	547,301	3,848,495
Excess (deficiency) of revenues over expenditures	74,203	(1,656,377)	454,496	54,549	95,754	922,847	(54,528)
Other financing sources (uses):							
Transfers in	-	1,548,303	-	-	-	-	1,548,303
Transfers out	(87,846)	-	-	-	(61,392)	(1,459,188)	(1,608,426)
Leases issued	307,938	-	-	-	-	-	307,938
Total other financing sources (uses)	220,092	1,548,303	-	-	(61,392)	(1,459,188)	247,815
Net change in fund balance	294,295	(108,074)	454,496	54,549	34,362	(536,341)	193,287
Fund balance at beginning of year	2,649,056	2,526,946	1,368,797	547,244	536,074	816,420	8,444,537
Fund balance at end of year	$ 2,943,351	$ 2,418,872	$ 1,823,293	$ 601,793	$ 570,436	$ 280,079	$ 8,637,824

Employee Housing Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Investment earnings	$ 65,800	$ 65,800	$ 140,350	$ 74,550
Other revenues:				
Rental charges	610,901	610,901	630,446	19,545
Total revenues	676,701	676,701	770,796	94,095
Expenditures:				
General government:				
Contractual services	635,970	670,869	254,855	(416,014)
Capital Outlay:				
General government	-	-	307,938	307,938
Debt service:				
Principal	-	-	116,688	116,688
Interest	-	-	17,112	17,112
Total expenditures	635,970	670,869	696,593	25,724
Excess (deficiency) of revenues over expenditures	40,731	5,832	74,203	68,371
Other financing sources (uses):				
Transfers out	(101,781)	(101,781)	(87,846)	13,935
Leases issued	-	-	307,938	307,938
Total other financing sources (uses)	(101,781)	(101,781)	220,092	321,873
Net change in fund balance	(61,050)	(95,949)	294,295	390,244
Fund balance at beginning of year	2,649,056	2,649,056	2,649,056	-
Fund balance at end of year	$ 2,588,006	$ 2,553,107	$ 2,943,351	$ 390,244

Affordable Housing
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ -	$ -	$ 72,000	$ 72,000
Licenses and Permits:				
Workforce housing exactions	500,000	500,000	743,453	243,453
Investment earnings (loss)	69,700	69,700	126,473	56,773
Total revenues	569,700	569,700	941,926	372,226
Expenditures:				
Community development:				
Contracted Services	571,530	598,303	598,303	-
Capital outlay	1,000,000	2,000,000	2,000,000	-
Total expenditures	1,571,530	2,598,303	2,598,303	-
Excess (deficiency) of revenues over expenditures	(1,001,830)	(2,028,603)	(1,656,377)	372,226
Other financing sources (uses):				
Transfers in	1,571,530	1,598,303	1,548,303	(50,000)
Total other financing sources (uses)	1,571,530	1,598,303	1,548,303	(50,000)
Net change in fund balance	569,700	(430,300)	(108,074)	322,226
Fund balance at beginning of year	2,526,946	2,526,946	2,526,946	-
Fund balance at end of year	$ 3,096,646	$ 2,096,646	$ 2,418,872	$ 322,226

Parking Exactions Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Licenses and permits:				
Parking exactions	$ 17,000	$ 17,000	$ -	$ (17,000)
Encroachment fees	300,000	300,000	373,193	73,193
Investment earnings	36,300	36,300	82,751	46,451
Total revenues	353,300	353,300	455,944	102,644
Expenditures:				
Community development:				
	5,000	5,000	1,448	(3,552)
Total expenditures	5,000	5,000	1,448	(3,552)
Excess (deficiency) of revenues over expenditures	348,300	348,300	454,496	106,196
Fund balance at beginning of year	1,368,797	1,368,797	1,368,797	-
Fund balance at end of year	$ 1,717,097	$ 1,717,097	$ 1,823,293	$ 106,196

Parks Exactions Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Licenses and permits:				
Subdivision exactions	$ 50,000	$ 50,000	$ 28,279	$ (21,721)
Investment earnings	14,200	14,200	31,120	16,920
Total revenues	64,200	64,200	59,399	(4,801)
Expenditures:				
Capital outlay	522,000	522,000	4,850	(517,150)
Total expenditures	522,000	522,000	4,850	(517,150)
Excess (deficiency) of revenues over expenditures	(457,800)	(457,800)	54,549	512,349
Fund balance at beginning of year	547,244	547,244	547,244	-
Fund balance at end of year	$ 89,444	$ 89,444	$ 601,793	$ 512,349

Animal Care Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Investment earnings	$ 200	$ 200	$ 610	$ 410
Other revenues:				
Donations and contributions	60,000	66,392	95,144	28,752
Total revenues	60,200	66,592	95,754	29,162
Expenditures:				
Public safety:				
Supplies	-	-	-	-
Total expenditures	-	-	-	-
Excess (deficiency) of revenues over expenditures	60,200	66,592	95,754	29,162
Other financing sources (uses):				
Transfers out	(55,000)	(61,392)	(61,392)	-
Total other financing sources (uses)	(55,000)	(61,392)	(61,392)	-
Net change in fund balance	5,200	5,200	34,362	29,162
Fund balance at beginning of year	536,074	536,074	536,074	-
Fund balance at end of year	$ 541,274	$ 541,274	$ 570,436	$ 29,162

Lodging Tax Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 1,425,211	$ 1,425,211	$ 1,453,950	$ 28,739
Investment earnings	35,200	35,200	16,198	(19,002)
Total revenues	1,460,411	1,460,411	1,470,148	9,737
Expenditures:				
Recreation and culture:				
Parks and Recreation	500,000	500,000	500,000	-
Pathways	50,000	50,000	47,301	(2,699)
Total expenditures	550,000	550,000	547,301	(2,699)
Excess (deficiency) of revenues over expenditures	910,411	910,411	922,847	12,436
Other financing sources (uses):				
Transfers out	(1,541,779)	(1,541,779)	(1,459,188)	82,591
Total other financing sources (uses)	(1,541,779)	(1,541,779)	(1,459,188)	82,591
Net change in fund balance	(631,368)	(631,368)	(536,341)	95,027
Fund balance at beginning of year	816,420	816,420	816,420	-
Fund balance at end of year	$ 185,052	$ 185,052	$ 280,079	$ 95,027

Combining Balance Sheet
Nonmajor Capital Projects Funds
June 30, 2024

	2006 SPET	2010 SPET	2014 SPET	2016 SPET	2022 SPET	Total
ASSETS						
Cash and cash equivalents	$ 17,727	$ 128,383	$ 1,938,337	$ 207,522	$ -	$ 2,291,969
Investments	-	-	1,343,914	143,882	-	1,487,796
Accounts Receivable	-	-	-	-	522,013	522,013
Total Assets	17,727	128,383	3,282,251	351,404	522,013	4,301,778
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts Payable	-	-	16,113	-	-	16,113
Total liabilities	-	-	16,113	-	-	16,113
Fund balances:						
Restricted	17,727	128,383	3,266,138	351,404	522,013	4,285,665
Total fund balances	17,727	128,383	3,266,138	351,404	522,013	4,285,665
Total liabilities and fund balances	$ 17,727	$ 128,383	$ 3,282,251	$ 351,404	$ 522,013	$ 4,301,778

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Capital Projects Funds
Year Ended June 30, 2024

	2006 SPET	2010 SPET	2014 SPET	2016 SPET	2022 SPET	Total
Revenues:						
Specific purpose excise tax	$ -	$ -	$ -	$ -	$ 522,013	$ 522,013
Investment earnings	14,864	6,727	181,404	18,779	-	221,774
Total revenues	14,864	6,727	181,404	18,779	522,013	743,787
Expenditures:						
Capital outlay:						
Infrastructure	255,384	-	157,553	1,376	-	414,313
Total expenditures	255,384	-	157,553	1,376	-	414,313
Net change in fund balances	(240,520)	6,727	23,851	17,403	522,013	329,474
Fund balance at beginning of year	258,247	121,656	3,242,287	334,001	-	3,956,191
Fund balance at end of year	$ 17,727	$ 128,383	$ 3,266,138	$ 351,404	$ 522,013	$ 4,285,665

Combining Statement of Net Position
Internal Service Funds
June 30, 2024

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
ASSETS					
Current assets:					
Cash and Cash Equivalents	$ 1,651,168	$ -	$ 612,428	$ 342,914	$ 2,606,510
Investments	1,144,810	-	424,618	237,753	1,807,181
Accounts receivable (net)	51,490	-	-	-	51,490
Due from other governmental units	-	80,630	-	-	80,630
Materials and supplies	-	627,890	-	-	627,890
Prepaid Items	65,405	-	-	54,094	119,499
Total current assets	2,912,873	708,520	1,037,046	634,761	5,293,200
Noncurrent assets:					
Capital assets:					
Machinery & equipment	-	48,962	6,782,424	2,464,944	9,296,330
Right to Use, subscription asset	-	-	-	568,010	568,010
Total capital assets	-	48,962	6,782,424	3,032,954	9,864,340
Less accumulated depreciation/amortization	-	(14,112)	(3,800,804)	(2,014,934)	(5,829,850)
Total capital assets (net)	-	34,850	2,981,620	1,018,020	4,034,490
Total noncurrent assets	-	34,850	2,981,620	1,018,020	4,034,490
TOTAL ASSETS	2,912,873	743,370	4,018,666	1,652,781	9,327,690
DEFERRED OUTFLOW OF RESOURCES					
Deferred outflows related to pensions	-	138,574	-	-	138,574
LIABILITIES					
Current liabilities:					
Interfund Payable - pooled cash	-	752,214	-	-	752,214
Accounts payable	438,321	82,812	-	130,106	651,239
Accrued wages payable	-	14,544	-	-	14,544
Subscription liability - current	-	-	-	97,736	97,736
Total current liabilities	438,321	849,570	-	227,842	1,515,733
Noncurrent liabilities:					
Subscription liability - net of current portion	-	-	-	68,730	68,730
Net pension liability	-	539,686	-	-	539,686
Total noncurrent liabilities	-	539,686	-	68,730	608,416
TOTAL LIABILITIES	438,321	1,389,256	-	296,572	2,124,149
DEFERRED INFLOW OF RESOURCES					
Deferred outflows related to pensions	-	21,488	-	-	21,488
NET POSITION					
Net investment in capital assets	-	34,850	2,981,620	851,554	3,868,024
Unrestricted	2,474,552	(563,650)	1,037,046	504,655	3,452,603
TOTAL NET POSITION	$ 2,474,552	$ (528,800)	$ 4,018,666	$ 1,356,209	$ 7,320,627

Combining Statement of Revenues, Expenses and Changes in Net Position - Internal Service Funds
Year Ended June 30, 2024

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
Operating revenues:					
Internal customers	$ 2,896,214	$ 1,756,771	$ 702,500	$ 1,407,861	$ 6,763,346
External customers	-	496,456	-	-	496,456
Total operating revenues	2,896,214	2,253,227	702,500	1,407,861	7,259,802
Operating expenses:					
Operations and maintenance	2,686,240	2,277,935	63	1,191,457	6,155,695
Depreciation and amortization	-	4,896	485,358	299,375	789,629
Total operating expenses	2,686,240	2,282,831	485,421	1,490,832	6,945,324
Operating income (loss)	209,974	(29,604)	217,079	(82,971)	314,478
Nonoperating revenues (expenses):					
Interest revenue	144,347	-	57,615	42,849	244,811
Contributions and donations	-	-	7,500	-	7,500
Gain on disposal of property	-	-	5,400	-	5,400
Interest expense		-	-	(20,474)	(20,474)
Total nonoperating revenues (expenses)	144,347	-	70,515	22,375	237,237
Income (loss) before transfers	354,321	(29,604)	287,594	(60,596)	551,715
Other financing sources (uses):					
Transfers in	-	-	31,000	66,069	97,069
Transfers out	(90,937)	-	-	(22,600)	(113,537)
Change in net position	263,384	(29,604)	318,594	(17,127)	535,247
Net position at beginning of year	2,211,168	(499,196)	3,700,072	1,373,336	6,785,380
Net position at end of year	$ 2,474,552	$ (528,800)	$ 4,018,666	$ 1,356,209	$ 7,320,627

Combining Statement of Cash Flows
Internal Service Funds
Year Ended June 30, 2024

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
Cash flow from operating activities:					
Cash received from internal customers	$ 3,121,150	$ 1,756,771	$ 766,779	$ 1,407,861	$ 7,052,561
Cash received from external customers	-	468,737	-	-	468,737
Cash paid to suppliers for goods and services	(2,800,829)	(1,413,181)	(63)	(1,130,751)	(5,344,824)
Cash paid to employees	-	(812,327)	-	-	(812,327)
Net cash provided (used) by operating activities	320,321	-	766,716	277,110	1,364,147
Cash flow from noncapital financing activities:					
Transfers from other funds	-	-	31,000	66,069	97,069
Transfers to other funds	(90,937)	-	-	(22,600)	(113,537)
Net cash provided (used) by noncapital financing activities	(90,937)	-	31,000	43,469	(16,468)
Cash flows from capital and related financing activities:					
Acquisition of capital assets	-	-	(865,390)	(722,739)	(1,588,129)
Contributions and donations	-	-	7,500	-	7,500
Proceeds from the sale of capital assets	-	-	5,400	-	5,400
Principal payments on subscription liability	-	-	-	(82,265)	(82,265)
Interest paid on subscription liability	-	-	-	(20,474)	(20,474)
Net cash (used) by capital and related financing activities	-	-	(852,490)	(825,478)	(1,677,968)
Cash flows from investing activities					
Interest on investments	186,267	-	73,163	51,555	310,985
Sale of investments	983,448	-	477,674	652,999	2,114,121
Proceeds from sales and maturities of investments	(155,968)	-	(57,850)	(32,391)	(246,209)
Net cash provided (used) by investing activities	1,013,747	-	492,987	672,163	2,178,897
Increase (decrease) in cash and cash equivalents	1,243,131	-	438,213	167,264	1,848,608
Cash and cash equivalents - July 1	408,037	-	174,215	175,650	757,902
Cash and cash equivalents - June 30	$ 1,651,168	$ -	$ 612,428	$ 342,914	$ 2,606,510

continued

Combining Statement of Cash Flows
Internal Service Funds
Year Ended June 30, 2024 (continued)

Reconciliation of operating income (loss) to net cash provided by operating activities:					
Operating income (loss)	209,974	(29,604)	217,079	(82,971)	314,478
Adjustments to Reconcile Net Income (Loss) to Net Cash Provided by Operating Activities:					
Depreciation and amortization expense	-	4,896	485,358	299,375	789,629
Pension Expense	-	(42,961)	-	-	(42,961)
Changes in assets and liabilities:					
Account receivable	224,936	-	64,279	-	289,215
Due from other governmental units	-	(27,719)	-	-	(27,719)
Materials and supplies	-	(126,582)	-	-	(126,582)
Prepaid items	(65,405)	-	-	3,196	(62,209)
Interfund payable - pooled cash	-	169,561	-	-	169,561
Accounts payable	(49,184)	57,355	-	57,510	65,681
Accrued wages payable	-	(4,946)	-	-	(4,946)
Net cash provided (used) by operating activities	$ 320,321	$ -	$ 766,716	$ 277,110	$ 1,364,147
Noncash investing, capital, and financing activities:					
Increase (decrease) in fair value of investments	$ (41,920)	$ -	$ (15,548)	$ (8,706)	(66,174)
Increase (Decrease) in right to use - subscription asset	-	-	-	103,187	103,187
Increase (Decrease) in subsciption liability	-	-	-	(5,517)	(5,517)

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2024

	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Actual	Variance with Final Budget
Revenue and other sources - summary:								
Taxes	$ 7,250,550	$ 10,021,262	$ 11,096,853	$ 11,566,156	$ 12,037,210	$ 12,037,210	$ 12,286,329	$ 249,119
Licenses & Permits	1,188,735	1,417,597	1,812,270	1,636,675	1,461,623	1,648,623	2,033,967	385,344
Intergovernmental Revenue	10,789,296	17,133,228	14,838,069	15,330,617	15,882,505	15,899,505	16,334,740	435,235
Charges for Services	653,182	667,508	682,649	776,335	812,558	936,334	1,153,609	217,275
Fines & Forfeitures	332,750	332,799	368,412	466,907	385,000	385,000	362,841	(22,159)
Miscellaneous Revenue	590,728	267,057	164,718	859,490	894,012	899,924	1,569,423	669,499
Interfund Transfers	3,743,957	975,090	1,337,031	1,894,246	2,064,578	2,070,970	1,944,808	(126,162)
Total Revenues & Other Sources	24,549,198	30,814,541	30,300,002	32,530,426	33,537,486	33,877,566	35,685,717	1,808,151
Revenue and other sources - detail:								
Taxes								
Local option sales and use tax	6,647,468	9,446,627	10,179,620	10,505,372	10,869,676	10,869,676	11,147,256	277,580
Property tax	-	-	252,255	378,488	457,697	457,697	444,414	(13,283)
Motor vehicle fees	-	-	27,876	29,347	40,000	40,000	30,843	(9,157)
Franchise taxes								
Franchise tax - electric	182,188	177,895	207,605	193,464	193,464	193,464	192,268	(1,196)
Franchise tax - gas	69,520	62,886	39,945	92,865	92,864	92,864	96,364	3,500
Franchise tax - cable	131,603	122,892	125,239	131,871	128,000	128,000	126,828	(1,172)
Franchise tax - trash	194,526	187,095	223,141	210,080	211,200	211,200	232,220	21,020
Franchise tax - phone	24,004	22,503	37,164	20,652	42,523	42,523	11,763	(30,760)
Franchise tax - recycling	1,241	1,364	4,008	4,017	1,786	1,786	4,373	2,587
Licenses & Permits								
Business licenses	304,162	298,108	352,960	363,119	364,000	364,000	402,634	38,634
Transportation license	680	528	1,807	3,028	3,120	3,120	1,776	(1,344)
Special Event Permit	200	100	230	6,281	520	520	29,092	28,572
Vehicle license permit	9,480	6,287	8,249	7,154	7,112	7,112	4,391	(2,721)
Operator license permit	8,320	9,985	5,930	9,261	8,421	8,421	7,895	(526)
Liquor licenses	118,680	131,171	137,350	142,158	197,550	197,550	232,860	35,310
Contractor licenses	79,191	83,293	101,768	98,927	110,000	110,000	91,093	(18,907)
COQ license renewal	8,953	11,825	23,134	25,450	20,000	20,000	26,103	6,103
Building permits	360,413	645,408	780,989	586,994	500,000	500,000	787,860	287,860
Sign permits	3,300	5,055	5,761	5,310	4,000	4,000	8,277	4,277
Mechanical permits	18,055	22,487	33,260	23,881	17,000	17,000	20,365	3,365
Plumbing permits	34,552	39,838	49,970	25,828	31,200	31,200	27,742	(3,458)
Development permits/fees	89,290	79,553	14,470	48,816	40,000	40,000	46,813	6,813
Grading/erosion permits	2,700	4,350	5,454	2,380	3,000	3,000	2,924	(76)
Demo permits	1,000	1,100	1,400	900	1,000	1,000	2,300	1,300
Animal licenses	4,411	3,094	3,636	4,051	4,700	4,700	5,245	545
Rodeo contract fees	145,348	75,415	285,902	283,137	150,000	337,000	336,597	(403)

continued…

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2024 (continued)

	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Actual	Variance with Final Budget
Intergovernmental Revenue								
Department of Justice Grant	2,898	-	2,428	2,365	-	3,000	-	(3,000)
Homeland Security Grant	19,997	-	-	-	-	-	-	-
State grant - tobacco compliance	2,635	2,550	3,825	5,440	5,100	5,100	7,990	2,890
State grant - alcohol compliance	5,950	5,525	6,375	6,375	5,100	5,100	5,100	-
State grant - EUDL	2,862	3,091	3,763	1,705	2,006	2,006	2,471	465
State grants - police	9,956	8,997	9,717	9,989	6,500	6,500	6,760	260
SLIB - Coronavirus Relief Funds	-	4,569,697	-	-	-	-	29,615	29,615
4% state sales tax	7,935,216	9,337,936	11,565,828	11,817,567	12,285,839	12,285,839	12,603,980	318,141
4% state use tax	632,818	1,006,343	913,084	1,032,546	1,021,668	1,021,668	1,032,901	11,233
Lodging tax	254,026	351,895	427,068	455,231	475,070	475,070	484,650	9,580
Gasoline tax	463,352	440,152	459,627	471,933	416,149	416,149	494,601	78,452
Cigarette tax	21,524	19,843	19,347	18,585	19,575	19,575	15,879	(3,696)
Severance tax	356,362	355,797	387,321	390,457	387,321	387,321	383,921	(3,400)
Federal mineral royalties	547,574	549,950	544,422	538,701	544,422	544,422	544,340	(82)
Lottery distribution	31,198	34,326	27,584	61,025	30,000	30,000	53,621	23,621
Skill Based Game distribution	-	-	-	-	-	-	10,358	10,358
Miscellaneous State Grants	-	-	-	-	-	14,000	49,133	35,133
County - split on joint departments	366,979	329,940	343,426	429,350	592,830	592,830	516,589	(76,241)
Victim witness grant	135,949	117,186	124,254	89,348	90,925	90,925	92,831	1,906
Charges for Services								
Special police services - airport	531,000	553,635	523,677	604,081	640,058	763,834	763,781	(53)
Special police services - SRO	65,000	65,000	65,000	65,000	65,000	65,000	65,000	-
Special police services - other	29,841	12,761	13,691	38,949	45,000	45,000	12,617	(32,383)
Alarm bond income	3,850	3,675	17,095	16,185	5,000	5,000	14,286	9,286
Public Safety Education	-	-	-	-	500	500	-	(500)
VIN inspections	10,632	13,495	13,740	13,900	14,000	14,000	15,960	1,960
Plan review fees	9,239	13,313	41,014	33,780	40,000	40,000	277,578	237,578
Cemetery fees	3,620	5,629	8,432	4,440	3,000	3,000	4,387	1,387
Fines & Forfeitures								
Parking tickets	191,506	216,089	222,755	265,455	210,000	210,000	255,760	45,760
Summons & complaints	141,244	116,710	145,657	201,452	175,000	175,000	107,081	(67,919)
Miscellaneous Revenue								
Interest and investment earnings (loss)	272,679	31,272	(179,961)	620,649	420,050	420,050	1,140,549	720,499
Animal shelter equipment rentals	10,223	6,506	13,015	9,143	8,500	8,500	10,986	2,486
DUI Impact Panel	4,045	2,775	3,415	2,765	5,016	5,016	2,240	(2,776)
Miscellaneous Reimbursement	10,714	9,396	13,551	18,437	8,000	8,000	14,439	6,439
Insurance reimbursement	10,015	-	-	-	-	-	-	-
Contributions & donations	-	1,000	-	-	-	-	-	-
South Park rental	-	4,112	24,444	38,033	42,696	42,696	41,673	(1,023)
Parking Garage rental	110,434	64,839	67,463	48,473	61,921	61,921	56,872	(5,049)
Snow King lease	75,257	77,430	112,966	96,196	141,536	141,536	137,647	(3,889)
Park & Mainteance lease	-	-	7,567	-	-	-	-	-
Vertical Harvest lease	33,481	24,115	36,649	31,195	33,252	33,252	33,922	670
155 E Pearl lease	-	-	-	-	126,744	126,744	126,747	3
Fairgrounds lease	28,822	29,236	29,862	18,879	29,797	29,797	20,245	(9,552)

continued…

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2024 (continued)

	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Actual	Variance with Final Budget
Miscellaneous revenue	36,656	16,417	35,354	(24,473)	16,500	22,412	(16,379)	(38,791)
Cash over/(short)	(1,598)	(41)	393	193	-	-	482	482
Interfund Transfers								
Indirect cost allocations - Utilities	1,252,724	878,626	1,137,860	1,450,224	1,680,908	1,680,908	1,570,546	(110,362)
Indirect cost allocations - START Bus	101,230	80,307	96,406	114,345	135,952	135,952	134,087	(1,865)
SRF - Animal Care	70,535	16,157	28,801	58,713	55,000	61,392	61,392	-
Indirect cost allocations - Employee Housing	112,026	-	73,964	86,109	101,781	101,781	87,846	(13,935)
Capital Fund - Vertical Harvest	24,512	-	-	-	-	-	-	-
Capital Fund - Snow King	49,126	-	-	-	-	-	-	-
Capital Fund - 2016 SPET	1,483,804	-	-	-	-	-	-	-
Internal Service - Cental Equip.	200,000	-	-	-	-	-	-	-
Internal Service - Employee Insurance	450,000	-	-	184,855	90,937	90,937	90,937	-
Total revenues and other sources	24,549,198	30,814,541	30,300,002	32,530,426	33,537,486	33,877,566	35,685,717	1,808,151
Expenditures and other uses - summary:								
General government	4,841,692	4,653,408	5,526,503	6,449,111	8,045,020	8,111,501	7,139,906	(971,595)
Public safety	7,550,461	7,005,691	8,494,839	9,498,218	11,761,816	12,177,263	11,297,442	(879,821)
Public works	2,464,442	2,019,426	2,622,883	3,071,114	3,576,843	3,594,777	3,259,105	(335,672)
Health & welfare	792,600	855,452	1,016,476	1,216,307	1,463,390	1,471,900	1,419,651	(52,249)
Community development	244,311	216,047	280,702	352,002	455,675	470,675	458,706	(11,969)
Recreation and culture	1,682,484	1,653,805	1,395,720	1,003,087	2,065,006	2,377,072	2,319,220	(57,852)
General unallocated	250,111	1,846,439	224,150	320,001	729,902	355,047	241,641	(113,406)
Transfers out and other uses	4,313,908	3,838,927	7,805,686	16,773,598	9,475,325	9,568,167	9,204,331	(363,836)
Total expenditures and other uses	22,140,009	22,089,196	27,366,959	38,683,438	37,572,977	38,126,402	35,340,002	(2,786,400)
Expenditures and other uses - divisions:								
General government								
Mayor & town council	358,523	364,625	354,173	385,956	397,348	425,748	411,363	(14,385)
Town attorney	355,299	293,208	465,634	610,517	731,370	751,012	709,512	(41,500)
Municipal judge	258,980	250,249	269,039	305,625	318,646	323,430	315,799	(7,631)
Administration	563,468	267,042	287,774	403,528	471,737	1,090,512	891,176	(199,336)
Personnel & town clerk	623,560	618,088	769,632	901,097	1,016,974	1,018,373	942,180	(76,193)
Finance	609,422	594,714	628,497	710,490	800,802	799,248	782,228	(17,020)
Information technology	525,291	570,088	766,739	911,188	1,113,490	1,119,601	1,056,336	(63,265)
Community Development	-	405,445	499,236	592,439	808,144	541,059	458,649	(82,410)
Planning	943,219	655,212	854,083	895,269	1,413,893	1,130,724	802,389	(328,335)
Town facilities	603,930	634,737	631,696	733,002	972,616	911,794	770,274	(141,520)
Public safety								
Police								
Police - administration	564,772	424,049	598,897	696,855	774,541	779,256	742,930	(36,326)
Police - investigation	379,245	383,117	535,941	583,103	822,630	826,130	716,505	(109,625)
Police - patrol	3,099,208	2,904,575	3,289,605	3,636,912	4,085,145	4,115,772	3,751,548	(364,224)
Police - community service	540,975	353,652	545,887	644,795	743,273	743,964	687,389	(56,575)
Police - special operations	15,822	11,146	14,923	13,917	26,623	26,623	15,191	(11,432)

continued…

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2024 (continued)

	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Actual	Variance with Final Budget
Fire/EMS (county service)	1,782,914	1,620,890	2,033,998	1,820,776	2,923,937	3,153,873	3,153,873	-
Emergency Management (county service)	-	-	-	65,953	160,169	171,077	91,005	(80,072)
Dispatch (county service)	276,159	435,299	367,172	805,802	801,038	896,997	772,737	(124,260)
Victim services	284,966	257,005	355,737	345,592	434,227	440,139	397,570	(42,569)
Animal shelter/control	234,190	240,689	321,143	403,933	461,778	468,861	432,768	(36,093)
Building inspections	372,210	375,269	431,536	480,580	528,455	554,571	535,926	(18,645)
Public works								
Administration	312,651	309,555	333,694	397,729	472,478	473,740	438,645	(35,095)
Streets	1,644,423	1,283,879	1,682,637	1,889,596	2,253,678	2,261,460	2,023,602	(237,858)
Town engineer	466,491	395,831	562,756	719,484	791,825	800,715	754,256	(46,459)
Public works yard operations	40,877	30,162	43,796	64,305	58,862	58,862	42,602	(16,260)
Community health & human services								
Community health & human services	792,600	855,452	1,016,476	1,216,307	1,463,390	1,471,900	1,419,651	(52,249)
Community initiatives								
Community initiatives	244,311	216,047	280,702	352,002	455,675	470,675	458,706	(11,969)
Affordable Housing (county service)	-	4,977	-	-	-	-	-	-
Recreation and culture								
Parks & recreation (county service)	1,596,822	1,561,681	1,328,325	935,219	1,954,651	2,253,822	2,253,822	-
Pathways operations (county service)	70,613	78,941	41,544	46,796	75,862	88,757	51,839	(36,918)
Memorial park (cemetery)	15,049	13,183	25,851	21,072	34,493	34,493	13,559	(20,934)
General unallocated								
Town-wide services	250,111	1,846,439	224,150	320,001	729,902	355,047	241,641	(113,406)
Transfers out and other uses								
Transfers out	4,313,908	3,838,927	7,805,686	16,773,598	9,475,325	9,568,167	9,204,331	(363,836)
Total expenditures & other uses	$ 22,140,009	$ 22,094,173	$ 27,366,959	$ 38,683,438	$ 37,572,977	$ 38,126,402	$ 35,340,002	$ (2,786,400)
Revenue over/(under) expenditures	$ 2,409,189	$ 8,720,368	$ 2,933,043	$ (6,153,012)	$ (4,035,491)	$ (4,248,836)	$ 345,715	$ 4,594,551

Statistical Section



TOWN OF JACKSON
WYOMING

Statistical Information

(unaudited)

The Statistical Section is included to provide financial statement users with additional historical perspective, context, and detail for them to use in evaluating the information contained within the financial statements, notes to the financial statements, and required supplementary information with the goal of providing the user a better understanding of the Town's economic condition.

Contents

Financial Trends
These schedules contain information to help the reader understand how the Town's financial performance and well-being have changed over time.

Revenue capacity
These schedules contain information to help the reader assess the Town's most significant local revenue sources.

Debt capacity
These schedules contain information to help the reader assess the affordability of the Town's current levels of outstanding debt and the Town's ability to issue additional debt in the future.

Demographic and economic information
These schedules offer demographic and economic indicators to help the reader understand the environment within which the Town's financial activities take place.

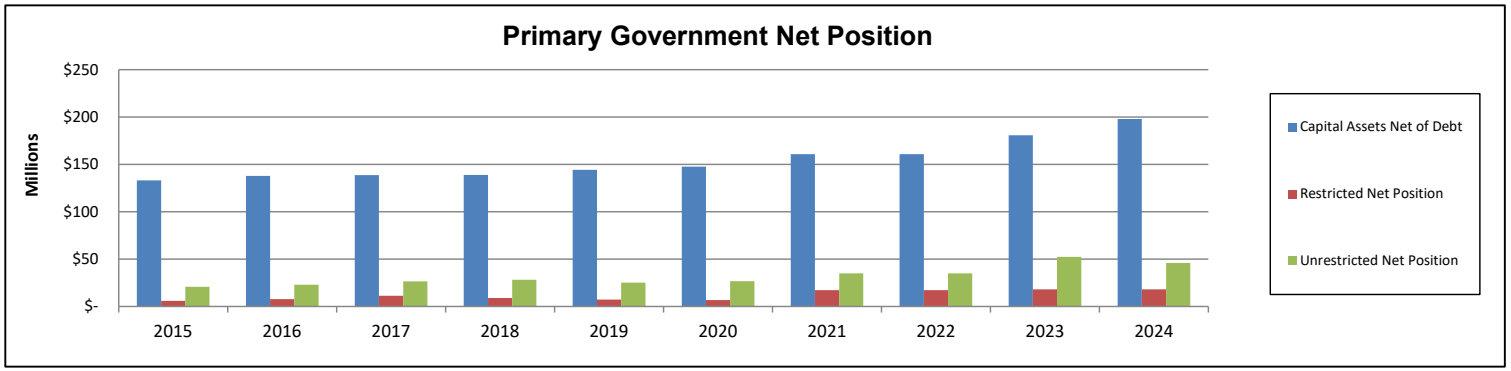
Operating information
These schedules contain service and infrastructure data to help the reader understand how the information in the Town's financial report relates to the services the Town provides and activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

Net Position by Component
Last Ten Fiscal Years

(accrual basis of accounting)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Governmental activities										
Net investment in capital assets	$ 101,175,653	$ 106,023,911	$ 106,646,780	$ 105,795,420	$ 109,737,679	$ 113,181,522	$ 126,830,028	$ 123,558,471	$ 147,278,595	$ 165,064,537
Restricted	5,920,619	7,789,841	11,316,514	8,916,903	7,273,639	6,740,555	17,181,407	26,238,326	18,054,440	17,981,418
Unrestricted	11,417,347	13,092,266	15,638,037	16,861,903	13,844,683	15,294,640	22,686,916	34,346,735	38,726,212	29,764,709
Total governmental net position	$ 118,513,619	$ 126,906,018	$ 133,601,331	$ 131,574,226	$ 130,856,001	$ 135,216,717	$ 166,698,351	$ 184,143,532	$ 204,059,247	$ 212,810,664
Business-type activities										
Net investment in capital assets	$ 32,083,337	$ 31,865,621	$ 32,189,229	$ 33,156,018	$ 34,620,007	$ 34,460,583	$ 33,969,185	$ 33,432,536	$ 33,465,147	$ 32,976,854
Unrestricted	9,246,040	9,856,281	10,796,082	11,325,149	11,285,398	11,343,980	12,186,286	13,120,147	13,542,349	16,094,682
Total business-type net position	$ 41,329,377	$ 41,721,902	$ 42,985,311	$ 44,481,167	$ 45,905,405	$ 45,804,563	$ 46,155,471	$ 46,552,683	$ 47,007,496	$ 49,071,536
Primary government										
Net investment in capital assets	$ 133,258,990	$ 137,889,532	$ 138,836,009	$ 138,951,438	$ 144,357,686	$ 147,642,105	$ 160,799,213	$ 160,799,213	$ 180,743,742	$ 198,041,391
Restricted	5,920,619	7,789,841	11,316,514	8,916,903	7,273,639	6,740,555	17,181,407	17,181,407	18,054,440	17,981,418
Unrestricted	20,663,387	22,948,547	26,434,119	28,187,052	25,130,081	26,638,620	34,873,202	34,873,202	52,268,561	45,859,391
Total primary government net position	$ 159,842,996	$ 168,627,920	$ 176,586,642	$ 176,055,393	$ 176,761,406	$ 181,021,280	$ 212,853,822	$ 212,853,822	$ 251,066,743	$ 261,882,200



Changes in Net Position
Last Ten Fiscal Years

(accrual basis of accounting)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Expenses										
Governmental activities:										
General government	$ 4,110,441	$ 4,307,459	$ 5,053,033	$ 5,678,127	$ 5,056,561	$ 6,313,524	$ 6,679,176	$ 6,684,116	$ 7,109,167	$ 9,389,167
Public safety	5,916,729	6,414,964	6,822,421	7,318,186	8,229,288	8,394,860	9,066,521	9,535,325	11,910,706	11,761,342
Public works	4,901,706	4,949,198	6,395,396	10,303,854	6,888,180	5,384,535	4,683,862	5,191,777	6,009,580	6,552,640
Transit	4,125,077	4,805,587	5,535,770	5,290,455	6,191,251	6,293,288	6,544,295	7,828,576	10,412,575	11,155,584
Health and welfare	480,463	508,912	563,412	686,098	706,878	801,509	948,974	1,025,496	1,231,374	1,430,018
Community development	244,842	248,337	1,385,406	199,559	1,625,530	677,156	839,521	835,500	1,490,139	3,071,972
Recreation and culture	1,667,838	1,839,978	2,217,404	2,457,190	2,537,041	3,853,282	2,602,832	2,691,991	2,191,905	10,789,932
Interest on long-term debt	-	6,187	4,703	4,463	4,223	3,981	3,738	30,268	54,993	76,076
Total governmental activities expenses	21,447,096	23,080,622	27,977,545	31,937,932	31,238,952	31,722,134	31,368,918	33,823,049	40,410,440	54,226,731
Business-type activities										
Water utility	1,592,691	2,036,913	1,740,216	1,621,429	1,757,922	2,130,666	1,985,319	1,971,891	2,151,531	2,333,184
Sewer utility	1,932,052	2,004,888	2,098,112	2,222,045	2,246,098	2,463,348	2,475,726	2,403,170	2,931,407	2,740,146
Total business-type activities expenses	3,524,743	4,041,801	3,838,328	3,843,474	4,004,020	4,594,014	4,461,045	4,375,061	5,082,938	5,073,330
Total primary government expenses	$ 24,971,839	$ 27,122,423	$ 31,815,873	$ 35,781,406	$ 35,242,972	$ 36,316,148	$ 35,829,963	$ 38,198,110	$ 45,493,378	$ 59,300,061
Program Revenues										
Governmental activities:										
Charges for services:										
General government	$ 780,071	$ 819,309	$ 850,420	$ 899,062	$ 935,436	$ 962,103	$ 1,093,083	$ 1,320,302	$1,450,143	$ 2,044,155
Public safety	1,296,034	1,301,381	1,422,288	1,514,805	1,647,139	1,427,811	1,726,332	1,936,713	1,897,349	2,132,295
Public works	20,000	20,000	15,600	26,200	86,420	110,434	64,839	45,481	69,786	74,183
Transit	678,810	729,631	740,128	795,204	838,815	823,409	582,323	619,036	710,323	1,304,200
Community development	53,882	222,456	442,182	59,292	268,168	353,656	909,303	917,818	1,357,220	1,116,646
Recreation and culture	142,553	200,032	176,205	152,469	227,461	295,506	311,514	573,020	508,343	540,832
Operating grants and contributions	2,986,023	3,013,339	2,862,202	2,824,371	3,494,454	5,022,541	9,652,418	3,700,869	6,316,912	7,234,630
Capital grants and contributions	11,594,461	7,686,547	4,910,191	1,848,629	1,135,374	3,305,984	17,450,768	1,180,351	8,222,615	9,918,294
Total governmental activities program revenues	17,551,834	13,992,695	11,419,216	8,120,032	8,633,267	12,301,444	31,790,580	10,293,590	20,532,691	24,365,235
Business-type activities:										
Charges for services:										
Water utility	2,223,021	2,301,436	2,507,036	2,440,803	2,439,415	2,399,877	2,542,150	2,619,287	2,931,767	2,869,303
Sewage utility	2,233,714	2,223,393	2,706,187	3,346,813	2,386,369	2,324,676	2,405,983	2,373,240	2,524,540	2,620,483
Operating grants and contributions	-	-	-	-	-	-	112,265	119,048	16,313	12,600
Capital grants and contributions	784,191	603,896	756,633	589,382	1,306,532	768,934	604,925	897,205	1,174,196	2,356,617
Total business-type activities program revenues	5,240,926	5,128,725	5,969,856	6,376,998	6,132,316	5,493,487	5,665,323	6,008,780	6,646,816	7,859,003
Total primary government program revenues	$ 22,792,760	$ 19,121,420	$ 17,389,072	$ 14,497,030	$ 14,765,583	$ 17,794,931	$ 37,455,903	$ 16,302,370	$ 27,179,507	$ 32,224,238

(continued)

Changes in Net Position
Last Ten Fiscal Years

(accrual basis of accounting)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Net (expense)/revenue										
Governmental activities	$ (3,895,262)	$ (9,087,927)	$(16,558,329)	$(23,817,900)	$(22,605,685)	$(19,420,690)	$ 421,662	$(23,529,459)	$(19,877,749)	$(29,861,496)
Business-type activities	1,716,183	1,086,924	2,131,528	2,533,524	2,128,296	899,473	1,204,278	1,633,719	1,563,878	2,785,673
Total primary government net expense	$ (2,179,079)	$ (8,001,003)	$(14,426,801)	$(21,284,376)	$(20,477,389)	$(18,521,217)	$ 1,625,940	$(21,895,740)	$(18,313,871)	$(27,075,823)
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Local option sales taxes	$ 4,849,944	$ 5,405,087	$ 5,674,051	$ 6,034,163	$ 6,672,712	$ 7,317,316	$ 7,639,569	$ 10,179,620	$10,505,372	$ 11,147,256
Specific purpose excise taxes	5,469,635	263,388	3,500,000	6,000,000	2,760,205	1,705,957	9,887,529	6,185,931	7,617,460	3,404,553
Lodging tax	608,316	741,447	826,514	920,924	1,066,481	1,123,675	1,198,988	1,708,272	1,820,925	1,453,950
Franchise taxes	547,627	568,480	570,053	554,419	610,800	603,082	574,636	637,102	652,950	663,816
Property taxes	-	-	-	-	-	-	-	280,131	407,834	475,257
Unrestricted grants and contributions	7,800,311	8,250,135	8,609,190	9,179,321	9,953,969	10,724,659	11,074,738	14,260,640	14,760,164	16,189,973
Investment earnings (loss)	28,904	39,191	64,292	64,633	279,679	707,427	97,191	(353,778)	1,792,501	3,158,372
Other	1,725,023	255,439	215,577	1,221,827	138,043	334,362	175,874	547,514	793,060	567,246
Gain on sale of capital assets	-	-	72,308	44,168	(194,466)	60,380	(467,991)	-	-	5,400
Transfers	749,792	646,921	724,698	897,950	919,164	1,204,548	879,438	1,144,664	1,443,198	1,547,090
Total governmental activities	21,779,552	16,170,088	20,256,683	24,917,405	22,206,587	23,781,406	31,059,972	34,590,096	39,793,464	38,612,913
Business-type activities										
Investment earnings (loss)	16,978	12,219	22,313	24,831	107,943	204,233	24,108	(91,843)	334,133	825,457
Proceeds from disp of capital assets	45,000	-	7,986	5,000	(300,675)	-	1,961	-	-	-
Transfers	(979,264)	(749,792)	(724,698)	(897,950)	(919,164)	(1,204,548)	(879,438)	(1,144,664)	(1,443,198)	(1,547,090)
Total business-type activities	(917,286)	(737,573)	(694,399)	(868,119)	(1,111,896)	(1,000,315)	(853,369)	(1,236,507)	(1,109,065)	(721,633)
Total primary government	$ 20,862,266	$ 15,432,515	$ 19,562,284	$ 24,049,286	$ 21,094,691	$ 22,781,091	$ 30,206,603	$ 33,353,589	$ 38,684,399	$ 37,891,280
Changes in Net Position										
Governmental activities	$ 17,884,290	$ 7,082,161	$ 3,698,354	$ 1,099,505	$ (399,098)	$ 4,360,716	$ 31,481,634	$ 11,060,637	$ 19,915,715	$ 8,751,417
Business-type activities	798,897	349,351	1,437,129	1,665,405	1,016,400	(100,842)	350,909	397,212	454,813	2,064,040
Total primary government	$ 18,683,187	$ 7,431,512	$ 5,135,483	$ 2,764,910	$ 617,302	$ 4,259,874	$ 31,832,543	$ 11,457,849	$ 20,370,528	$ 10,815,457

Fund Balances of Governmental Funds
Last Ten Fiscal Years

(modified accrual basis of accounting)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Fund										
Nonspendable	$ -	$ 1,098	$ -	$ 13,016	$ 1,803	$ 610	$ 4,171	$ 56,195	$4,537	$ 2,508
Restricted	14,988	13,942	12,866	10,015	7,722	14,966	12,991	12,949	13,732	12,745
Assigned	-	791,534	776,179	-	-	4,813,042	4,813,042	8,313,914	4,035,491	2,539,368
Unassigned	7,034,764	6,677,726	6,861,845	8,306,685	8,673,764	7,330,238	13,190,266	16,496,667	14,672,953	16,517,807
Total general fund	$ 7,049,752	$ 7,484,300	$ 7,650,890	$ 8,329,716	$ 8,683,289	$ 12,158,856	$ 18,020,470	$ 24,879,725	$ 18,726,713	$ 19,072,428
All other governmental funds										
Nonspendable	$ -	$ -	$ -	$ 312,453	$ 32,850	$ 47,708	$ -	$ 143,568	$ 9,714	$ 66,130
Restricted	4,648,284	7,775,899	11,303,648	8,906,888	7,265,917	6,725,589	17,168,416	26,225,377	18,040,708	17,968,673
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	5,157,077	5,855,660	9,403,694	11,365,255	8,103,836	7,542,458	9,156,019	13,383,266	24,271,284	15,477,447
Unassigned	-	-	-	-	-	-	-	-	-	-
Total all other governmental funds	$ 9,805,361	$ 13,631,559	$ 20,707,342	$ 20,584,596	$ 15,402,603	$ 14,315,755	$ 26,324,435	$ 39,752,211	$ 42,321,706	$ 33,512,250

Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years

(modified accrual basis of accounting)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenues										
General Taxes	$ 6,978,402	$ 10,570,617	$ 13,509,506	$ 11,110,198	$ 8,782,398	$ 10,750,030	$ 19,300,721	$ 18,985,845	$21,004,541	$ 15,690,882
Licenses and permits	1,071,762	1,264,994	1,607,645	1,240,704	1,647,948	1,580,191	2,455,825	2,865,788	3,087,270	3,178,892
Intergovernmental	18,386,121	14,998,295	14,214,075	13,958,627	14,563,184	16,205,670	25,274,977	18,740,844	27,957,338	33,975,709
Loan proceeds	1,000,000	-	-	-	-	-	-	-	-	-
Charges for services	1,251,799	1,323,258	1,344,767	1,431,265	1,461,559	1,476,592	1,249,832	1,301,686	1,486,659	2,457,810
Fines and forfeitures	347,687	417,750	399,860	442,861	476,375	332,750	332,799	368,412	466,907	362,841
Investment earnings (loss)	32,985	53,332	57,303	255,877	628,905	643,732	93,026	(326,370)	1,701,929	2,913,561
Contributions and donations	3,098	929,248	16,390	14,515	11,624	15,190	2,877	85,519	-	-
Other revenues	979,737	983,549	1,777,551	982,044	1,508,337	1,901,975	2,170,342	1,211,412	2,475,725	2,041,269
Total revenues	30,051,591	30,541,043	32,927,097	29,436,091	29,080,330	32,906,130	50,880,399	43,233,136	58,180,369	60,620,964
Expenditures										
General government	3,534,381	3,632,019	3,987,214	4,974,937	10,944,585	6,508,680	(4,960,967)	7,712,212	8,743,577	19,403,180
Public Safety	5,899,946	6,380,206	6,286,411	6,642,881	7,501,987	7,567,533	7,017,455	8,495,559	9,753,290	11,297,442
Public Works	3,253,276	2,353,946	3,536,686	8,624,864	1,284,270	2,464,442	2,019,428	2,624,006	3,075,623	3,259,105
Transit	3,079,970	3,344,042	3,921,002	3,784,604	4,502,359	4,878,614	4,632,674	6,164,585	8,417,491	8,621,283
Health and welfare	470,705	505,165	556,095	675,838	699,172	792,600	855,452	1,016,476	1,216,307	1,419,651
Community development	239,971	246,693	2,474,831	439,691	586,900	528,250	815,358	826,883	790,192	1,058,457
Culture and recreation	1,439,145	1,609,805	1,668,173	1,531,158	976,381	1,682,484	1,653,806	1,751,776	1,552,604	2,866,521
Other	277,691	107,825	192,277	234,676	185,219	197,558	1,793,886	171,598	267,449	189,089
Capital outlay	14,278,496	7,231,748	3,909,932	2,687,974	7,821,069	7,307,746	19,359,896	1,865,677	29,981,614	22,621,812
Debt service										
Principal	-	47,552	47,790	48,029	48,269	48,510	48,748	103,869	208,043	265,507
Interest	-	5,000	4,762	4,523	4,283	4,042	3,799	30,268	53,800	55,602
Total all other governmental funds	32,473,581	25,464,001	26,585,173	29,649,175	34,554,494	31,980,459	33,239,535	30,762,909	64,059,990	71,057,649
Excess (deficiency) of revenues over (under) expenditures	(2,421,990)	5,077,042	6,341,924	(213,084)	(5,474,164)	925,671	17,640,864	12,470,227	(5,879,621)	(10,436,685)
Other financing sources (uses)										
Transfers in	5,292,803	5,287,131	5,749,001	6,013,896	7,525,238	9,536,485	4,887,523	9,459,975	21,233,412	12,564,858
Transfers out	(4,645,882)	(4,742,533)	(4,851,051)	(5,244,732)	(6,884,494)	(8,081,937)	(4,658,085)	(8,390,311)	(19,637,523)	(11,001,300)
Sale of capital assets	48,000	-	2,500	-	5,000	8,500	-	-	-	-
Leases issued	-	-	-	-	-	-	-	362,593	700,215	409,386
Total other financing sources (uses)	694,921	544,598	900,450	769,164	645,744	1,463,048	229,438	1,069,664	2,296,104	1,972,944
Net change in fund balances	$ (1,727,069)	$ 5,621,640	$ 7,242,374	$ 556,080	$ (4,828,420)	$ 2,388,719	$ 17,870,302	$ 13,539,891	$ (3,583,517)	$ (8,463,741)
Debt service as % of noncapital expenditures	0.0%	0.3%	0.2%	0.2%	0.2%	0.2%	0.4%	0.5%	0.8%	0.7%

Tax Revenues by Source
Last Ten Fiscal Years

(modified accrual basis of accounting)

Year	1% Local Sales and Use Tax (1)	Franchise Tax (2)	Specific Purpose Excise Tax (3)	Lodging Tax (4)	Property Tax (5)	Total	Unrealized Property Tax Revenue (6)
2015	$ 5,461,228	$ 568,480	$ 263,388	$ 741,447	$ -	$ 7,034,543	$ 1,986,884
2016	5,769,899	570,052	3,500,000	826,514	-	10,666,465	2,087,687
2017	6,097,721	554,419	6,000,000	920,924	-	13,573,064	2,383,448
2018	6,915,160	610,800	2,760,205	1,066,481	-	11,352,646	2,951,058
2019	7,080,347	584,271	-	1,128,200	-	8,792,818	3,576,586
2020	6,647,468	603,082	1,273,916	1,123,675	-	9,648,141	3,831,171
2021	9,446,627	574,635	11,045,364	1,198,988	-	22,265,614	4,076,692
2022	10,179,620	637,102	6,180,720	1,708,272	280,131	18,985,845	5,882,144
2023	10,505,372	652,949	7,617,460	1,820,925	407,835	21,004,541	6,825,885
2024	11,147,256	663,816	3,404,553	1,453,950	475,257	17,144,832	6,880,458
Change 2013-2024	104.1%	16.8%	1192.6%	96.1%	---	143.7%	246.3%

Notes: (1) The local option sales and use tax is divided between the General and Capital Projects funds.
(2) Franchise fees are approxiamtely 5% of gross revenues for gas, electric, cable, telephone, cell phone towers and trash collection.
(3) Specific Purpose Excise Taxes are restricted to specific voter approved projects.
(4) The lodging tax consists of 10% general use revenue and 30% visitor impact revenue.
(5) The Town began assessing 0.5 mills in FY2021. Based on timing of collections, intital revenues were recoginized in FY2022.
(6) The property tax revenue that could be raised by levying remaining 7.5 mills on the town's assessed valuation.

Source: Administration and Finance

Unrestricted State Intergovernmental Revenues
Last Ten Fiscal Years

(modified accrual basis of accounting)

Year	4% Sales & Use Tax (1)	Gasoline Tax (2)	Cigarette Tax (3)	Severance Tax (4)	Mineral Royalties	Backfill, Over-the-cap etc.	Total
2015	$ 6,632,974	$ 491,774	$ 40,152	$ 356,958	$ 493,106	$ 697,011	$ 8,711,975
2016	7,043,609	479,966	39,979	357,356	508,641	1,000,255	9,429,806
2017	7,456,089	461,841	36,572	357,244	517,079	381,329	9,210,154
2018	8,287,032	462,917	24,933	356,615	519,831	296,990	9,948,318
2019	8,638,613	487,356	23,563	356,362	543,460	266,634	10,315,988
2020	8,568,034	463,352	21,524	356,362	547,574	697,011	10,653,857
2021	10,344,279	440,152	19,843	355,797	549,950	1,000,255	12,710,276
2022	12,478,912	459,627	19,347	387,321	544,422	313,370	14,202,999
2023	12,850,113	471,933	18,585	390,457	538,701	332,861	14,602,650
2024	13,636,881	494,601	15,879	383,921	544,340	-	15,075,622
Change 2013-2024	105.6%	0.6%	-60.5%	7.6%	10.4%	-100.0%	73.0%

Notes: (1) As of June 30, 2004, the 4% state sales and use tax is distributed 69% to the state and 31% to cities, towns and counties. Of the 31%, 1% is distributed proportionately based on population and 30% is distributed proportionately based on the sales tax collected in each county.

(2) The gasoline tax is distributed 57.5% to the state, 13.5% and 14% to counties, and 15% to cities and towns. City and town distributions are based 75% on proportionate sales in cities and towns and 25% on proportionate populations for the same.

(3) The cigarette tax is distributed 33 1/3% to incorporated cities, towns, and counties proportionately to sales derived in each. The remaining 66 2/3% is distributed 38 1/4% to the state's general fund and the remaining 61 3/4% is distributed in the preceding manner.

(4) The severance tax distribution to cities and towns is 9.25% of the total in the state severance tax distribution tax account (up to $155,000,000) in proportion to population.

Source: Administration and Finance

Direct and Overlapping Governmental Activities Debt
As of June 30, 2024

(Unaudited)

Teton County assessed valuation	4,107,313,200
Town of Jackson assessed valuation	926,028,959
Town of Jackson percent of total	22.5%

Direct and overlapping debt governmental activity debt	Total Debt 6/30/2024 (1)	Percent Applicable	Town's Share of Debt 6/30/2024 (2)
Teton County	$ 2,125,596	22.5%	$ 479,234
Town of Jackson	563,375	100.0%	563,375
Total direct and overlapping governmental activities debt	$ 2,688,971		$ 1,042,609

Ratio to assessed valuations	
Direct debt	0.06%
Total direct and overlapping debt	0.11%

Notes: (1) Excludes enterprise revenue debt, specific purpose excise tax supported debt and lease obligations.

(2) Overlapping governments are those that coincide, at least in part, with geographic boundaries of the town. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the town. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire burden borne by residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, therefore responsible for repaying the debt, of each overlapping government.

Source: Administration and Finance
Teton County

Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

(modified accrual basis of accounting)

	Governmental Activities				Business-Type Activities					
Year	General Obligation Bonds	Notes Payable	Subscription Liability	Lease Liability	Sewage Notes	Water Notes	Lease Liability	Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
2015	$ -	$ 1,000,000	$ -	$ -	$ -	$ 1,371,282	$ -	$ 2,371,282	0.05%	$ 227
2016	-	952,448	-	-	-	1,317,919	-	2,270,367	0.05%	216
2017	-	904,658	-	-	-	1,262,420	-	2,167,078	0.05%	206
2018	-	856,629	-	-	-	1,204,703	-	2,061,332	0.04%	196
2019	-	808,360	-	-	-	1,144,675	-	1,953,035	0.04%	187
2020	-	759,850	-	-	-	1,082,248	-	1,842,098	0.03%	174
2021	-	711,102	-	-	-	939,532	-	1,650,634	0.02%	153
2022	-	662,105	-	307,782	-	910,143	67,537	1,947,567	0.02%	180
2023	-	612,863	278,519	849,256	-	879,579	46,068	2,666,285	0.03%	249
2024	-	563,375	166,466	886,188	-	847,792	34,950	2,498,771	0.02%	235

Notes: (1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

Source: Administration and Finance

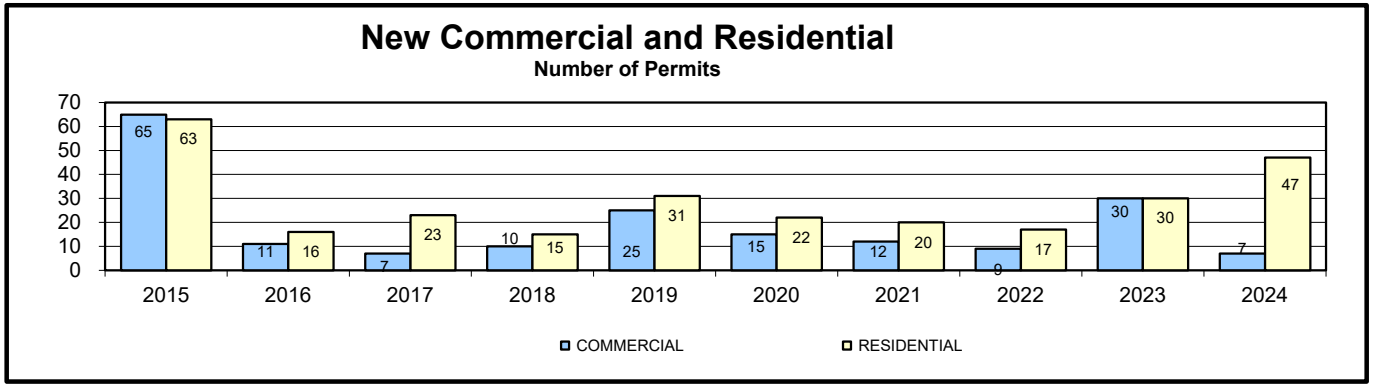
Legal Debt Margin Information
Last Ten Fiscal Years
(Unaudited)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Assessed market value	$ 242,962,191	$ 254,621,491	$ 292,233,508	$ 363,311,972	$ 441,609,935	$ 473,008,636	$ 503,793,468	$ 762,827,959	$ 896,178,816	$ 911,626,584
Total debt	$ 2,371,282	$ 2,270,367	$ 2,167,078	$ 2,061,332	$ 1,953,035	$ 1,842,098	$ 1,650,634	$ 1,572,248	$ 1,492,442	$ 1,411,167
Deductions:										
Debt -										
Notes payable	2,371,282	2,270,367	2,167,078	2,061,332	1,953,035	1,842,098	1,650,634	1,572,248	1,492,442	1,411,167
Revenue bonds	-	-	-	-	-	-	-	-	-	-
Debt service funds:										
Cash, securities, and restricted cash	-	-	-	-	-	-	-	-	-	-
Less amount applicable to excluded bonds	-	-	-	-	-	-	-	-	-	-
Total net debt applicable to debt limit	$ 2,371,282	$ 2,270,367	$ 2,167,078	$ 2,061,332	$ 1,953,035	$ 1,842,098	$ 1,650,634	$ 1,572,248	$ 1,492,442	$ 1,411,167
Debt limit is 4% of assessed value	$ 9,718,488	$ 10,184,860	$ 11,689,340	$ 14,532,479	$ 17,664,397	$ 18,920,345	$ 20,151,739	$ 30,513,118	$ 35,847,153	$ 36,465,063
Legal Debt Margin	$ 7,347,206	$ 7,914,493	$ 9,522,262	$ 12,471,147	$ 15,711,362	$ 17,078,247	$ 18,501,105	$ 28,940,870	$ 34,354,711	$ 35,053,896
Total net debt applicable to limit as a percentage of debt limit	24.4%	22.3%	18.5%	14.2%	11.1%	9.7%	8.2%	5.2%	4.2%	3.9%

Construction and Bank Deposits
Last Ten Years

(Unaudited)

	BUILDING PERMITS				Bank Deposits	
Year	New Commercial	New Residential	All Other	Total	Total	Percent Change
2015	65	63	12	140	1,716,884,000	17.5%
2016	11	16	86	113	1,786,820,000	4.1%
2017	7	23	86	116	2,019,822,000	13.0%
2018	10	15	76	101	2,206,469,000	9.2%
2019	25	31	76	132	2,212,607,000	0.3%
2020	15	22	80	117	2,719,327,000	22.9%
2021	12	20	158	190	3,813,011,000	40.2%
2022	9	17	84	110	4,021,496,000	5.5%
2023	30	30	46	106	3,059,062,000	-23.9%
2024	7	47	60	114	2,669,432,000	-12.7%

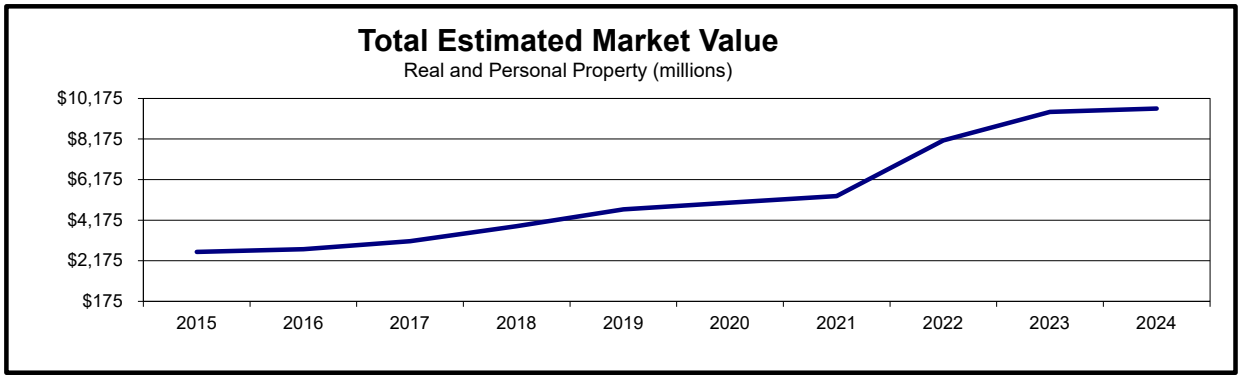


Source: Building Official, FDIC

Tax Capacity and Estimated Market Value of all Taxable Property
Last Ten Fiscal Years

(Unaudited)

Year	Real Property		Personal Property		Total		
	Assessed Value	Estimated Market Value	Assessed Value	Estimated Market Value	Assessed Value	Estimated Market Value	% of Market Value
2015	$ 242,962,191	$ 2,557,496,747	$ 5,398,300	$ 56,824,211	$ 248,360,491	$ 2,614,320,958	9.5%
2016	254,621,491	2,680,226,221	6,339,396	66,730,484	260,960,887	2,746,956,705	9.5%
2017	292,233,508	3,076,142,189	5,697,489	59,973,568	297,930,997	3,136,115,757	9.5%
2018	363,311,972	3,824,336,547	5,570,314	58,634,884	368,882,286	3,882,971,431	9.5%
2019	441,609,935	4,648,525,632	5,463,374	57,509,200	447,073,309	4,706,034,832	9.5%
2020	473,008,636	4,979,038,274	5,887,795	61,976,789	478,896,431	5,041,015,063	9.5%
2021	503,793,468	5,303,089,137	5,793,048	60,979,453	509,586,516	5,364,068,590	9.5%
2022	762,827,959	8,029,767,989	7,456,410	78,488,526	770,284,369	8,108,256,515	9.5%
2023	896,178,816	9,433,461,221	8,036,153	84,591,084	904,214,969	9,518,052,305	9.5%
2024	911,626,584	9,596,069,305	7,837,734	82,502,463	919,464,318	9,678,571,768	9.5%



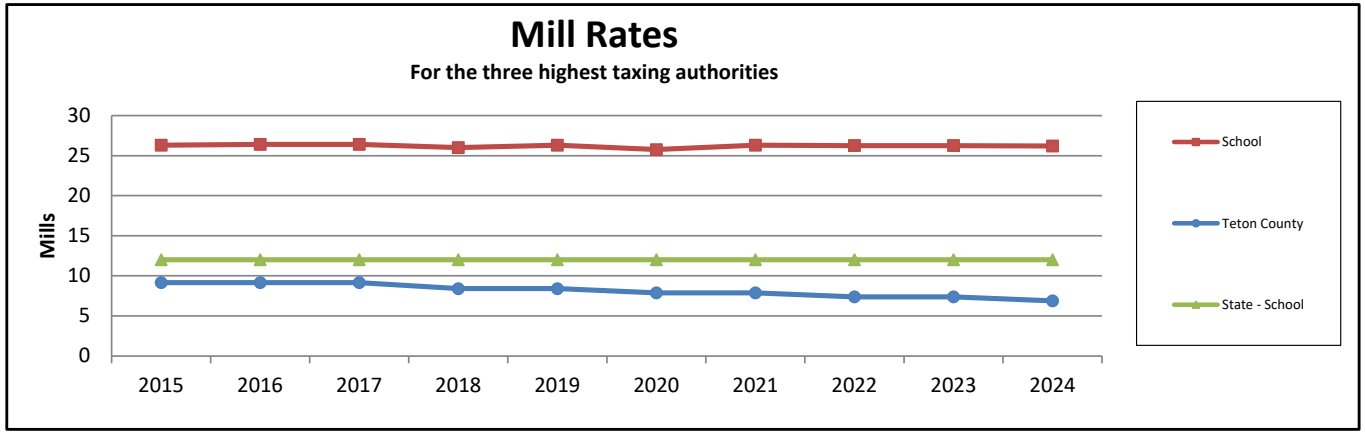
Note: State statutes gives the Town authority to levy taxes up to 8 mills (.008) on assessed valuation.

Source: Teton County Assessor

Property Tax Rates - All Direct and Overlapping Governments
Last Ten Fiscal Years

(Unaudited)

	Mill Rates							
Year	Town	School District	Teton County	State - School	County School	Hospital	Other	Total
2015	0.00	26.30	9.15	12.00	6.00	3.00	1.90	58.350
2016	0.00	26.40	9.15	12.00	6.00	3.00	1.90	58.450
2017	0.00	26.40	9.15	12.00	6.00	3.00	1.90	58.454
2018	0.00	26.00	8.40	12.00	6.00	3.00	1.85	57.254
2019	0.00	26.30	8.40	12.00	6.00	3.00	1.85	57.554
2020	0.00	25.75	7.88	12.00	6.00	3.00	1.85	56.479
2021	0.50	26.30	7.88	12.00	6.00	3.00	1.80	57.479
2022	0.50	26.25	7.38	12.00	6.00	3.00	1.35	56.479
2023	0.50	26.25	7.38	12.00	6.00	3.00	1.60	56.729
2024	0.50	26.20	6.88	12.00	6.00	3.00	1.52	56.099



Notes: State statutes gives the Town authority to levy taxes up to 8 mills (.008) on assessed valuation.

Source: Teton County Assessor

Taxable Sales by Major Business Class, Teton County
Last Ten Years

(Unaudited)

Category	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Ag., forestry, etc.	$ 329,200	$ 409,200	$ 383,800	$ 389,800	$ 366,700	$ 309,200	$ 431,600	$ 383,800	$ 262,135	$ 83,400
Mining	465,900	452,300	392,600	1,705,400	968,500	1,110,800	856,100	380,200	1,377,928	1,141,300
Utilities	36,962,000	37,227,500	39,389,600	40,618,700	42,633,300	43,625,100	59,969,200	46,211,200	51,589,730	50,666,400
Construction	25,784,200	27,366,900	31,836,500	32,260,200	25,004,500	24,962,500	8,466,800	34,367,000	42,607,467	35,447,400
Manufacturing	10,295,000	11,031,600	11,485,900	10,341,000	8,591,100	10,962,200	11,795,000	13,727,100	15,974,478	18,464,500
Wholesale trade	44,166,000	43,714,500	52,108,700	60,620,600	62,122,800	65,134,600	76,883,500	95,015,300	103,010,708	95,322,400
Retail trade	423,493,200	442,557,000	458,746,000	520,986,500	573,463,300	617,261,500	731,449,400	902,678,400	916,900,221	939,530,200
Transportation/warehouse	5,445,600	5,606,300	6,590,800	9,308,400	9,053,400	11,516,500	7,913,700	15,022,400	17,906,936	16,735,600
Information	24,693,000	24,145,500	21,657,600	19,100,000	19,543,100	20,524,800	17,097,800	19,959,400	17,835,875	14,907,200
Finance and insurance	551,700	519,900	409,400	831,200	755,300	845,900	664,100	274,900	408,045	240,200
Real estate, rental & lease	64,441,800	71,982,600	77,173,200	83,914,200	94,300,100	92,587,400	99,469,300	137,791,700	119,889,830	124,774,200
Professional & technical	13,153,500	12,068,800	11,412,700	11,676,400	11,880,800	10,040,700	12,784,300	15,474,600	14,237,638	17,054,500
Admin., support & waste	3,075,900	3,152,100	3,792,700	4,087,000	4,780,700	5,773,000	5,893,200	6,334,800	7,434,045	6,725,900
Educational services	191,900	219,000	147,700	190,000	160,600	141,100	193,800	272,200	375,090	287,500
Health and social assist	38,600	37,400	51,700	57,600	62,300	68,100	80,500	84,800	95,895	92,000
Arts, entertainment, & rec	5,245,200	8,034,900	8,691,500	9,956,700	10,770,200	11,167,200	10,661,300	14,676,800	11,527,656	12,463,900
Accommodations	455,795,000	478,702,300	507,754,400	568,346,900	590,100,200	569,051,000	546,221,800	800,853,700	787,667,054	861,593,200
Other services	28,067,100	29,798,500	30,930,500	33,544,000	35,680,100	33,618,700	34,700,000	40,907,700	41,312,001	39,027,000
Public administration	77,166,900	80,725,700	86,189,600	95,284,300	96,331,000	97,465,600	149,042,000	144,466,900	136,481,075	32,874,900
	$ 1,219,361,700	$ 1,277,752,000	$ 1,349,144,900	$ 1,503,218,900	$ 1,586,568,000	$ 1,616,165,900	$ 1,774,573,400	$ 2,288,882,900	$ 2,286,893,807	$ 2,267,431,700

Note: Sales are derived by dividing general purpose sales tax collections by the 1% local option sales tax rate in each industry classification.

Source: Wyoming Department of Revenue

Principal Employers
Current Year and Nine Years Ago
(Unaudited)

Employer	2024 Employees	Rank	Percentage of Total Employment	2014 Employees	Rank	Percentage of Total Employment
St. John's Hospital	850	1	4.67%	580	1	3.54%
Teton County School District	550	2	3.02%	482	2	2.94%
Teton County	367	3	2.02%	293	3	1.79%
Smith Food and Drug	190	4	1.04%	140	5	0.85%
Albertson's Food Center	153	5	0.84%	110	8	0.67%
Snow King Resort	145	6	0.80%	146	4	0.89%
Town of Jackson	159	7	0.87%	122	7	0.74%
Town Square Inns	125	8	0.69%	125	6	0.76%
The Wort Hotel	116	9	0.64%	96	10	0.59%
Target	100	10	0.55%	N/A	N/A	N/A
	2,755		15.15%	2,094		12.76%

Source: Administration and Finance

Note: The data, produced by survey, varies by the respondent providing the information.
Teton County Average Monthly Employment 18,187
Wyoming Dept. of Workforce Services http://doe.state.wy.us/LMI

Demographic and Economic Statistics
Last Ten Years

(Unaudited)

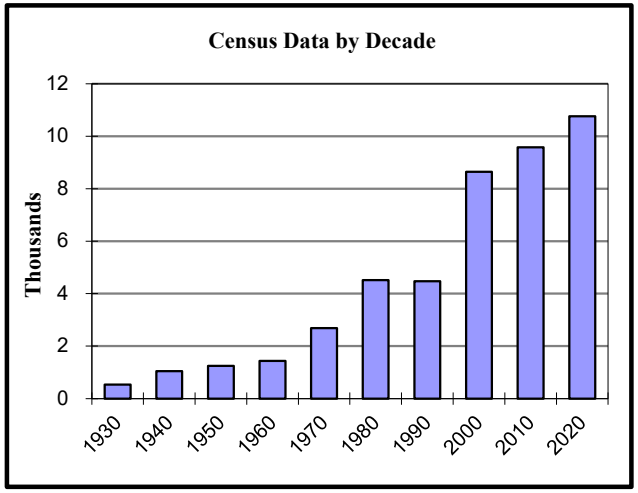
Year	Town of Jackson Population (1)	Teton County Unemploy-ment rate (2)	Teton County School Enrollment (3)	Teton County Personal Income (4) (thousands)	Teton County Per Capita Personal Income (5)	Education Level in Years of Formal Schooling	Teton County Median Age (1)
2015	10,449	2.9%	2,691	4,587,869	201,780	n/a	36
2016	10,523	2.6%	2,782	4,595,475	199,786	n/a	36
2017	10,529	2.2%	2,842	4,806,718	207,571	n/a	38
2018	10,532	2.4%	2,881	5,306,709	228,049	n/a	38
2019	10,429	2.3%	2,869	5,117,447	221,209	n/a	38
2020	10,559	9.4%	2,749	6,043,799	278,682	n/a	39
2021	10,760	3.9%	2,798	7,028,651	300,665	n/a	39
2022	10,849	2.2%	2,797	8,563,496	362,522	n/a	40
2023	10,698	1.7%	2,822	9,455,780	406,054	n/a	40
2024	10,639	1.7%	2,900	10,959,723	471,751	n/a	40

Sources: (1) US Census Bureau
(2) US Department of Labor - Bureau of Labor Statistics
(3) Wyoming Department of Education
(4) & (5) U. S. Department of Commerce - Bureau of Economic Analysis

Demographic Statistics
U.S. Census Data
(Unaudited)

Population Changes:

1930	533
1940	1,046
1950	1,244
1960	1,437
1970	2,688
1980	4,511
1990	4,472
2000	8,647
2010	9,577
2020	10,760



	2000		2010	
Age Characteristics:	Total	% Total	Total	% Total
Under 5 years	469	5%	624	7%
5-9 years	424	4%	469	5%
10-14 years	437	5%	390	4%
15-19 years	465	5%	384	4%
20-24 years	1,005	10%	969	10%
25-34 years	2,226	23%	2,602	27%
35-44 years	1,550	16%	1,584	17%
45-54 years	1,091	11%	1,197	12%
55-59 years	296	3%	441	5%
60-64 years	183	2%	327	3%
65-74 years	262	3%	339	4%
75-84 years	153	2%	161	2%
85 years and older	86	1%	90	1%
Total	8,647	100%	9,577	100%

Population Characteristic:	2000	% Total	2010	% Total	2020	% Total
Under 20	1,795	21%	1,867	19%	2,249	21%
20 and over	6,852	79%	7,710	81%	8,511	79%
	8,647	100%	9,577	100%	10,760	100%

Miscellaneous:	2000	2010	2020
Median Age:	30.8 years	31.9 years	32.6 years
Household size:	2.35 people	2.42 people	2.64 people
Number of households:	3,631 units	3,964 units	3,970 units

Source: U.S. Census Bureau

Full-time Equivalent Employees by Function/Program
Last Ten Fiscal Years
(Unaudited)

Function	Full-time Equivalent Employees as of June 30									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Government:										
Town Attorney	3.00	3.00	3.00	3.00	3.00	3.00	2.00	3.00	3.00	3.00
Municipal Judge	2.00	2.20	2.23	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Administration	1.00	1.00	1.00	1.00	1.00	3.00	1.00	1.00	1.00	3.00
Internal Services	3.00	3.50	3.50	3.56	3.56	4.06	3.80	4.80	4.80	4.80
Finance	4.30	4.30	4.33	3.99	3.99	3.99	4.00	4.00	4.00	4.00
External Affairs	-	-	-	-	-	-	2.00	3.00	4.00	2.00
Planning	5.00	5.00	5.25	5.25	5.25	4.25	4.00	4.00	4.00	5.00
Information Technology	3.60	3.60	3.60	3.60	3.60	3.60	3.60	5.70	5.70	6.00
Public Safety:										
Police	32.25	32.75	32.75	33.75	36.25	36.75	34.90	38.30	40.25	39.25
Building Inspection	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Victim Witness	2.50	2.50	2.50	2.50	3.00	3.00	3.00	3.00	3.00	3.00
Animal Shelter	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	3.95	3.95
Public Works										
Administration	1.00	1.50	1.50	1.50	1.50	2.33	2.33	2.33	2.33	2.83
Streets	7.92	7.92	8.00	8.00	8.00	8.00	8.00	8.50	9.16	9.00
Town Engineer	3.00	3.00	3.00	3.00	3.00	4.00	3.00	4.00	4.00	4.00
Water O&M	3.50	4.00	4.00	4.00	4.00	4.58	4.58	4.58	5.58	5.58
Water Billing & Accounting	1.25	1.04	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Sewer Plant Operation	4.75	4.75	5.00	5.00	5.00	4.58	4.58	4.58	4.58	4.08
Sewer O&M	2.25	2.25	2.00	2.00	2.00	2.00	2.00	2.00	3.00	3.00
Sewer Billing & Accounting	1.25	1.04	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fleet Management	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Cemetery	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Transit										
Start Bus	35.51	38.63	37.95	38.48	40.34	41.80	33.65	40.49	43.90	42.61
Total Full-Time Equivalents	**129.23**	**134.13**	**133.76**	**135.28**	**140.14**	**145.60**	**133.10**	**149.94**	**160.01**	**158.85**

Source: Administration and Finance

Operating Indicators by Function
Last Ten Fiscal Years
(Unaudited)

Function	Year Ending June 30, 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Police										
Total arrests	594	537	535	568	375	502	422	399	428	368
Total part 1 offenses incidents	197	590	229	170	158	233	191	194	172	226
DUI arrests	146	102	52	45	56	77	81	68	105	127
UCR Incidents reported	259	674	733	800	966	1,421	1,219	1,112	1,154	1,200
Fire/EMS										
Medical calls	1,137	1,142	1,043	986	1,049	1,185	1,192	1,439	1,509	1,376
Fire calls	65	45	51	54	64	60	60	82	61	59
Hazardous materials calls	48	51	46	34	46	65	73	72	107	108
Service calls	147	161	188	213	204	362	458	476	412	431
False alarms	124	122	151	89	130	253	271	336	368	333
Water Utility										
Annual Tap water billed (millions)	762	799	836	856	859	850	903	835	917	966
Number of meters billed	4,242	4,326	4,377	4,429	4,518	4,575	4,639	4,680	4,712	4,822
Transit										
Revenue miles	804,024	859,550	866,851	869,784	888,499	913,802	772,979	867,935	1,005,749	929,022
Passengers	954,388	979,674	1,002,443	1,051,982	1,054,567	904,931	440,131	633,578	816,825	1,002,787
Accidents	8	7	12	11	19	18	14	23	11	9
Accidents/100,000 miles	0.99	0.81	1.37	1.26	2.08	2.33	1.81	2.65	1.09	0.97

Source: Various Town departments

Capital Assets Statistics by Function
Last Eight Fiscal Years
(Unaudited)

Function	2017	2018	2019	2020	2021	2022	2023	2024
General government								
Town halls	1	1	1	1	1	1	1	1
Public safety								
Stations	1	1	1	1	1	1	1	1
Streets								
Street (miles)	34.0	34.0	34.0	34.0	34.2	34.2	34.2	34.2
Paved alleyways	1.0	1.0	1.2	1.2	1.2	1.2	1.4	1.4
Gravel alleyways	4.1	4.1	3.9	3.9	3.9	3.9	3.9	3.9
Parking garages	1	1	1	1	1	1	1	1
Recreation and culture								
Parks	12	12	12	12	12	12	12	12
Indoor ice arenas	1	1	1	1	1	1	1	1
Aquatics center	1	1	1	1	1	1	1	1
Water utility								
Well pump stations	5	5	5	5	5	5	5	5
Water mains (miles)	64.0	64.2	64.2	64.2	64.2	64.2	64.2	64.2
Water tanks	3	3	3	3	3	3	3	3
Fire hydrants	345	345	345	345	345	345	345	345
Sewage utility								
Sanitary sewers (miles)	57.2	57.4	57.4	57.4	57.4	57.4	57.4	57.4
Maximum daily treatment capacity (thousands of gallons)	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Lift stations	6	6	7	7	7	7	7	7
Manholes	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205

Source: Various town departments



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GOVERNMENT AUDIT REPORTS



TOWN OF JACKSON
WYOMING

JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity

75 YEARS 1948-2023

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

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

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Mayor and Town Council
Town of Jackson, Wyoming

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Jackson, Wyoming (the Town) as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements, and have issued our report thereon dated December 27, 2024.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Town's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



JONES SIMKINS LLC
Logan, Utah
December 27, 2024

JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity

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

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Town of Jackson, Wyoming's (the Town) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Town's major federal programs for the year ended June 30, 2024. The Town's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Town complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Town's compliance with the compliance requirements referred to above.

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Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Town's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Town's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Town's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Town's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Town's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing

their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



JONES SIMKINS LLC
Logan, Utah
December 27, 2024

TOWN OF JACKSON, WYOMING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended June 30, 2024

A. Summary of Auditor's Results

Financial Statements

1.	Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:	Unmodified
2.	Internal control over financial reporting: Material weaknesses identified:	No
	Significant deficiencies identified:	None reported
3.	Non-compliance material to financial statements noted:	No

Federal Awards

4.	Internal control over major federal programs: Material weaknesses identified:	No
	Significant deficiencies identified:	None reported
5.	Type of auditor's report issued on compliance for major federal programs:	Unmodified
6.	Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a):	No
7.	Identification of major federal programs:	
	• Assistance Listing #20.526	Federal Transit Cluster
	• Assistance Listing #20.933	National Infrastructure Investments
8.	Dollar threshold used to distinguish between Type A and Type B programs:	$ 750,000
9.	Auditee qualification as high or low risk:	High

TOWN OF JACKSON, WYOMING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended June 30, 2024

B. Findings related to the financial statements required to be reported in accordance with *Government Auditing Standards.*

None

C. Findings and Questioned Costs Related to Federal Awards Required to be reported in accordance with the Uniform Guidance.

None

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2024

GRANTOR/GRANT TITLE	IDENTIFYING NUMBER	ASSISTANCE LISTING NUMBER	TOTAL AWARD AMOUNT	EXPENDITURES
GENERAL FUND				
US Department of Treasury:				
Direct Program:				
America Rescue Plan Act	WY4544	21.027	9,319,022	29,615
US Department of Commerce:				
National Oceanic and Atmospheric Administration				
Passed through the University of Wyoming:				
Participatory Planning for Equitable Climate Action	1005400-TOJ	11.431	29,560	29,560
US Department of Justice:				
Passed through the Wyoming Division of Victim Services:				
VOCA Program	2020-V2-GX-0016	16.575	36,852	3,521
VAWA Program	15JOVW-21-GG-00549-STOP	16.588	7,580	7,580
Passed through the Wyoming Association of Sheriffs & Chiefs:				
Enforcing Underage Drinking	FY2023/2024	93.243	2,006	2,007
US Department of Transportation:				
Highway Safety Cluster:				
Passed through the Wyoming Department of Transportation:				
Impaired Driving High Visibility	AL-2024-BI-AL-01	20.600	13,029	5,254
Total General Fund			9,408,049	77,537
SPECIAL REVENUE FUNDS				
US Department of Transportation:				
Passed through the Wyoming Department of Transportation:				
Wyoming Rural Public Transit Program:				
Formula Grants for Rural Areas (CARES)	FT23335	20.509	2,167,745	232,810
Formula Grants for Rural Areas	FT23335	20.509	2,574,588	778,879
Formula Grants for Rural Areas	FT24335	20.509	4,829,024	3,007,713
Formula Grants for Rural Areas (CARES)	FT24335	20.509	150,426	150,426
Passed through Idaho Transportation Department:				
Formula Grants for Rural Areas	O2371SB	20.509	577,874	74,920
Formula Grants for Rural Areas	O2371S1	20.509	184,562	14,112
Formula Grants for Rural Areas	O2471SB	20.509	577,874	178,842
Formula Grants for Rural Areas	O2471S1	20.509	184,562	212,454
Formula Grants for Rural Areas (CARES)	C2080SB	20.509	579,086	137,222
Non-Metropolitan Planning & Research:				
Passed through Teton County WY:				
State Planning & Research Program - Teton County	FT22376	20.505	117,679	50,614
Passed through the Wyoming Department of Transportation:				
State Planning and Research Program	FT22375	20.505	120,000	45,518
Federal Transit Administration:				
Bus and Bus Facilities Formula Program - Federal Transit Cluster:				
Passed through the Idaho Department of Transportation:				
Bus Purchase	ID-2020-021	20.526	768,000	457,938
Bus Purchase	ID-2018-02	20.526	520,000	687,210

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2024 (continued)

GRANTOR/GRANT TITLE	IDENTIFYING NUMBER	CFDA NUMBER	TOTAL AWARD AMOUNT	EXPENDITURES
Passed through Teton County WY:				
National Infrastructure Investments RAISE	6928-2022-1	20.933	9,319,022	2,724,318
Total Special Revenue Funds			22,670,442	8,752,976
CAPITAL PROJECTS FUNDS				
US Department of Transportation:				
Passed through the Wyoming Department of Transportation:				
Scott Lane/Maple Way Bike/Ped/ADA Improvements	CD20305	20.205	80,000	23,738
US Department of Security:				
Passed through the Wyoming Office of Homeland Security:				
Inter-Operable Communications	22-SHSO-JAC-PD-INT	97.067	80,667	80,667
US Department of the Interior:				
Passed through Wyoming Department of Environmental Quality:				
Stormwater Management Program Development	NPS2020H	66.460	100,679	76,979
Total Capital Projects Funds			261,346	181,384
ENTERPRISE FUNDS				
US Department of Health and Human Services:				
Passed through Wyoming Department of Health:				
Epidemiological Surveillance	233019	93.323	80,000	12,600
Total Federal Awards			32,419,837	9,024,497

NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Town of Jackson under programs of the federal government for the year ended June 30, 2024. The information in this schedule is·presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Town of Jackson, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Town of Jackson.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3 - INDIRECT COST RATE

The Town of Jackson has not elected to use the 10% de minimis indirect cost rate as allowed under the Uniform Guidance.



Town of Jackson, Wyoming
Annual Comprehensive Financial Report

FOR THE FISCAL YEAR ENDED JUNE 30, 2025

TOWN OF JACKSON
WYOMING



ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
JUNE 30, 2025

Tyler Sinclair
Town Manager

Prepared by:
Department of Finance

Kelly Thompson
Finance Director

Melanie Adams
Finance Manager

Annual Comprehensive Financial Report
Table of Contents
June 30, 2025

INTRODUCTORY SECTION	Page
Letter of Transmittal	1
GFOA Certificate of Achievement for Excellence in Financial Reporting	5
Organization of Services Chart	6
Elected Officials and Administrative Personnel	7
FINANCIAL SECTION	
Independent Auditor's Report	9
Management's Discussion and Analysis	13
Basic Financial Statements	
Government-wide Financial Statements	
Statement of Net Position	23
Statement of Activities	24
Fund Financial Statements	
Balance Sheet - Governmental Funds	25
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	26
Statement of Revenue, Expenditures and Changes in Fund Balances - Governmental Funds	27
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	28
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	29
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - START Bus System Fund	31
Statement of Net Position - Proprietary Funds	32
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Funds	34
Statement of Cash Flows - Proprietary Funds	35
Notes to the Financial Statements	37
Required Supplementary Information	
Schedule the Proportionate Share of the Net Pension Liability - Public Employees' Pension Plan	59
Schedule the Proportionate Share of the Net Pension Liability - Law Enforcement Pension Plan	60
Schedule of Contributions - Public Employees' Pension Plan	61
Schedule of Contributions - Law Enforcement Pension Plan	62
Combining Individual Fund Statements and Schedules	
Nonmajor Governmental Funds	
Combining Balance Sheet - Nonmajor Governmental Funds by Fund Type	63
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Governmental Fund Type	64
Combining Balance Sheet - Nonmajor Special Revenue Funds	65
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Special Revenue Funds	66
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Nonmajor Special Revenue Funds	67
Combining Balance Sheet - Nonmajor Capital Project Funds	73
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Capital Project Funds	74

(continued)

Annual Comprehensive Financial Report
Table of Contents
June 30, 2025 (continued)

Internal Service Funds
- Combining Statement of Net Position - Internal Service Funds 75
- Combining Statement of Revenues, Expenses and Changes Fund Net Position - Internal Service Funds 76
- Combining Statement of Cash Flows - Internal Service Funds 77

Other Supplementary Schedules
- Schedule of Revenues (Sources) and Expenditures (Uses) - General Fund 79

STATISTICAL SECTION (unaudited)

Financial trends
- Net Position by Component - Last Ten Fiscal Years 84
- Changes in Net Position - Last Ten Fiscal years 85
- Fund Balances of Governmental Funds - Last Ten Fiscal Years 87
- Changes in Fund Balances of Governmental Fund - Last Ten Fiscal Years 88

Revenue capacity
- Tax Revenues by Source - Last Ten Fiscal years 89
- Unrestricted State Intergovernmental Revenues by Program - Last Ten Fiscal Years 90

Debt capacity
- Direct and Overlapping Governmental Debt 91
- Ratios of Outstanding Debt by Type 92
- Legal Debt Margin Information 93

Economic and demographic information
- Construction and Bank Deposits - Last Ten Years 94
- Tax Capacity and Estimated Market Value of all Taxable Property - Last Ten Fiscal Years 95
- Property Tax Rates - All Direct and Overlapping Governments - Last Ten Fiscal Years 96
- Taxable Sales - Last Ten Years 97
- Principal Employers - Current Year and Seven Years Ago 98
- Demographic & Economic Statistics 99
- Demographic Statistics - US Census Data 100

Operating information
- Full-time Equivalent Town Employees by Function/Program - Last Ten Fiscal Years 101
- Operating Indicators by Function - Last Ten Fiscal Years 102
- Capital Asset Statistics by Function - Last Seven Fiscal Years 103

GOVERNMENT AUDIT REPORTS

Independent Auditor's Reporting Requirements and Other Communications Required Under the the Uniform Guidance
- Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in in Accordance with Government Auditing Standards 105
- Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance 107
- Schedule of Findings and Questioned Costs 110
- Schedule of Expenditures of Federal Awards 112
- Notes to Schedule of Expenditures of Federal Awards 114

Introductory Section



Administration and Finance

December 29, 2025

To the Honorable Mayor, Members of the Town Council, and the Citizens of the Town of Jackson:

The Wyoming statutes require all cities, towns, and counties to issue an annual report on its financial position and activity prepared in accordance with accounting principles generally accepted in the United States of America (GAAP), and audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants or the Wyoming Office of State Audit. Pursuant to that requirement, we hereby issue the Annual Comprehensive Financial Report (ACFR) of the Town of Jackson for the fiscal year ended June 30, 2025.

The Town of Jackson' financial statements have been audited by Jones Simkins LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Town of Jackson for the fiscal year ended June 30, 2025, are free of misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the Town of Jackson's financial statements for the fiscal year ended June 30, 2025, are fairly presented in conformity with GAAP.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A compliments this letter of transmittal and should be read in conjunction with it. The MD&A can be found on pages 13-22.

PROFILE OF THE GOVERNMENT

The Town of Jackson, incorporated in 1914, is located in Teton County near the Wyoming and Idaho border south of the Grand Teton and Yellowstone National Parks. The town currently has a land area of nearly 4 square miles and an estimated population of 10,680. The Town of Jackson is empowered to levy 8 mills of property tax on both real and personal properties located within its boundaries. The Town implemented a property tax of 0.5 mills during 2022. This is the first property tax assessment by the Town since 1977. It is also empowered by state statute to extend its corporate limits by annexation, which is done periodically when deemed appropriate by the Town Council.

The Town of Jackson is governed by city code under Wyoming Statutes with a council-mayor form of government. Policy-making and legislative authority are vested in a Town Council consisting of the mayor and four council members. The Town Council is responsible, among other things, for passing ordinances, resolutions, adopting the budget, appointing commissions, authorities, and committees, and hiring the town manager, town attorney and municipal judge. The town manager is responsible for carrying out the policies and ordinances of the Town Council, for overseeing the day-to-day operations of the town government, and for appointing the heads of the various departments. The council is elected on a non-partisan basis. All four council members and the mayor are elected at large. Council members serve staggered four-year terms, with elections occurring every even year. Effective 2017, the mayor serves a four-year term.

The Town of Jackson provides a full range of services, including police and fire protection; construction and maintenance of streets and infrastructure; recreational facilities and pathways, water, sewage, and transit services. Additionally, the town owns rental properties for employees.



FACTORS AFFECTING FINANCIAL CONDITION

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the Town of Jackson operates.

Local economy. The Town of Jackson is located at the southern entrance to Grand Teton and Yellowstone National Parks in the northwest corner of Wyoming. Dramatic mountain peaks, including the Tetons, the Gros Ventres, and Snow King form a breathtaking backdrop to our valley (called Jackson Hole). The Town of Jackson is home to a little over 10,700 people and another 12,600 live in the unincorporated county (Teton).

Jackson's economy is centered on tourism and lifestyle. Approximately four million guests visit each year and more than 700,000 skier days are tallied at the Jackson Hole Mountain Resort. The abundance of outdoor recreation opportunities, the unsurpassed scenic beauty, the prevalence of many species of wildlife, the lack of individual state income tax, and the high quality of life give Jackson unsurpassed appeal as a place to live, visit and recreate.

At fiscal year-end, the Town of Jackson's employment picture, at a 2.3% unemployment rate (Teton County), is healthier than the 4.1% national average. The state of Wyoming has an unemployment rate of 3.3%.

FINANCIAL INFORMATION

Management of the town is responsible for establishing and maintaining internal control designed to ensure that the assets of the government are protected from loss, theft, or misuse, and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with accounting principles generally accepted in the United States of America. Internal control is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgments by management.

This report consists of management's representations concerning the finance of the town. As a result, management assumes full responsibility for the completeness and reliability of all the information and content presented in this ACFR. Additionally, management asserts that, to the best of their knowledge and belief, this financial report is complete and reliable in all material respects.

Budgetary Controls. The annual budget serves as the foundation for the Town of Jackson's financial planning and control. All departments, authorities, and commissions of the town submit requests for appropriation to the town manager in February of each year. The town manager uses these requests as the starting point for developing a proposed budget. The town manager then presents this recommended budget to the council for review prior to May 15. The council is required to hold public hearings on the proposed budget and to adopt a final budget no later than June 30, the close of the town's fiscal year. The budget is prepared by fund (general), function (e.g., public safety), department (e.g., police), and division (e.g., patrol). All expenditures require the approval of the Town Council. Budget-to-actual comparisons are provided in this report for each individual governmental fund which an annual budget has been adopted. For the general fund and major special revenue funds, this comparison is presented starting on page 29 of the basic financial statements. For non-major special revenue funds, with annual budgets, this comparison is presented in the governmental fund subsection of this report, which starts on page 67.

Long-term Financial Planning. The Town's strategic vision is laid out in a Council bi-annual Work Plan, supported by a five-year financial model and

Capital Improvement Program. The Plan identifies the Town's strategic intent and identifies areas for emphasis and funding. The Town's near-term and long-term fiscal planning are focused on accomplishing Work Plan objectives. A five-year financial model and Capital Improvement Program are maintained to assess the attainability and sustainability of these objectives.

The Town Council supports and understands that the main area of focus for the Town of Jackson is the provision of core services, maintaining the current level of service already supported and approved through the annual budget, and most importantly those services that directly contribute to and maintain the health, safety, and welfare of the citizens and guests to our community. A brief summary includes:

Safety and security provided through law enforcement, fire protection, building safety and inspection, animal control, contractor licensing, and municipal court and prosecution services.

Infrastructure, facility and public asset management provided through street, sidewalk and right of way maintenance and snow removal services, engineering, preventive and proactive facility management, and parking enforcement.

Health and well-being provided through water treatment and distribution, sewer collection and treatment, emergency medical services, and victim services.

Development and economic oversight provided through code compliance, planning and development review, permit processing, and business, liquor, taxi, special event, and rental licensing.

Accessibility and livability provided through public transit, community and affordable housing, parks and recreation, and pathway creation and maintenance.

Internal services for the Town of Jackson organization that support the efficiency and effectiveness of our local government provided through information technology support, records management and access, fleet maintenance, public information, legal services, personnel services, financial accounting, and overall coordination, administration, leadership and management of government services and day to day operations.

Major Budget Initiatives.

To continue to be a resilient community, we will need to preserve and maintain General Fund Reserves to have the resources to adapt to uncertain times ahead. Looking ahead, recurring expenses are expected to exceed recurring revenues. We must continue evaluating our revenue streams and expenditures, to determine how to ensure a balanced budget into the future.

Due in part to COVID-19 pandemic we reinforced the importance of our fiduciary responsibility to maintain and continue building a strong, resilient community in the short, mid, and long-term. Due to years of prudent budgeting and planning, the Town was able to respond to reduced revenues projected and maintain a well-resourced and responsive Town government to close fiscal year 2025.

The Town will need to prioritize our core services, capital projects and consider reducing funding to the areas of lower priority and/or work to consider a new funding source(s) to maintain current Town program services and capital improvement projects. As our community changes, various core services continue to see increased need year-over-year. The Town simply does not have the capacity to absorb such continuous growth without increasing revenue or reducing existing program services and capital projects.

Single Audit. As a recipient of federal awards, the town is also responsible for ensuring that adequate internal controls are in place to ensure compliance with applicable laws and regulations related to those programs. The internal controls are subject to periodic evaluations by town management and external auditors.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Jackson, Wyoming for its comprehensive financial report for the fiscal year ending June 30, 2024. This is the 39th year the town has received this prestigious award. In order to be awarded the Certificate of Achievement, the government must publish an easily readable and efficiently organized annual comprehensive financial report. This report satisfies both accounting principles generally accepted in the United States of America and applicable legal requirements.

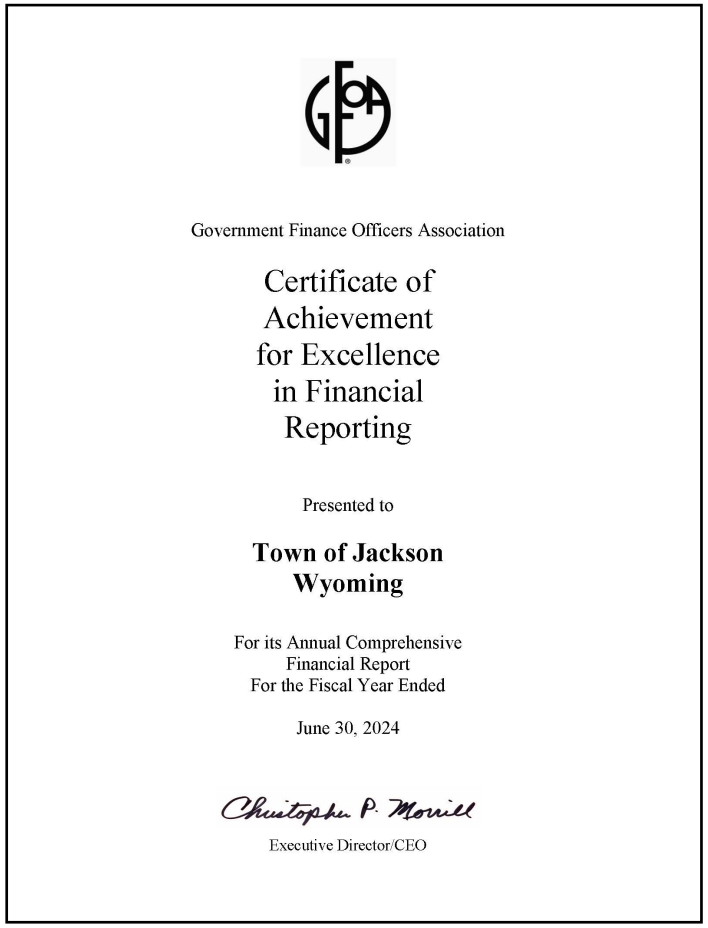
A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to the Certificate of Achievement Program's requirements, and we are submitting it to GFOA to determine its eligibility for another certificate.

The preparation of this report could not be accomplished without the professional, efficient services of the Town Finance Department staff. We would like to express our appreciation to all members of the staff, with special recognition for the assistance contributed by Finance Manager Melanie

Adams and Senior Deputy Treasurer Pauline Scholes. Due credit also should be given to the mayor and the council for their support in planning and conducting the operations of the town in a responsible and progressive manner.

Tyler Sinclair
Town Manager

Kelly Thompson
Finance Director



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

Town of Jackson
Wyoming

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morrill

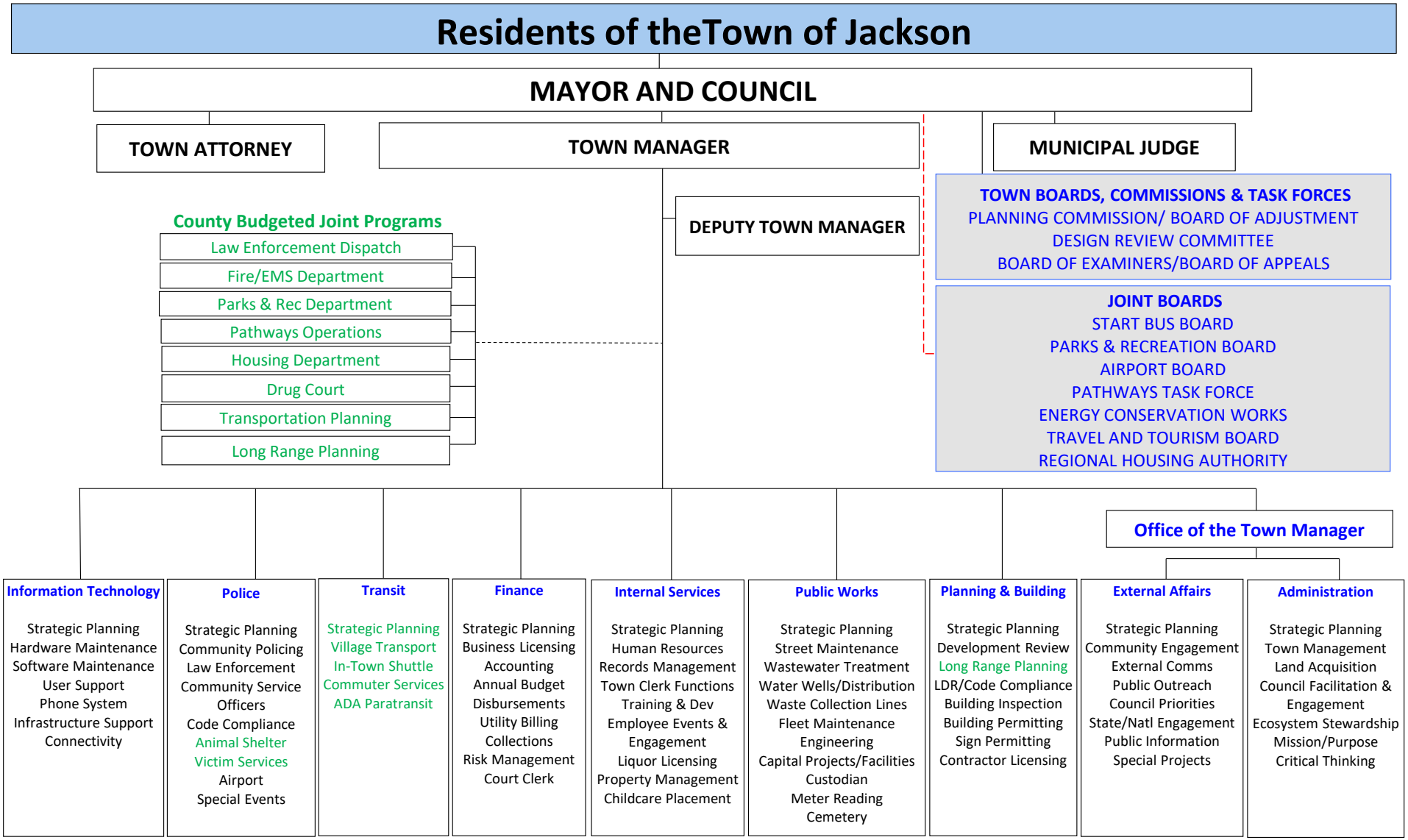
Executive Director/CEO

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate for Excellence in Financial Reporting to the Town of Jackson, Wyoming for its annual comprehensive financial report for the fiscal year ended June 30, 2024.

In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

TOWN OF JACKSON ORGANIZATION



MAYOR & TOWN COUNCIL

Position	Name	Term Expires
Mayor	Arne Jorgensen	12/31/2028
Council, Vice Mayor	Jonathan Schechter	12/31/2026
Council	Kevin Regan	12/31/2028
Council	Alyson Spery	12/31/2028
Council	Devon Viehman	12/31/2028

TOWN STAFF

Town Manager	Tyler Sinclair
Town Attorney	Lea Colasuonno
Municipal Judge	Christopher Leigh
Director of Internal Services	Roxanne Robinson
Director of External Services	Susan Scarlata
Finance Director	Kelly Thompson
Police Chief	Michelle Weber
Planning and Building Director	Paul Anthony
Public Works Director	Floren Poliseo
Transit Director	Bruce Abel
IT Director	Michael “Zolo” Palazzolo

JOINT TOWN/COUNTY STAFF

Fire/EMS Chief	Mike Moyer
Parks & Recreation Director	Tyler Florence
Jackson/Teton County Affordable Housing Director	April Norton



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FINANCIAL SECTION



JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity

75 YEARS 1948-2023

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

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

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Town Council
Town of Jackson, Wyoming

Report on the Audit of the Financial Statements

Opinions

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

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town, as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund and START Bus System Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of proportionate share of the net pension liability, and the schedule of contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The supplementary information listed in the table of contents, including the accompanying schedule of expenditures of federal awards as required by *Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 29, 2025 on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.



JONES SIMKINS LLC
Logan, Utah
December 29, 2025

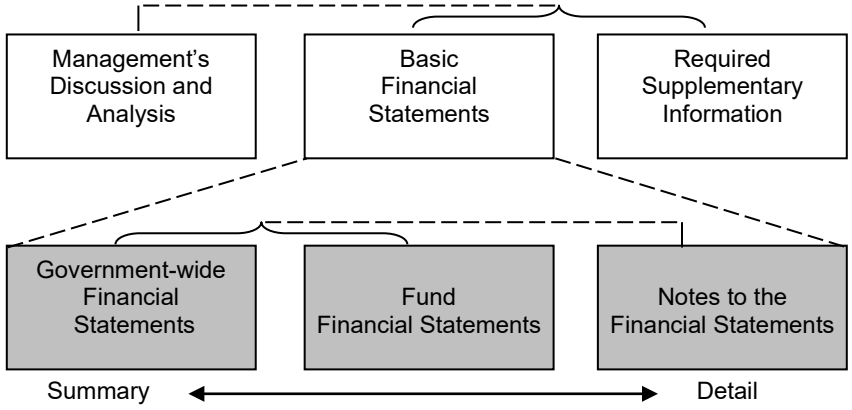
Management's Discussion and Analysis

As management of the Town of Jackson (Town), we offer readers of the Town's basic financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended June 30, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-4 of this report.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The Town's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

COMPONENTS OF THE ANNUAL FINANICAL REPORT



Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Town of Jackson's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Town's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

The statement of activities presents information showing how the Town's net position changed during the most recent fiscal year. All changes in net positions are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the Town of Jackson that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Town include general government, public safety, public works, health and welfare, community development, transit, and recreation and culture. The business-type activities of the Town include water and sewage utilities.

The government-wide financial statements can be found on pages 23-24 of this report.

Fund financial statements. The fund financial statements focus on current available resources and are organized and operated on the basis of funds, each of which is defined as fiscal and accounting entity with a self-balancing set of accounts established for the purpose of carrying on specific or attaining certain objectives in accordance with special regulations, restriction or limitations. The Town, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Town can be divided into two categories: governmental funds, and proprietary funds. The Town does not maintain any fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financial requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Town's near term

financial decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and change in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town maintains four major governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, one special revenue fund, and two capital project funds, all of which are considered major funds. Data from eleven other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The Town adopts an annual appropriated budget for its general and special revenue funds. A budgetary comparison statement has been provided for those funds to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 25-31 of this report.

Proprietary funds. The Town of Jackson maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the governmental-wide financial statements. The Town uses enterprise funds to account for its water and sewage operations. Internal service funds are accounting devices used to accumulate and allocate costs internally among the Town's various functions. The Town uses internal service funds to account for its fleet management, employee insurance (self insurance), information technology (IT), and central equipment operations. Because all of these services predominately benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water and sewage utilities. Both are considered major funds of the Town. Conversely, all internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found on pages 32-36 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are not reported in the governmental-wide financial statements because the resources of those funds are not available to support the Town of Jackson's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The Town of Jackson currently maintains no fiduciary funds.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 37-58 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the Town's funding obligation related to participation in a defined benefit plan. Required supplementary information can be found on pages 59-62 of this report.

The combining statements referred to earlier in connection with non-major governmental funds and internal service funds can be found immediately following the required supplementary information.

Combining and individual fund statements can be found on pages 63-78.

FINANCIAL HIGHLIGHTS

- The Town's net position (assets and deferred outflows of resources minus liabilities and deferred inflows of resources) increased by 4.3% as a result of this year's operations. The net position of the Town's governmental activities increased $38,697,519 (18.2%) and net position of the Town's business-type activities increased $1,656,483 (3.4%).
- Overall, capital assets (net of accumulated depreciation and amortization) increased $37,662,307. Capital assets of governmental activities increased $35,510,631 (21%) and capital assets of business-type activities decreased $2,151,676 (6.4%). Significant governmental capital assets acquisitions included: $38,920,592 for Recreation Center Expansion, $759,868 for Core Services Maintenance Facility construction, $595,578 for a new fuel island, $440,859 for Gregory Lane improvements, and $1,461,018 in fleet equipment and vehicles. Significant business-type capital assets acquisitions included: $985,367 for South Millward water line, $1,895,173 for west Jackson water transmission construction, and $589,675 for Gregory Lane water and sewer infrastructure. The capital increases in the business-

type activities are offset by $1,720,922 in current year depreciation and amortization.

- The Town's long-term liabilities increased $81,077 (1%). The increase was a result of a $82,793 decrease in notes payable, $450,205 decrease in net pension liability, $245,234 decrease in lease liabilities and $859,309 increase in subscription liability.
- At the close of the current fiscal year, the Town's governmental funds reported total ending fund balances of $58,389,615, an increase of $5,804,936 (11%). The increase is mainly due to a $2M increase in the 5th Cent Capital Projects Fund from unspent projects and a $1.25M grant in the Affordable Housing Fund.
- The General Fund's total fund balance decreased $336,764 (2%) to $18,735,664. The ending fund balance is 51% of General Fund expenditures. $2,716,152 of the fund balance is assigned to the FY2026 budget.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

NET POSITION

	Governmental Activities		Business-type Activities		Total Government	
	2025	2024	2025	2024	2025	2024
Current and other assets	$ 68,631,449	$ 69,386,271	$ 17,498,674	$ 17,308,131	$ 86,130,123	$ 86,694,402
Capital assets	202,827,940	167,317,309	36,011,272	33,859,596	238,839,212	201,176,905
Total assets	271,459,389	236,703,580	53,509,946	51,167,727	324,969,335	287,871,307
Deferred outflow of resources	3,009,405	3,984,952	311,186	321,953	3,320,591	4,306,905
Other liabilities	4,866,167	9,464,800	770,446	231,615	5,636,613	9,696,415
Long-term liabilities	12,058,389	12,002,546	2,161,840	2,136,606	14,220,229	14,139,152
Total Liabilities	16,924,556	21,467,346	2,932,286	2,368,221	19,856,842	23,835,567
Deferred inflow of resources	6,036,055	6,410,522	160,827	49,923	6,196,882	6,460,445
Net position:						
Net investment in capital assets	200,701,431	165,064,537	35,038,244	32,976,854	235,739,675	198,041,391
Restricted	18,396,536	17,981,418	-	-	18,396,536	17,981,418
Unrestricted	32,410,216	29,764,709	15,689,775	16,094,682	48,099,991	45,859,391
Total net position	$ 251,508,183	$ 212,810,664	$ 50,728,019	$ 49,071,536	$ 302,236,202	$ 261,882,200

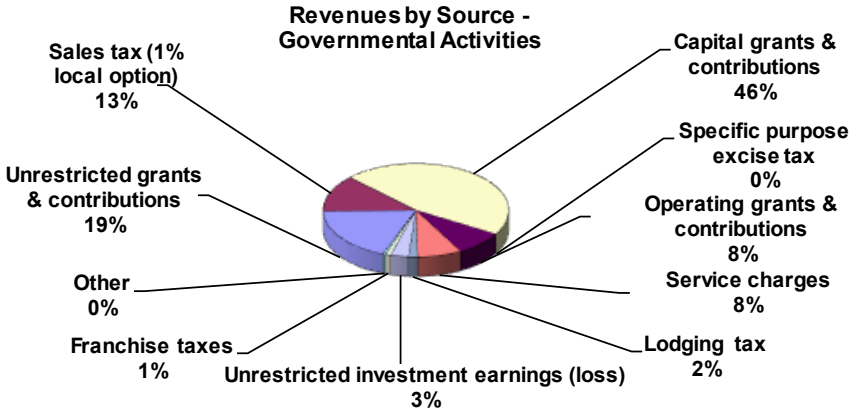
By far the largest portion of the Town's net position (78%) reflects investments in capital assets (e.g. land, buildings, structures, systems, machinery, equipment, infrastructure, and intangible assets), net of any related debt used to acquire those assets that is still outstanding. The Town uses assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town's investment in capital assets is reported net of related debt, it should be noted that resources needed to repay this debt must be provided from other sources, since capital assets themselves cannot be used to liquidate these liabilities.

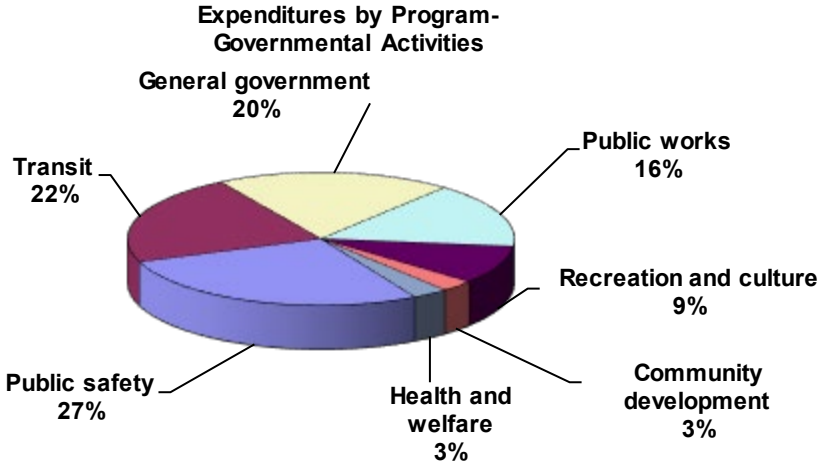
A small portion of the Town's net position (6%) represents resources that are subject to external restrictions on how they can be used. The $415,118

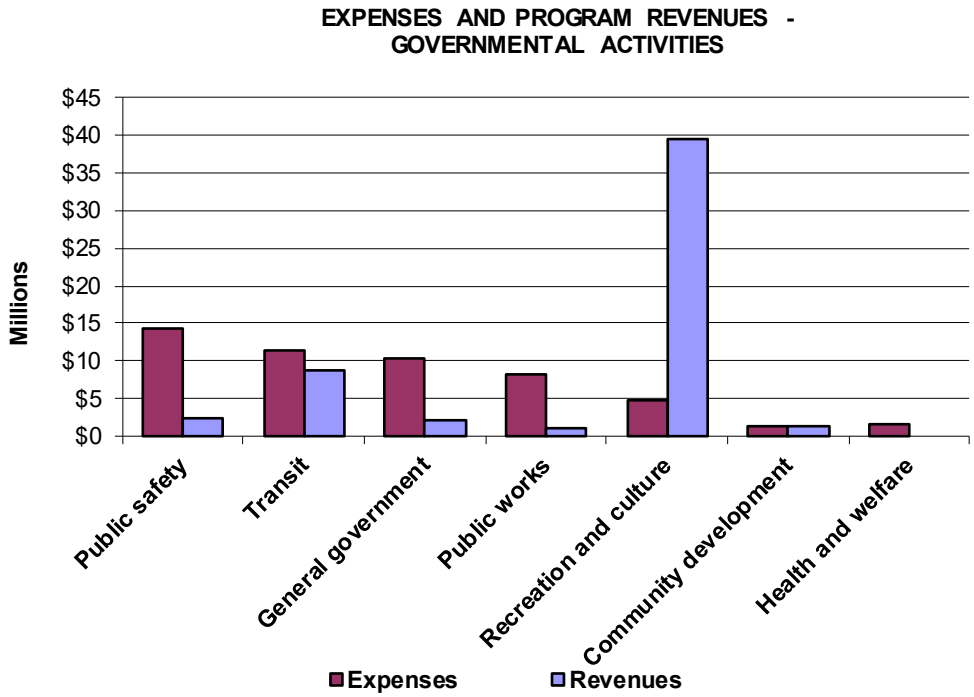
increase in governmental activities restricted net position is primarily due to restricted revenue increases in the Affordable Housing Fund and Lodging Tax Fund that will be allocated in subsequent years. The remaining unrestricted net position of $48,099,991 may be used to meet one-time obligations to citizens and creditors. Of the unrestricted net position, $15,689,775 (33%) is attributable to business-type activities. The unrestricted governmental activities net position increased $2,645,508 (9%), while business-type activities unrestricted net position decreased $404,907 (2.5%). The government-wide total unrestricted net position increase of $2,240,600 (4.7%) is primarily due to incomplete capital projects in the 5th Cent Capital Projects Fund. Business-type capital assets increased by $2,151,676 (6.4%) due to capital asset acquisitions exceeding accumulated depreciation increase.

CHANGE IN NET POSITION

	Governmental Activities		Business-type Activities		Total Government	
	2025	2024	2025	2024	2025	2024
REVENUES						
Program revenues:						
Charges for services	$ 6,787,466	$ 7,212,311	$ 6,432,111	$ 5,489,786	$ 13,219,577	$ 12,702,097
Operating grants and contributions	7,524,661	7,234,630	34,800	12,600	7,559,461	7,247,230
Capital grants and contributions	41,001,272	9,918,294	1,923,435	2,356,617	42,924,707	12,274,911
General revenues:						
Sales tax (1% local option)	11,368,001	11,147,256	-	-	11,368,001	11,147,256
Specific purpose excise taxes	-	3,404,553	-	-	-	3,404,553
Lodging tax	1,433,347	1,453,950	-	-	1,433,347	1,453,950
Franchise taxes	820,004	663,816	-	-	820,004	663,816
Property taxes	492,171	475,257	-	-	492,171	475,257
Unrestricted grants and contributions	16,657,781	16,189,973	-	-	16,657,781	16,189,973
Unrestricted investment earnings	2,756,691	3,158,372	698,379	825,457	3,455,070	3,983,829
Gain on disposal of capital assets	22,000	5,400	-	-	22,000	5,400
Other	459,167	567,246	-	-	459,167	567,246
Total revenues	89,322,561	61,431,058	9,088,725	8,684,460	98,411,286	70,115,518
EXPENSES						
Program activities:						
Governmental activities:						
General government	10,267,589	9,389,167	-	-	10,267,589	9,389,167
Public safety	14,288,588	11,761,342	-	-	14,288,588	11,761,342
Public works	8,246,635	6,552,640	-	-	8,246,635	6,552,640
Transit	11,466,253	11,155,584	-	-	11,466,253	11,155,584
Health and welfare	1,557,154	1,430,018	-	-	1,557,154	1,430,018
Community development	1,453,314	3,071,972	-	-	1,453,314	3,071,972
Recreation and culture	4,887,174	10,789,932	-	-	4,887,174	10,789,932
Interest on long-term debt	87,825	76,076	-	-	87,825	76,076
Business-type activities						
Water	-	-	2,608,453	2,333,184	2,608,453	2,333,184
Sewage	-	-	3,194,299	2,740,146	3,194,299	2,740,146
Total expenses	52,254,532	54,226,731	5,802,752	5,073,330	58,057,284	59,300,061
Excess before transfers	37,068,029	7,204,327	3,285,973	3,611,130	40,354,002	10,815,457
Transfers in (out)	1,629,490	1,547,090	(1,629,490)	(1,547,090)	-	-
Increase in net position	38,697,519	8,751,417	1,656,483	2,064,040	40,354,002	10,815,457
Net position at the beginning of the year	212,810,664	204,059,247	49,071,536	47,007,496	261,882,200	251,066,743
Net position at the end of the year	$ 251,508,183	$ 212,810,664	$ 50,728,019	$ 49,071,536	$ 302,236,202	$ 261,882,200







Governmental Activities. The most significant revenue (46%) of the governmental activities is $41.0M in capital grants and contributions. The majority of this is due to a $38M contribution from Teton County for the Recreation Center Expansion. The unrestricted grants and contributions makes up the second highest source of revenue ($16.7M or 19%) in the governmental activities. The majority of the revenue in the state-shared category consists of the 4% state-shared sales and use tax ($13.9M) followed by federal mineral royalties ($.6M), gasoline tax ($.5M), various Teton County reimbursements ($.5M), and severance tax ($.4M). The 1% local option (5th cent) sales tax revenue make up the third highest source of revenue ($11.4M or 13%) in the governmental activities. Revenue generated from the 5th cent sales tax is split evenly between the general fund and capital projects fund.

Public Safety (police, fire/EMS, building inspector, victim services, animal shelter and dispatch) expenses (27%) was the most significant followed by Transit (22%), General Government (20%), Public Works (16%), Recreation and Culture (9%), Community Development (3%), and Health and Welfare (3%). Included in

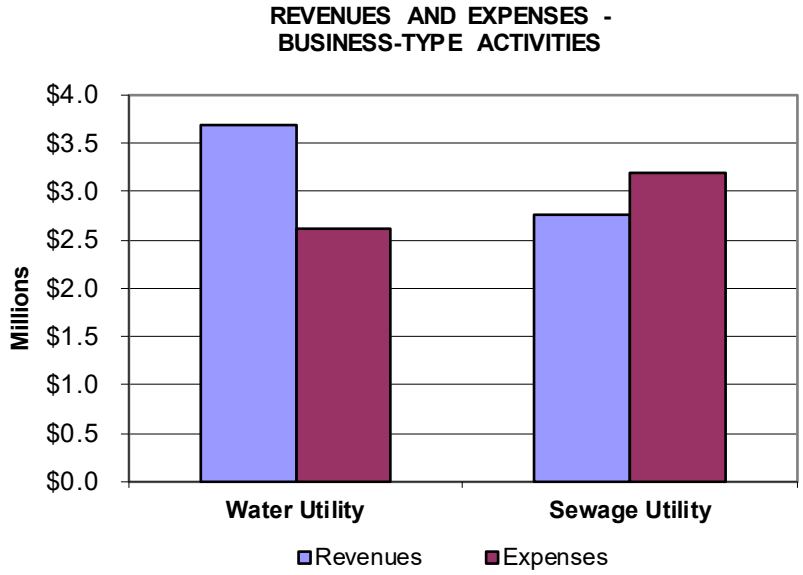
these amounts is $7,547,509 of depreciation and amortization expense, which is 16% of the total expenses for governmental activities.

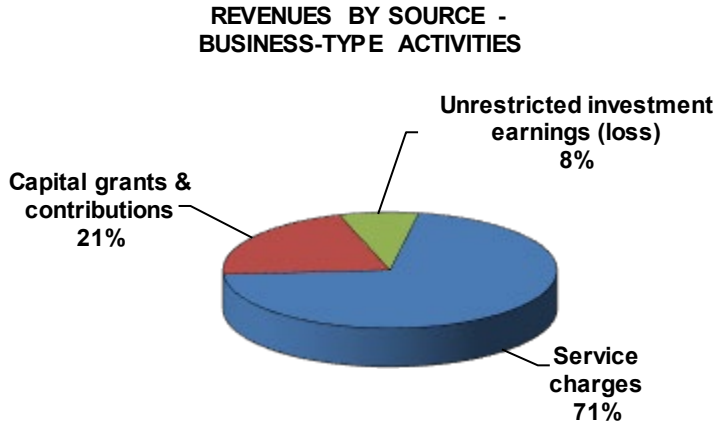
Governmental revenues increased $27,891,502 (45%), in the current year, with the most significant portion of the increase attributable to higher capital grants and contributions ($31,082,978) and unrestricted grants and contributions ($467,808). Capital grants were higher due to $38M received from Teton County towards completion of the Recreation Center Expansion. Unrestricted grants were higher due to an increase in sales tax revenues.

Governmental activities expenses decreased $1,972,198 (4%) in the current year. The most significant changes in program expenses were as follows:

- General government expenses increased $878,423 (9%). The majority of the increase is due to personnel wage and benefit increases.
- Public safety expenses increased $2,527,246 (22%). The increase is related to personnel wage and benefit increases, pension expense being higher than prior year and contributions to Teton County Fire/EMS and radio system increase.
- Public works expenses increased $1,693,995 (26%). The increase is related to increases in personnel wage and benefit and street maintenance.
- Health & Welfare expenses increased $127,136 (9%) to meet request increases from local non-profits.
- Community development decreased $1,618,658 (53%) due to decreased contributions to affordable housing projects from the prior year.
- Transit operating expenses increased $310,669 (3%). The increase is related to personnel wage and benefit increases and increased service levels.
- Recreation and culture expenses decreased $5,902,758 (55%), primarily due to a decrease in the Town share of the Recreation Center Expansion.
- Interest expense increased $11,749 (15%) due to GASB 87 lease and GASB 96 subscription arrangement accounting.

There were no other programs with significant or unusual changes.





Business-type activities. Business-type activities increased the Town's net position by $1,656,483 (3%). In the prior year, the business-type activities increased the Town's net position by $2,060,040 (4%).

Key elements of the change are as follows:

Water Fund operating revenues increased $810,926 (28.3%), which is reflective of increased irrigation volume. Sewage Fund operating revenues increased $131,399 (5.0%), mainly due to increased connections and tourism.

Capital grants and contributions totaled $1,923,435, 18% lower than the prior year total of $2,356,617. Capital grants and contributions include capacity and tap fees charged to new customers and intergovernmental grants for capital improvements. Capacity and tap fees decreased due to a few large developments in the prior year. Depreciation and amortization expenses in the water and sewage utilities for fiscal year 2025 were $738,482 and $982,440, respectively.

FINANCIAL ANALYSIS OF THE TOWN'S FUNDS

Governmental funds. The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, spendable fund balances may serve as a useful measure of a government's net resources available for expenditure at the end of the fiscal year.

At June 30, 2025, the Town's governmental funds reported total ending fund balances of $58,389,615, an increase of $5,804,936 (11%) when compared with the prior year. Nearly 32% or $18,396,536 of the total ending fund balances constituted restricted fund balances, which are considered unavailable for appropriation for general operations. The prior year restricted fund balances totaled $17,981,418. The increase is primarily due to restricted revenue increases in the Affordable Housing Fund and Lodging Tax Fund that will be allocated in subsequent years

At the end of the fiscal year, the General Fund reported a fund balance of $18,735,664 decreasing $336,764 (2%) from the prior year. General Fund operating revenues were $602,475 (2%) more than the prior fiscal year and operating expenditures increased by $3,274,192 (13%). Transfers in increased by $303,213 (16%), primarily due to indirect cost allocations for staff. Transfers out decreased by $1,686,025 (18%). This is due to a decrease in one-time transfers to the START Fund for bus purchases from the prior year.

General Fund expenditures increased $3,274,192 (13%). Salaries and salary related expenditures (Wyoming Retirement, Workers' Compensation, health insurance, etc.) increased $1,712,650 (14%) for all functions. Increase is primarily due to a 7.1% wage increase, Sworn Officer wage increase and $865,325 increase in Teton County joint departments.

The START Bus System Fund net change in fund balance was positive by $1,082,839 (34%). Total expenditures were $8,878,103. Operating expenditures increased $30,096, mainly due to labor increases. There was $90,713 in capital outlays during the fiscal year related to improving the radio system. Intergovernmental revenues decreased to $6,302,062 from the prior year total of $10,885,982. This is due to US Department of Transportation grant matches of approximately 80% for prior year bus purchases. Transit fares increased $63,862 from the prior year, the majority of which is due to the airport shuttle service. The Town contributed $1,154,767 and Teton County contributed $1,363,822 for a total of $2,518,589 to the fund in fiscal year 2025.

The 5th Cent Capital Project Fund saw its fund balance increase $2,003,192 (30%) to $8,650,510. The General Fund transferred $5,715,283 in 5th Cent sales tax to the fund in FY2025, a decrease of $719,555 from FY2024. This is due to one-time transfers to the Capital Projects Fund to fund multiple, large capital projects in FY2024.

The 2019 SPET Fund saw its fund balance increase $46,971 to $10,842,336. This is due to interest revenue exceeding construction expenditures at the Core Services Maintenance Facility and Gregory Lane projects. This fund has received all $29,000,000 in SPET revenues. The fund should decrease in future years as project expenditures increase.

Proprietary funds. The proprietary funds financial statements provide the same type of information found in the government-wide financial statements, but in greater detail.

The water utility's net position increased $2,108,053 (10%) from the prior fiscal year. In 2025, operating revenues increased $810,926 (28%). Capital contributions decreased to $152,520 from $646,373 in the previous year (76%). Operating expenses increased $200,798 (9%) to $2,507,511. The 2025 operating income of $1,172,718 includes $738,482 in depreciation and amortization.

The sewage utility's net position decreased $317,678 (1%) in the fiscal year ending June 30, 2025. Sewage utility operating revenues increased $131,399 (5%) to $2,751,882 and the utility's operating expenses increased $301,578 (11%) to $3,043,327. Capital contributions decreased $1,224,405 (72%) from

$1,710,244 to $485,839. The $291,445 operating loss includes $982,440 in depreciation and amortization.

Other factors of the changes in income from operations have previously been discussed in the government-wide financial analysis of business-type activities.

GENERAL FUND BUDGETARY HIGHLIGHTS

The differences between the 2025 original budget and the final amended budget are adopted by council resolution throughout the year.

General Fund revenues totaled $34,343,384 and exceeded the final budget by $1,372,025 (4%). General taxes and intergovernmental revenues were $317,628 (3%) and $184,602 (1%) higher than budget, respectively. This is due to sales tax related revenues which were budgeted to increase 3% over FY2024 estimates. However, this major revenue source increased 2%. This increase is attributable to tourism and sales tax generating transactions increasing over FY2024.

General Fund operating expenditures totaled $29,409,863. This was $1,778,964 (6%) less than the final amended budget and $672,200 (2%) less than the adopted budget. Including transfers out, supplemental appropriations from budget amending Council actions increased the original budget by $1,400,789 (4%). The majority of this increase was for Sworn Officer wage increase and a decrease in personnel vacancies. In fiscal year 2025, no divisions finished the year over budget.

The General Fund year end fund balances since 2016 are as follows:

Year	Amount	Year	Amount
2016	$ 7,484,300	2021	$ 18,020,470
2017	7,650,890	2022	24,879,725
2018	8,329,716	2023	18,726,713
2019	8,683,289	2024	19,072,428
2020	12,158,856	2025	18,735,664

CAPITAL ASSETS AND DEBT ADMINISTRATION

CAPITAL ASSETS
(net of accumulated depreciation and amortization)

	Governmental Activities		Business-type Activities		Total Government	
	2025	2024	2025	2024	2025	2024
Land	$ 33,351,431	$ 33,351,431	$ 1,100,404	$ 1,100,404	$ 34,451,835	$ 34,451,835
Construction in progress	2,152,296	33,335,691	4,167,096	881,952	6,319,392	34,217,643
Building, structures, & improvements	109,469,570	42,309,209	29,286,785	30,313,113	138,756,355	72,622,322
Machinery and equipment	20,902,802	21,074,133	1,331,565	1,530,358	22,234,367	22,604,491
Intangible assets	5,633,147	5,703,076	-	-	5,633,147	5,703,076
Right to use assets -buildings	590,851	817,235	-	-	590,851	817,235
Right to use assets - easments	-	-	22,513	33,769	22,513	33,769
Right to use assets - subscription asset	1,225,943	327,524	102,909	-	1,328,852	327,524
Infrastructure	29,501,900	30,399,010	-	-	29,501,900	30,399,010
Total	$ 202,827,940	$ 167,317,309	$ 36,011,272	$ 33,859,596	$ 238,839,212	$ 201,176,905

Capital assets. The Town's investment in capital assets for its governmental and business-type activities at June 30, 2025 totaled $238,839,212 (net of accumulated depreciation and amortization). This investment in capital assets included land, construction in progress, structures, systems, machinery and equipment, intangible assets, right to use assets and infrastructure.

Major governmental activities capital assets include: $38,920,592 for Recreation Center Expansion, $759,868 for Core Services Maintenance Facility construction, $595,578 for a new fuel island, $440,859 for Gregory Lane improvements, and $1,461,018 in fleet equipment and vehicles. The total government-wide capital asset increase over the prior fiscal year is

approximately $37,662,307; governmental activities increased 21% and business-type activities increased 6%.

Additional information on the Town's capital assets can be found in the notes to the financial statements on pages 48-49.

LONG-TERM LIABILITIES

	Governmental Activities		Business-type Activities		Total Government	
	2025	2024	2025	2024	2025	2024
Accrued interest payable	$ 640	$ 702	$ 18,929	$ 19,697	$ 19,569	$ 20,399
Lease payable	652,334	886,188	23,570	34,950	675,904	921,138
Subscription liability	960,535	166,466	65,240	-	1,025,775	166,466
Note payable - Snow King	513,640	563,375	-	-	513,640	563,375
Notes payable - State of Wyoming	-	-	814,734	847,792	814,734	847,792
Net pension liability	9,931,880	10,386,517	1,258,296	1,253,864	11,190,176	11,640,381
Total	$ 12,059,029	$ 12,003,248	$ 2,180,769	$ 2,156,303	$ 14,239,798	$ 14,159,551

Long-term liabilities. The Town's outstanding long-term liabilities - including notes payable, accrued interest payable, and net pension liability - totaled $14,239,798 at June 30, 2025. Governmental long-term and business-type long-term liabilities increased primarily due to subscription liability increase.

Additional information on the Town's long-term liabilities can be found in the notes to the financial statements on pages 51-57 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

- The unemployment rate for the Teton County, Wyoming area for June 30, 2025 was 2.3%, which is below the state average (3.3%) and below the national average (4.1%).
- In this budget, the Town continues to focus on staff retention and maintaining standard departmental budgets to provide expected levels of service while considering prudent requests for modest increases focused on staff retention and matching service levels with capacity.
- To continue to be a resilient community, we will need to preserve and maintain General Fund Reserves to have the resources to adapt to uncertain times ahead. Looking ahead, recurring expenses are expected to exceed recurring revenues. We must continue evaluating our revenue streams and expenditures, to determine how to ensure a balanced budget into the future.
- The Town will need to prioritize our core services, capital projects and consider reducing funding to the areas of lower priority and/or work to consider a new funding source(s) to maintain current Town program services and capital improvement projects. As our community changes, various core services continue to see increased need year-over-year. The Town simply does not have the capacity to absorb such continuous growth without increasing revenue or reducing existing program services and capital projects.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Town's finances for all those interested in governmental finance. Questions concerning any information in the report or requests for additional information should be addressed to Town of Jackson, Finance Department, P.O. Box 1687, Jackson, WY 83001.

Statement of Net Position
June 30, 2025

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	$ 20,983,094	$ 5,316,906	$ 26,300,000
Investments	36,702,613	9,488,885	46,191,498
Accounts receivable, net	169,391	746,463	915,854
Taxes receivable	440,485	-	440,485
Due from other governmental units	7,158,926	288,573	7,447,499
Lease receivable	2,939,833	-	2,939,833
Internal Balances	(1,420,892)	1,420,892	-
Prepaid items	685,621	15,207	700,828
Deposits	52,774	-	52,774
Inventories	653,104	221,748	874,852
Notes receivable - housing	266,500	-	266,500
Capital assets:			
Nondepreciable	35,503,727	5,267,500	40,771,227
Depreciable, net	167,324,213	30,743,772	198,067,985
TOTAL ASSETS	271,459,389	53,509,946	324,969,335
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pensions	3,009,405	311,186	3,320,591
LIABILITIES			
Accounts payable	3,116,342	709,961	3,826,303
Accrued wages payable	452,338	41,556	493,894
Accrued interest payable	640	18,929	19,569
Deposits payable	4,643	-	4,643
Unearned revenue	1,292,204	-	1,292,204
Long-term liabilities:			
Portion due or payable within one year:			
Lease liability	276,229	11,648	287,877
Subscription liability	352,924	31,977	384,901
Notes payable	49,984	34,381	84,365
Portion due or payable after one year:			
Lease liability	376,105	11,922	388,027
Subscription liability	607,611	33,263	640,874
Notes payable	463,656	780,353	1,244,009
Net pension liability	9,931,880	1,258,296	11,190,176
TOTAL LIABILITIES	16,924,556	2,932,286	19,856,842
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - property taxes	429,159	-	429,159
Unavailable revenue - lease related	2,574,683	-	2,574,683
Deferred inflows related to pensions	3,032,213	160,827	3,193,040
TOTAL DEFERRED INFLOWS OF RESOURCES	6,036,055	160,827	6,196,882
NET POSITION			
Net investment in capital assets	200,701,431	35,038,244	235,739,675
Restricted for:			
Community development	3,482,619	-	3,482,619
Capital projects	14,899,599	-	14,899,599
Public safety programs	14,318	-	14,318
Unrestricted	32,410,216	15,689,775	48,099,991
TOTAL NET POSITION	$ 251,508,183	$ 50,728,019	$ 302,236,202

The notes to the financial statements are an integral part of this statement.

Statement of Activities
Year Ended June 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Business-type Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Total
Governmental activities:							
General government	$ 10,267,589	$ 2,073,956	$ -	$ -	$ (8,193,633)	$ -	$ (8,193,633)
Public safety	14,288,588	2,000,704	318,434	-	(11,969,450)	-	(11,969,450)
Public works	8,246,635	455,100	-	754,263	(7,037,272)	-	(7,037,272)
Transit	11,466,253	1,423,642	7,206,227	51,757	(2,784,627)	-	(2,784,627)
Health and welfare	1,557,154	-	-	-	(1,557,154)	-	(1,557,154)
Community development	1,453,314	230,883	-	1,250,000	27,569	-	27,569
Recreation and culture	4,887,174	603,181	-	38,945,252	34,661,259	-	34,661,259
Interest on long-term liabilities	87,825	-	-	-	(87,825)	-	(87,825)
Total governmental activities	$ 52,254,532	$ 6,787,466	$ 7,524,661	$ 41,001,272	3,058,867	-	3,058,867
Business-type activities							
Water Utility	$ 2,608,453	$ 3,680,229	$ -	$ 1,437,596	-	2,509,372	2,509,372
Sewage Utility	3,194,299	2,751,882	34,800	485,839	-	78,222	78,222
Total business-type activities	5,802,752	6,432,111	34,800	1,923,435	-	2,587,594	2,587,594
Total primary government	$ 58,057,284	$ 13,219,577	$ 7,559,461	$ 42,924,707	3,058,867	2,587,594	5,646,461
General Revenues:							
Sales tax (1% local option)					11,368,001	-	11,368,001
Lodging tax					1,433,347	-	1,433,347
Franchise taxes					820,004	-	820,004
Property taxes					492,171	-	492,171
Unrestricted grants and contributions (revenue sharing)					16,657,781	-	16,657,781
Unrestricted interest and investment earnings					2,756,691	698,379	3,455,070
Gain on sale of capital assets					22,000	-	22,000
Other					459,167	-	459,167
Transfers					1,629,490	(1,629,490)	-
Total general revenues					35,638,652	(931,111)	34,707,541
Change in Net Position					38,697,519	1,656,483	40,354,002
Net position - July 1					212,810,664	49,071,536	261,882,200
Net Position - June 30					$ 251,508,183	$ 50,728,019	$ 302,236,202

The notes to the financial statements are an integral part of this statement.

Balance Sheet
Governmental Funds
June 30, 2025

	General	START Bus System	5th Cent Capital Projects	2019 SPET	Other Governmental Funds	Total Governmental Funds
ASSETS						
Cash and cash equivalents	$ 5,401,582	$ 880,371	$ 3,941,934	$ 3,916,910	$ 5,946,801	$ 20,087,598
Investments	9,685,366	1,582,774	7,086,996	7,042,006	9,627,716	35,024,858
Interfund receivable - pooled cash	737,426	-	-	-	-	737,426
Leases receivable	2,939,833	-	-	-	-	2,939,833
Taxes receivable	440,485	-	-	-	-	440,485
Due from other governmental units	4,944,306	1,748,739	119,903	-	280,306	7,093,254
Prepaid items	144,301	297,855	82,486	-	23,893	548,535
Deposits	-	11,124	-	-	41,650	52,774
Notes receivable - housing	-	-	-	-	266,500	266,500
TOTAL ASSETS	24,293,299	4,520,863	11,231,319	10,958,916	16,186,866	67,191,263
LIABILITIES AND FUND BALANCES						
Liabilities:						
Interfund payable - pooled cash	-	-	-	-	3,248	3,248
Accounts payable	600,767	208,763	1,159,917	116,580	181,420	2,267,447
Accrued wages payable	351,311	78,539	-	-	-	429,850
Interfund payable	-	-	1,420,892	-	-	1,420,892
Deposits payable	-	4,643	-	-	-	4,643
Unearned revenue	1,222,193	-	-	-	70,011	1,292,204
Total liabilities	2,174,271	291,945	2,580,809	116,580	254,679	5,418,284
Deferred inflows of resources:						
Unavailable revenue - leases	2,954,205	-	-	-	-	2,954,205
Unavailable revenue - property taxes	429,159	-	-	-	-	429,159
	3,383,364	-	-	-	-	3,383,364
Fund balance:						
Nonspendable	144,301	297,855	82,486	-	-	524,642
Restricted	14,318	-	-	10,842,336	7,539,882	18,396,536
Assigned	2,716,152	3,931,063	8,568,024	-	8,392,305	23,607,544
Unassigned	15,860,893	-	-	-	-	15,860,893
Total fund balance	18,735,664	4,228,918	8,650,510	10,842,336	15,932,187	58,389,615
TOTAL LIABILITIES AND FUND BALANCE	$ 24,293,299	$ 4,520,863	$ 11,231,319	$ 10,958,916	$ 16,186,866	$ 67,191,263

The notes to the financial statements are an integral part of this statement.

Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position June 30, 2025

Total fund balances - governmental funds		$ 58,389,615
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Land	$ 33,351,431	
Construction in progress	2,152,296	
Buildings, structures and improvements	145,590,405	
Machinery and equipment	28,960,644	
Intangible	6,119,667	
Right to use asset - buildings	1,146,378	
Infrastructure	62,718,002	
Accumulated depreciation and amortization	(82,900,270)	197,138,553
Deferred outflows of resources related to pensions are not reported in the funds.		3,009,405
Long-term liabilties, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.		
Accrued interest payable		(640)
Lease liability		(652,334)
Note payable		(513,640)
Net pension liability		(9,931,880)
Deferred inflows of resources related to pensions are not reported in the funds.		(3,032,213)
Certain lease revenues are considered unavailable and therefore not reported in the funds.		379,522
Internal service funds are used by management to charge the costs of employee insurance, fleet management, IT services, and central equipment to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position:		
Cash and cash equivalents	$ 895,496	
Investments	1,677,755	
Accounts receivable	169,391	
Due from other governmental units	65,672	
Inventories	653,104	
Prepaid items	137,086	
Machinery and equipment, net	4,463,444	
Right to Use - subsciption asset, net	1,225,943	
Interfund Payable - pooled cash	(734,178)	
Accounts payable	(848,895)	
Accrued wages payable	(22,488)	
Subscription liability	(960,535)	6,721,795
NET POSITION OF GOVERNMENTAL ACTIVITIES		$ 251,508,183

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Year Ended June 30, 2025

	General	START Bus System	5th Cent Capital Projects	2019 SPET	Other Governmental Funds	Total Governmental Funds
Revenues:						
General taxes	$ 12,680,177	$ -	$ -	$ -	$ -	$ 12,680,177
Licenses and permits	1,894,183	-	-	-	256,783	2,150,966
Intergovernmental	16,850,247	6,302,062	754,263	-	2,683,347	26,589,919
Charges for services	977,723	1,423,643	357,699	-	2	2,759,067
Fines and forfeitures	521,385	-	-	-	-	521,385
Interest and investment income	941,128	67,861	476,065	501,434	627,906	2,614,394
Other revenues	478,541	1,166,007	32,859	-	909,645	2,587,052
Total revenues	34,343,384	8,959,573	1,620,886	501,434	4,477,683	49,902,960
Expenditures:						
Current:						
General government	7,712,968	-	-	-	298,425	8,011,393
Public safety	12,540,452	-	-	-	-	12,540,452
Public works	3,592,064	-	-	-	-	3,592,064
Transit	-	8,651,379	-	-	-	8,651,379
Health and welfare	1,546,001	-	-	-	-	1,546,001
Community development	660,398	-	-	-	736,808	1,397,206
Recreation and culture	3,095,164	-	-	-	-	3,095,164
Other expenditures	210,264	-	-	-	-	210,264
Capital outlay	-	96,788	5,469,190	454,463	593,406	6,613,847
Debt Service						
Principal	49,797	104,138	-	-	178,409	332,344
Interest	2,755	25,798	-	-	27,491	56,044
Total expenditures	29,409,863	8,878,103	5,469,190	454,463	1,834,539	46,046,158
Excess (deficiency) of revenues over expenditures	4,933,521	81,470	(3,848,304)	46,971	2,643,144	3,856,802
Other financing sources (uses):						
Transfers in	2,248,021	1,154,767	5,916,350	-	1,638,898	10,958,036
Transfers out	(7,518,306)	(153,398)	(64,854)	-	(1,412,376)	(9,148,934)
Leases issued	-	-	-	-	139,032	139,032
Total other financing sources (uses)	(5,270,285)	1,001,369	5,851,496	-	365,554	1,948,134
Net change in fund balances	(336,764)	1,082,839	2,003,192	46,971	3,008,698	5,804,936
Fund balance at beginning of year	19,072,428	3,146,079	6,647,318	10,795,365	12,923,489	52,584,679
Fund balance at end of year	$ 18,735,664	$ 4,228,918	$ 8,650,510	$ 10,842,336	$ 15,932,187	$ 58,389,615

The notes to the financial statements are an integral part of this statement.

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
Year Ended June 30, 2025

Net change in fund balances--total governmental funds		$ 5,804,936
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds reported capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation and amortization expense. This is the amount by which capital outlays exceeded depreciation and and amortization expense.		
Capital outlays	$ 2,546,166	
Depreciation and amortization	(7,547,509)	(5,001,343)
Govermental funds do not report the contribution of capital assets from third parties. However, the Statement of Activities reports these third part contributions as capital grans and contributions.		38,945,252
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		49,797
The net effect of transactions involving net pension liability, deferred outflows of resources related to pensions, deferred inflows of resources related to pensions, and pension expense is to decrease net position.		(433,108)
The net effect of transactions involving leases issued, debt service on lease liabilities, and lease conversion is to increase net position.		221,034
Internal service funds are used by management to charge the costs of certain activities to individual funds. The net revenue of the internal service funds is reported with governmental activities.		(889,050)
Change in net position of governmental activities		$ 38,697,519

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended June 30, 2025

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
General taxes	$ 12,380,117	$ 12,362,549	$ 12,680,177	$ 317,628
Licenses and permits	1,534,843	1,534,843	1,894,183	359,340
Intergovernmental	16,309,445	16,665,645	16,850,247	184,602
Charges for services	742,558	868,558	977,723	109,165
Fines and forfeitures	310,000	310,000	521,385	211,385
Interest and investment earnings (loss)	630,050	630,050	941,128	311,078
Other revenues	588,327	599,714	478,541	(121,173)
Total revenues	32,495,340	32,971,359	34,343,384	1,372,025
Expenditures:				
Current:				
General government				
Mayor & town council	439,193	457,878	456,591	(1,287)
Town attorney	829,144	829,144	730,806	(98,338)
Municipal judge	330,695	330,695	322,133	(8,562)
Administration	1,125,481	1,262,615	937,564	(325,051)
Personnel & town clerk	1,064,003	1,064,003	1,005,174	(58,829)
Finance	851,110	854,310	839,507	(14,803)
Information technology	1,190,632	1,190,632	1,172,519	(18,113)
Community Development	673,500	677,038	556,189	(120,849)
Planning	992,714	992,714	937,651	(55,063)
Town hall building	884,467	804,738	754,834	(49,904)
Public safety				
Police - administration	874,785	1,058,147	1,004,237	(53,910)
Police - investigation	985,336	1,017,900	944,461	(73,439)
Police - patrol	3,829,461	4,312,215	4,207,620	(104,595)
Police - community service	737,992	788,550	756,985	(31,565)
Police - special operations	26,450	26,450	14,559	(11,891)
Fire/EMS (county service)	3,336,868	3,336,868	3,336,868	-
Emergency Management (county service)	87,594	87,594	74,455	(13,139)
Dispatch (county service)	910,001	910,001	738,135	(171,866)
Victim services	447,616	447,616	436,699	(10,917)
Animal shelter/control	436,844	503,393	469,166	(34,227)
Building inspections	578,852	578,852	557,267	(21,585)

(continued)

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended June 30, 2025 (continued)

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Expenditures (continued):				
Public works				
Administration	659,943	659,943	577,546	(82,397)
Streets	2,336,645	2,304,337	2,139,354	(164,983)
Town engineer	826,787	845,204	834,946	(10,258)
Public works yard operations	52,242	47,742	40,218	(7,524)
Health and welfare				
Social services	1,567,651	1,567,651	1,546,001	(21,650)
Community initiatves				
Community initiatives	530,700	720,975	660,398	(60,577)
Recreation and culture				
Parks and recreation (county service)	2,919,210	2,919,210	2,919,210	-
Pathways operations (county service)	129,456	129,456	119,933	(9,523)
Memorial park (cemetery)	36,459	80,459	56,021	(24,438)
Other expenditures				
Town-wide	390,232	382,497	262,816	(119,681)
Total expenditures	30,082,063	31,188,827	29,409,863	(1,778,964)
Excess (deficiency) of revenues over expenditures	2,413,277	1,782,532	4,933,521	3,150,989
Other financing sources (uses)				
Transfers in	2,342,849	2,409,398	2,248,021	(161,377)
Transfers out	(7,295,494)	(7,589,519)	(7,518,306)	71,213
Total other financing sources (uses)	(4,952,645)	(5,180,121)	(5,270,285)	(90,164)
Net change in fund balance	(2,539,368)	(3,397,589)	(336,764)	3,060,825
Fund balance at beginning of year	19,072,428	19,072,428	19,072,428	-
Fund balance at end of year	$ 16,533,060	$ 15,674,839	$ 18,735,664	$ 3,060,825

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - START Bus System Fund
Year Ended June 30, 2025

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 12,943,693	$ 12,984,514	$ 6,302,062	$ (6,682,452)
Charges for services	1,030,700	1,295,700	1,423,643	127,943
Investment earnings (loss)	36,000	36,000	67,861	31,861
Contributions and Donations	3,000	3,000	-	(3,000)
Other revenues	970,620	1,006,500	1,166,007	159,507
Total revenues	14,984,013	15,325,714	8,959,573	(6,366,141)
Expenditures:				
Current:				
Transit	9,961,574	10,612,462	8,651,379	(1,961,083)
Capital outlay	7,430,780	7,460,780	96,788	(7,363,992)
Debt service:				
Principal	-	-	104,138	104,138
Interest	-	-	25,798	25,798
Total expenditures	17,392,354	18,073,242	8,878,103	(9,195,139)
Excess (deficiency) of revenues over expenditures	(2,408,341)	(2,747,528)	81,470	2,828,998
Other financing sources (uses)				
Transfers in	1,489,147	1,525,772	1,154,767	(371,005)
Transfers out	(164,987)	(164,987)	(153,398)	11,589
Leases issued	-	-	-	-
Total other financing sources (uses)	1,324,160	1,360,785	1,001,369	(359,416)
Net change in fund balance	(1,084,181)	(1,386,743)	1,082,839	2,469,582
Fund balance at beginning of year	3,146,079	3,146,079	3,146,079	-
Fund balance at end of year	$ 2,061,898	$ 1,759,336	$ 4,228,918	$ 2,469,582

The notes to the financial statements are an integral part of this statement.

Statement of Net Position
Proprietary Funds
June 30, 2025

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
ASSETS				
Current assets:				
Cash and cash equivalents	$ 2,499,453	$ 2,778,461	$ 5,277,914	$ 934,488
Investments	4,493,636	4,995,249	9,488,885	1,677,755
Account receivable (net)	348,698	397,765	746,463	169,391
Due from other governmental units	285,873	2,700	288,573	65,672
Interfund receivable	300,000	300,000	600,000	-
Inventories	110,874	110,874	221,748	653,104
Prepaid items	14,505	702	15,207	137,086
Total current assets	8,053,039	8,585,751	16,638,790	3,637,496
Noncurrent assets:				
Interfund receivable - net current portion	410,446	410,446	820,892	-
Capital assets:				
Right to Use, easements	67,537	-	67,537	-
Right to Use, subscription asset	130,975	-	130,975	1,571,622
Land	128,404	972,000	1,100,404	-
Buildings and systems	23,264,453	37,616,293	60,880,746	-
Machinery and equipment	1,374,395	2,909,748	4,284,143	9,723,417
Construction in progress	3,758,623	408,473	4,167,096	-
Total capital assets	28,724,387	41,906,514	70,630,901	11,295,039
Less accumulated depreciation/amortization	(13,176,812)	(21,442,817)	(34,619,629)	(5,605,652)
Total capital assets (net)	15,547,575	20,463,697	36,011,272	5,689,387
Total noncurrent assets	15,958,021	20,874,143	36,832,164	5,689,387
TOTAL ASSETS	24,011,060	29,459,894	53,470,954	9,326,883
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows related to pensions	135,892	175,294	311,186	130,071

(continued)

Statement of Net Position
Proprietary Funds
June 30, 2025 (continued)

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
LIABILITIES				
Current liabilities:				
Interfund Payable - pooled cash	$ -	$ -	$ -	$ 734,178
Accounts payable	368,883	341,078	709,961	848,895
Accrued wages payable	18,329	23,227	41,556	22,488
Accrued note interest payable	18,929	-	18,929	-
Lease liability - current	11,648	-	11,648	-
Subscription liability - current	31,977	-	31,977	352,924
Notes payable - current	34,381	-	34,381	-
Total current liabilities	484,147	364,305	848,452	1,958,485
Noncurrent liabilities:				
Lease liability - net current portion	11,922	-	11,922	-
Subscription liability - net of current portion	33,263	-	33,263	607,611
Notes payable - net current portion	780,353	-	780,353	-
Net pension liability	549,486	708,810	1,258,296	525,950
Total noncurrent liabilities	1,375,024	708,810	2,083,834	1,133,561
TOTAL LIABILITIES	1,859,171	1,073,115	2,932,286	3,092,046
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows related to pensions	70,232	90,595	160,827	67,223
NET POSITION				
Net investment in capital assets	14,586,411	20,451,833	35,038,244	4,728,852
Unrestricted	7,631,138	8,019,645	15,650,783	1,568,833
TOTAL NET POSITION	$ 22,217,549	$ 28,471,478	50,689,027	$ 6,297,685
Adjustment to reflect the consolidation of internal service fund related to enterprise funds			38,992	
Net position of business-type activities			$ 50,728,019	

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
Year Ended June 30, 2025

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
Operating revenues:				
Water charges	$ 3,659,705	$ -	$ 3,659,705	$ -
Sewer charges	-	2,751,882	2,751,882	-
Other	20,524	-	20,524	7,619,160
Total operating revenues	3,680,229	2,751,882	6,432,111	7,619,160
Operating expenses:				
Operations and maintenance	1,551,855	1,836,751	3,388,606	7,632,841
Administration	217,174	224,136	441,310	-
Depreciation & amortization	738,482	982,440	1,720,922	1,018,665
Total operating expenses	2,507,511	3,043,327	5,550,838	8,651,506
Operating income (loss)	1,172,718	(291,445)	881,273	(1,032,346)
Nonoperating revenues (expenses)				
Intergovernmental	1,285,076	34,800	1,319,876	-
Investment earnings (loss)	349,947	348,432	698,379	142,297
Contributions and donations	-	-	-	56,500
Gain (loss) on disposal of property	(293)	(80,559)	(80,852)	22,000
Interest expense	(37,170)	-	(37,170)	(31,781)
Total Nonoperating revenes (expenses)	1,597,560	302,673	1,900,233	189,016
Income (loss) before transfers and contributions	2,770,278	11,228	2,781,506	(843,330)
Capital contributions	152,520	485,839	638,359	-
Transfers in	32,427	32,427	64,854	140,000
Transfers out	(847,172)	(847,172)	(1,694,344)	(319,612)
Change in net position	2,108,053	(317,678)	1,790,375	(1,022,942)
Net position at the beginning of year	20,109,496	28,789,156		7,320,627
Net position at end of year	$ 22,217,549	$ 28,471,478		$ 6,297,685
Adjustment to reflect the consolidation of internal service fund related to enterprise funds			(133,892)	
Changes in net position of business-type activities			$ 1,656,483	

The notes to the financial statements are an integral part of this statement.

Statement of Cash Flows
Proprietary Funds
Year Ended June 30, 2025

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	$ 3,311,488	$ 2,792,796	$ 6,104,284	$ 7,516,217
Other receipts	20,524	-	20,524	-
Payments to suppliers and service providers	(608,660)	(548,699)	(1,157,359)	(6,644,830)
Payments to employees for salaries and benefits	(870,274)	(1,151,622)	(2,021,896)	(802,746)
Net cash provided (used) by operating activities	1,853,078	1,092,475	2,945,553	68,641
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Interfund Loan	(409,716)	(409,716)	(819,432)	-
Proceeds from Interfund loan repayments	300,000	300,000	600,000	-
Transfers from other funds	32,427	32,427	64,854	140,000
Transfers to other funds	(847,172)	(847,172)	(1,694,344)	(319,612)
Operating grants	-	34,800	34,800	-
Net cash (used for) noncapital financing activities	(924,461)	(889,661)	(1,814,122)	(179,612)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Capital contributions	152,520	485,839	638,359	-
Capital grants	1,285,076	-	1,285,076	-
Acquisition of capital assets	(3,443,720)	(378,756)	(3,822,476)	(1,461,019)
Contributions and donations	-	-	-	56,500
Principal payments on capital debt	(33,059)	-	(33,059)	-
Interest paid on capital debt	(33,913)	-	(33,913)	-
Principal payments on lease liability	(11,380)	-	(11,380)	-
Interest paid on lease liability	(117)	-	(117)	-
Principal payments on subscription liability	(65,735)	-	(65,735)	(449,748)
Interest paid on subscription liability	(5,265)	-	(5,265)	(507)
Proceeds from the sale of assets	-	-	-	22,000
Net cash provided by (used for) capital and related financing activities	(2,155,593)	107,083	(2,048,510)	(1,832,774)
CASH FLOWS FROM INVESTING ACTIVITIES				
Purchase of investments	(2,750,238)	(3,057,240)	(5,807,478)	(1,026,835)
Interest received on investments	344,050	341,873	685,923	140,093
Proceeds from sales and maturities of investments	1,484,911	981,934	2,466,845	1,158,465
Net cash provided by investing activities	(921,277)	(1,733,433)	(2,654,710)	271,723
Net increase (decrease) in cash and cash equivalents	(2,148,253)	(1,423,536)	(3,571,789)	(1,672,022)
Cash and cash equivalents - July 1	4,647,706	4,201,997	8,849,703	2,606,510
Cash and cash equivalents - June 30	$ 2,499,453	$ 2,778,461	$ 5,277,914	$ 934,488

(continued)

Statement of Cash Flows
Proprietary Funds
Year Ended June 30, 2025 (continued)

	Water	Sewage	Totals	Governmental Activities - Internal Service Funds
Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:				
Operating income (loss)	$ 1,172,718	$ (291,445)	$ 881,273	$ (1,032,346)
Adjustments to reconcile net income (loss) to net cash provided by (used for) operating activities:				
Depreciation and amortization expense	738,482	982,440	1,720,922	1,018,665
Pension expense	51,520	74,584	126,104	40,502
Increase in accounts receivable	(62,344)	43,614	(18,730)	(117,901)
Decrease in due from other government units	(285,873)	(2,700)	(288,573)	14,958
(Increase) decrease in inventory	(1,899)	(1,900)	(3,799)	(25,213)
Decrease in prepaid items	(11,845)	602	(11,243)	(17,587)
Increase in interfund payable - pooled cash	-	-	-	(18,036)
Increase (decrease) accounts payable	255,515	280,355	535,870	197,655
Increase (decrease) customer deposit payable	(6,000)	-	(6,000)	-
(Decrease) in accrued wages payable	2,804	6,925	9,729	7,944
Total Adjustments	680,360	1,383,920	2,064,280	1,100,987
Net Cash Provided Operating Activities	$ 1,853,078	$ 1,092,475	$ 2,945,553	$ 68,641
Schedule of noncash investing, capital and financing activities:				
Increase (Decrease) in fair value of investments	$ 5,900	$ 6,559	$ 12,459	$ 2,204
Increase (Decrease) in right to use - subsciption asset	130,975	-	130,975	1,212,543
Increase (Decrease) in subscription liability	130,975	-	130,975	1,212,543

The notes to the financial statements are an integral part of this statement.

I. Summary of significant accounting policies

A. Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers for support.

B. Reporting entity

The Town of Jackson was incorporated in 1914 and is a municipal corporation governed by an elected mayor and four-member governing council. The five-member mayor-council is elected on staggered, even-numbered years. The mayor and council members are elected at-large to four-year terms. The governing body appoints a manager to implement policies and oversee daily operations.

The accompanying financial statements present the governmental entities for which the government is considered to be financially accountable. The Town does not report any component units.

C. Basis of presentation - government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the Town's enterprise funds. Separate financial statements are provided for governmental funds and proprietary funds.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of inter-fund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operation or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

D. Basis of presentation - fund financial statements

The fund financial statements provide information about the Town's funds. Separate statements for each fund category; governmental and proprietary, are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The Town reports the following major governmental funds:

- The general fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.
- The 5th cent capital projects fund accounts for the acquisition and construction of the government's major capital facilities, other than those financed by the propriety funds and Specific Purpose Excise Tax (SPET) funds.
- The Southern Teton Area Rapid Transit (START) fund is a special revenue fund. It accounts for operational and capital transit system expenditures primarily financed by state and federal transit grants.
- The 2019 SPET fund accounts for expenditures related to the revenue generated by the 2019 specific purpose excise tax.

The Town reports the following enterprise funds:

- Water Fund. This enterprise fund accounts for the operations of the Town-owned water treatment and distribution system.
- Sewage Fund. This enterprise fund accounts for the operations of the Town-owned sewage collection and treatment system.

Additionally, the Town reports the following fund type:

Internal Service Funds. The operating activities for Employee Insurance, Fleet Management, Central Equipment, and Information Technology (IT) Services are reported in internal service funds because they provide services to other Town departments on a cost reimbursement basis.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal service fund balances in the business-type activities column. Internal service fund services provided and used by other funds are not eliminated in consolidation. No overhead costs are charged to internal service funds requiring elimination.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

E. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital outlay related to leases are reported as other financing sources.

Property taxes, sales taxes, franchise fees, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting.

F. Budgetary information

1. Budgetary basis of accounting

The Town uses the following procedures in establishing the budgetary data reflected in the accompanying financial statements:

- According to the laws of the State of Wyoming, all town budgets must be approved by their governing board not later than the third Tuesday in June.
- In May, the recommended budget for the following fiscal year is presented by the Town Manager to the Town Council. The budget includes recommended expenditures and the means of

financing them. Public meetings are held to obtain citizen comment.

- Prior to June 30, the Town Council legally adopts the budget through the passage of a resolution. The resolution sets the limit for expenditures for the year.
- The maximum legal expenditure permitted for the year is the total budget as adopted. The expenditure appropriations in the adopted budget are maintained in the Town's financial system by department within individual funds. Departmental appropriations may be amended during the year if approved by Council in the form of a budget amendment resolution.
- Department directors are generally authorized to transfer budgeted amounts within any specific department's expenditure appropriation. Any budget revisions requiring a transfer between departments must be approved by the Town Council. Additionally, budget revisions involving personnel or capital asset expenditures/expenses must be approved by the Town Council.
- Appropriations in all budgeted funds lapse at the end of the fiscal year even if they have related committed contracts. While all appropriations lapse at year end, valid outstanding committed contracts (those for which performance under the executory contract is expected in the next year) are re-appropriated and become part of the subsequent year's budget.

2. Excess of expenditures over appropriations

For the year ended June 30, 2025, no General Fund division or special revenue fund expenditures exceeded appropriations. Through four formal supplementary appropriations, the General Fund original budget increased 3.7%. Actual expenditures and other uses are 4.8% under the final amended budget.

G. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

1. Cash and cash equivalents

The government's cash and cash equivalents are cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

2. Investments

Cash and investment balances from all funds are combined and invested to the extent authorized by state statutes and Town investment policy. Earnings from such investments are allocated to respective funds on the basis of applicable cash balance participation by each fund. The interest receivable balance is reported as one amount in the General Fund while all other funds receive interest revenue distributions in cash.

Investments for the Town are reported at fair value.

3. Receivables

Account (trade) receivables are carried at original billing amount less an estimate made for doubtful receivables based on a review of all outstanding amounts on a regular basis. Management determines the allowance for doubtful accounts by identifying troubled accounts and by using historical experience applied to an aging of accounts. With council approval, trade receivables are written off when deemed uncollectible. Recoveries of trade receivables previously written off are recorded when received.

A receivable is considered past due if any portion of the receivable balance is outstanding for more than 30 days. Interest is charged on receivables that are outstanding for more than 30 days. Accrual of interest is not suspended until a receivable is determined to be uncollectible. Provisions for bad debts would be insignificant and immaterial and none has been made for 2025.

4. Short-term interfund receivables/payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the balance sheet. Short-term inter-fund loans are classified as "interfund receivables/payables." Due to and due from other funds are closed to cash and cash equivalents at year end.

5. Inventories, prepaid items, and deposits

Materials and supplies are valued at cost, which approximates market value, using the first-in/first-out (FIFO) method. The consumption method is used to account for inventories. Inventory costs are recorded as expenditures when individual inventory items are consumed. In governmental funds, reported inventories are equally offset by nonspendable fund balance amounts, indicating that they do not constitute "available spendable resources" even though they are a component of net current assets. The net change in nonspendable fund balances is not presented because the combined statements of revenues, expenditures, and changes in fund balances reflects

the changes in total fund balances rather than just the spendable and nonspendable fund balances.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Certain payments made to lessors are considered security deposits. These funds are considered assets that will be returned. In the event any deposit is kept by lessor, an expenditure/expense will be recorded.

6. Leases and Service-Based IT Arrangements (Subscription)

A. Town as Lessee

The Town is a lessee for various buildings and an easement. The Town recognizes a lease liability and an right-to-use lease asset (lease asset) in the government-wide financial statements. The Town recognizes lease liabilities with an initial, individual value of $50,000 or more and the lease must be longer than one year including expected extensions.

At the commencement of a lease, the Town initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. Key estimates and judgments related to leases include how the Town determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The Town uses the interest rate charged by the vendor as the discount rate. When the interest rate charged by the lessor is not provided, the Town generally uses its estimated incremental borrowing rate as the discount rate for subscription agreements.
- The lease term includes the noncancellable period of the lease.
- Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the Town is reasonably certain to exercise.

The Town monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

B. Town as Lessor

The Town is a lessor for multiple facilities and easements. The Town recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the Town initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Town determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The Town uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease.
- Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The Town monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

C. Subscription based IT Arrangements

The Town is committed under various subscription agreements. The Town recognizes a subscription liability and a right-to-use subscription asset in the government-wide financial statements. The Town recognizes subscription liabilities with an initial, individual value of $50,000 or more and the agreement must be longer than one year including expected extensions.

At the commencement of a contract, the Town initially measures the subscription liability at the present value of payments expected to be made during the contract term. Subsequently, the subscription liability is reduced by the principal portion of contract payments made. The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for contract payments made at or before the contract commencement date, plus certain initial direct costs. Subsequently, the subscription asset is amortized on a straight-line basis over its useful life. Key estimates and judgments related to contracts include how the Town determines (1) the discount rate it uses to discount the expected contract payments to present value, (2) contract term, and (3) contract payments.

- The Town uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the Town generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The contract term includes the noncancellable period of the contract.
- Contract payments included in the measurement of the subscription liability are composed of fixed payments and purchase option price that the Town is reasonably certain to exercise.

The Town monitors changes in circumstances that would require a remeasurement of its contract and will remeasure the subscription asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Subscription assets are reported with other capital assets and subscription liabilities are reported with long-term debt on the statement of net position.

7. Capital assets

Capital assets, including property, plant, and equipment, and infrastructure assets (e.g., roads, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $10,000 ($20,000 for buildings and improvements and $50,000 for infrastructure) and an estimated useful life in excess of two years. Right to use assets are discussed in note below. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value on date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, equipment, and intangible assets with exhaustible useful lives are capitalized when acquired, and depreciation is provided using the straight-line method applied over the following estimated useful lives of the assets:

Buildings	10-50
Distribution systems	20-50
Infrastructure	20-50
Machinery and equipment	5-15
Right-to-use asset - buildings	2-99
Right-to-use asset – easements	2-99
Right-to-use asset – subscription asset	2-10
Other improvements	5-99
Intangible assets	5-99

Intangible assets lack physical substance, are nonfinancial in nature, and have an estimated useful life extending beyond a single reporting period. The term depreciation, as used in this footnote, includes amortization of intangible assets.
Capital assets transferred between funds are transferred at their net book value (cost less accumulated depreciation), as of the date of the transfer.

8. Deferred outflows and inflows of resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The Town has reported deferred outflows of resources related to pensions on the government-wide statement of net position, each proprietary fund statement of position, and the Fleet Management Fund within the Internal Service Fund statement of net position.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until then. The Town has reported three deferred inflows of resources: pension related items, leases and property taxes. Pension items are reported on the government-wide statement of net position, each proprietary fund statement of position, and the Fleet Management Fund within the Internal Service Fund statement of net position. Leases are reported in both the governmental funds balance sheet and the entity-wide statement of net position. These amounts represent future revenues that will be collected per lease agreements and are not currently available to finance operations.

Property taxes for future periods are reported in both the governmental funds balance sheet and the entity-wide statement of net position. Property tax revenues are not recognized prior to the period which they are intended to finance, even if an enforceable lien is in place prior to the beginning of the intended period. Thus, property taxes received or receivable as of year-end, which are intended to finance the following fiscal year, are recorded as deferred inflows.

9. Pension related assets, liabilities, deferred outflows and inflows of resources

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Wyoming Retirement System (the System) and additions to/deductions from the System's fiduciary net position have been determined on the same basis as they are reported by the System. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

10. Net position flow assumption

Sometimes the Town will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied.

It is the Town's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

11. Fund balance flow assumption

Sometimes the Town will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

12. Fund balance policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The Town itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance). The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the Town's highest level of decision-making authority. The Town council is the highest level of decision-making authority for the Town that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the Town for specific purposes but do not meet the criteria to be classified as committed. The Town council has, by resolution, authorized the Town Manager to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

13. Long-term obligations

In the government-wide financial statements and in the proprietary fund types of the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statements of net position. If any, bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from actual debt

proceeds received, are reported as debt service expenditures. The Town's current debt obligations were issued without discounts or premiums and issuance costs were insignificant and immaterial.

14. Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

15. Reclassifications

Where presented, certain 2024 financial statement amounts have been reclassified to conform to the 2025 presentation.

H. Revenues and expenditures/expenses

1. Property Tax

Teton County assesses all taxable property other than centrally assessed property, which is assessed by the State of Wyoming, by January 1 of each year. The Town notifies its levy to Teton County by July 31. Properties taxes are levied on or about August 1 and are payable in two installments on September 1 and March 1. The Teton County Treasurer is responsible for billing and collecting property taxes for the Town. The Town receives monthly distributions for the prior month's collections by the County. Property tax revenues are recognized when levied to the extent that they result in current receivables which means collected within the current period or expected to be collected within 60 days after the period end to be used to pay liabilities of the current period.

2. Sales Tax

The Town imposes a 1% local optional sales and use tax (5th cent). The 5th cent sales tax is collected by the state and remitted monthly to the Town. Sales tax revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Additionally, Teton County imposes a 1% specific purpose excise tax (SPET) for various voter-approved projects. Teton County distributes SPET tax to the Town for projects that the Town manages.

3. Entitlements, state shared revenues and grants (Intergovernmental revenues)

Entitlements and shared revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Expenditure-driven grants are recognized in the fund financial statements as revenue when the qualifying expenditures have been incurred, all eligibility requirements have been met, and reimbursement is received within availability period. Included below are the ongoing state shared revenues and grants received by the Town.

Sales tax. The state levies a 4% general sales and use tax, with 31% of it returned to Wyoming towns and counties based on populations and location of sales.

Lodging tax. The state levies a 5% lodging tax that is added to a visitor's stay in any Teton County hotel, motel or rental property. 3% is distributed to the state and used to fund the Wyoming Office of Tourism and the Wyoming Tourism Board. 2% is distributed to the Town and County and allocated based on point of sale. The Jackson Hole Travel and Tourism Joint Powers board is responsible for allocating 60% of the collected funds. Teton County and the Town are responsible for the remaining 40% of the funds collected.

American Rescue Plan (ARPA) Act. These are program allocation driven, one-time funds related to the COVID-19 pandemic. Funds were received via the Wyoming Office of State Lands & Investments.

Gasoline, cigarette, and severance taxes. These three taxes are all imposed by the state and returned to cities, towns and counties by various percentages determined by the Wyoming legislature.

Mineral Royalties. These are federal royalties paid to the state and passed down to cities, towns, and counties by percentages determined by the Wyoming legislature.

Federal Transit Administration (FTA). The FTA provides funding for 80% of administration, 56.56% of operations, and 80% of capital for qualifying bus system expenditures. In FY2025, the FTA via Idaho Transportation Department provided additional Coronavirus Aid, Relief, and Economic Security (CARES) Act funds which provided for 100% of operations costs.

4. Program revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and

contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

5. Compensated absences

Employees can sell-back up to 40 hours of accumulated paid time off (PTO) before the end of each fiscal year provided they meet certain requirements. All other accumulated PTO is forfeited. There are no accumulated balances for PTO. Compensatory time, if any, is accrued as wages payable at year end.

6. Proprietary funds operating and nonoperating revenues and expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water fund, sewer fund, and internal service funds are charges to customers for sales and services. The water fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

I. Federal Audit Requirements

The U.S. Office of Management and Budget (OMB) issued Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), which establishes uniform cost principles and audit requirements for federal awards to non-federal entities and administrative requirements for all federal grants.

For 2025, the Town of Jackson audit was performed in accordance with Uniform Guidance. The auditor's report on consideration of the Town's internal control over financial reporting and tests of other matters are issued with this report.

II. Stewardship, compliance and accountability

A. Budgetary information

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual appropriated budgets are legally adopted by council resolution for all funds.

Formal budgetary integration is employed as a management control device during the year for the General and Special Revenue Funds. Budgetary control for Capital Project Funds is based on a project completion time cycle rather than on an annual basis, therefore, budgetary comparisons on an annual basis would not present meaningful information.

The Town follows these legal compliance procedures in establishing the budgetary data reflected in the financial statements:

1. The Town Manager submits a proposed operating budget, including proposed expenditures and means of financing them, to the town council prior to the beginning of the fiscal year commencing July 1.

2. Public hearings are conducted to obtain taxpayer comments.

3. Prior to June 30, the budget is legally enacted through the passage of a budget resolution.

4. Management may not legally exceed budgeted expenditures at the division level. Monitoring of budgets is maintained at the division level (i.e., police administration, police investigations, police patrols, etc.) and the category level (i.e., personal services; supplies; other services and charges; capital outlay) within each division. Management can alter the budget at the category level within their division but cannot exceed the total budgeted expenditures for the division that was approved by the town council. During the year, four formal supplementary appropriations were made. However, the town council approves all payments of vouchers and payroll at its regular meetings held twice a month.

5. All budgeted appropriations lapse at the end of the fiscal year. The legal level of budgetary control (i.e. the level at which expenditures may not legally exceed appropriations) is at the division level.

Deficit fund net position

At June 30, 2025, there was one internal service fund (Fleet Management) with a deficit fund net position. Fleet management deficit is due mostly to net pension liability calculations.

IIII. Detailed notes on all activities and funds

A. Cash, cash equivalents and investments

Cash, cash equivalents, and investments at June 30, 2025 are classified in the accompanying financial statements as follows:

Statement of net position:		
Cash and cash equivalents	$	26,300,000
Investments		46,191,498
Total cash and investments	$	72,491,498

Cash and investments at June 30, 2025 consist of the following:

Cash:		
Cash on hand	$	381
Deposit with financial institutions		1,188,984
Cash equivalents:		
Short-term certificate of deposit		22,706,217
Money market funds		2,404,418
Investments:		
Federal agencies		28,406,220
WYO-STAR		17,785,278
Total cash, cash equivalents, and investments	$	72,491,498

Investments authorized by Wyoming statutes and Town investment policy

The following table identifies the investment types that are authorized for the Town by Wyoming state statute. The Town's investment policy does not restrict investment types beyond the limits set forth by state statute. The table also identifies any provisions in Town policy and state statutes that address interest rate risk, credit risk, and concentration risk. This table also applies to investments of debt proceeds held by bond trustee that are governed by provisions of debt agreements and similarly restricted by state statute.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
U.S. treasury obligations	None	None	None
U.S. agency securities	None	None	None
Banker's acceptances	None	25%	None
Commercial paper	270 days	25%	None
Negotiable certificates of deposit	None	None	$250,000
Non-negotiable certificates of deposit	None	None	None
Repurchase agreements	None	25%	None

The Town has investments with WYO-STAR, an investment pool authorized by the State of Wyoming and regulated by the Wyoming State Treasurer with oversight by the Wyoming State Loan and Investment Board. WYO-STAR issues separate external financial statements which can be obtained from the Wyoming State Treasurer's Office. WYO-STAR is not registered with the SEC as an investment company. Deposits in WYO-STAR are not insured or otherwise guaranteed by the State of Wyoming, and participants share proportionately in any realized gains or losses on investments. The fair value of the WYO-STAR investment pool is approximately equal to the value of the pool shares, $17,785,278.

B. Disclosures related to investment risk

Credit risk: Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Town polices restrict investments to the safest security types and require portfolio diversification so that potential losses on individual securities will be minimized. As of June 30, 2025, the Town's investments in U.S. Agencies are rated AA+ by Standard & Poor's and AA1 by Moody's Investors Service. The Town's investments in negotiable certificates of deposit are below the F.D.I.C. $250,000 insurance limit per institution. Non-negotiable certificates of deposits exceeding $250,000 per institution must be collateralized by the limits defined in the custodial credit risk section of this footnote. The Town's investment in the brokerage money market mutual fund is unrated. Town investment policy limits investments to the safest types of securities, pre-qualifies financial institutions, brokers/dealers, intermediaries, and advisors, and requires investment portfolio diversification.

Custodial risk: Custodial risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial risk for investments is the risk that, in the event of failure of the counterparty (e.g. broker-dealer) to a transaction, a government will not be able to cover the value of its investment or collateral securities that are in possession of another party. Wyoming

statutes do not contain legal requirements that would limit the exposure to custodial risk for deposits or investments, other than the following provision for deposits: Wyoming statutes require that all Town deposits be protected by insurance, surety bond, or collateral. Authorized collateral includes the legal investment described earlier, as well as certain first mortgage notes, and certain other state or local obligations. Wyoming statutes require that securities pledged as collateral be held in safekeeping by the public funds depositor or by any bank, other than the depository bank, chartered by the state of Wyoming, any national bank, other than the depository bank, authorized to do business in the state, any federal reserve bank or branch thereof, or any federal reserve system member bank. According to Town polices, the market value of the collateral must be a minimum of 105% of deposits not covered by insurance or bonds.

Interest Rate Risk: Interest rate risk is the risk that changes in market interest rate will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value is to changes in market interest rates. According to its investment policy, the Town manages its exposure to interest rate risk by purchasing a combination of shorter term and longer term investments. The Town also manages this risk by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide cash flow and liquidity for operations. Further, the Town purchases some securities that have interest rates that step-up over time. The Town monitors the interest rate risk inherent in its portfolio by measuring the weighted average maturity of its portfolio. The Town has no specific limitations with respect to this metric.

Investment Type	Fair Value	Maturity (in years)
Federal Agencies:		
US Treasury Bills	$ 9,846,480	0.38
US Treasury Bonds	18,559,740	2.00
WYO-STAR	17,785,278	0.00
	$ 46,191,498	
Portfolio weighted average maturity (yrs)		0.88

Concentration of Credit Risk: State statutes contain no limitations on the amount that can be invested in any one issuer. Investments in any one issuer representing approximately 5% or more of the Town's total investments are as follows:

Investment Type	Fair Value	Percent of Investment Portfolio
Federal Agencies:		
US Treasury Bills	$ 9,846,480	21.3%
US Treasury Bonds	18,559,740	40.2%
WYO-STAR	17,785,278	38.5%

Fair Value: The Town categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The Town has the following recurring fair value measurements as of June 30, 2025:

The $28,406,220 in U.S. agency securities are determined by an independent pricing service using recently executed transactions, market price quotations, and pricing models that factor in, when applicable, interest rates, bond spreads, and volatility (Level 2 inputs).

The fair value of the Town's position in WYO-STAR of $17,785,278 is the same as the value of the pool shares held by the Town (net asset value). WYO-STAR operates and reports monthly statements to participants on an amortized cost basis. The income, gains, and losses, net of administration fees, of WYO-STAR are allocated to participants monthly on the ratio of the participant's share to the total funds in WYO-STAR based on the participant's average daily balance. At June 30, the investments are valued at fair value, and participants are informed of the fair value valuation factor that enables them to adjust their statement balances to fair value (Level 2 inputs).

Cash, cash equivalents, and investments are presented in the government-wide financial statements as follows:

	Cash and Cash Equivalents	Investments	Total
Governmental activities:			
General Fund	$ 5,401,582	$ 9,685,366	$ 15,086,948
Start Fund	880,371	1,582,774	2,463,145
5th Cent Capital Projects	3,941,934	7,086,996	11,028,930
2019 SPET	3,916,910	7,042,006	10,958,916
Nonmajor govermental	5,946,801	9,627,716	15,574,517
Internal service funds	1,068,380	1,677,755	2,746,135
Total	21,155,978	36,702,613	57,858,591
Business-type activities:			
Water	2,499,453	4,493,636	6,993,089
Sewage	2,778,461	4,995,249	7,773,710
Internal service funds	(133,892)	-	(133,892)
Total	5,144,022	9,488,885	14,632,907
Government-wide total	26,300,000	46,191,498	72,491,498
Total cash and investments	$ 26,300,000	$ 46,191,498	$ 72,491,498

C. Concentration of sales and revenues

Snow King Mountain Resort and Blair Place Apartments are the two largest customers of water. Snow King Mountain Resort water purchases account for $151,828 (4.2%) and Blair Place Apartments water purchases account for $128,802 (3.5%) of the Water Fund's operating revenue. Wilson Sewer District and Spring Creek Improvement Service District are the two largest customers of sewage. Wilson Sewer District sewage charges account for $101,329 (3.7%) and Spring Creek Improvement Service District sewage charges account for $98,847 (3.6%) of the Sewage Fund's operating revenue.

D. Capital assets

Capital asset activities for the year end June 30, 2025 are as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental activities:				
Nondepreciable capital assets:				
Land	$ 33,351,431	$ -	$ -	$ 33,351,431
Construction in progress	33,335,691	1,137,391	(32,320,786)	2,152,296
Total	66,687,122	1,137,391	(32,320,786)	35,503,727
Depreciable capital assets:				
Buildings and improvements	74,496,052	71,094,353	-	145,590,405
Machinery and equipment	39,053,338	2,422,672	(2,791,949)	38,684,061
Intangible assets	6,119,667	-	-	6,119,667
Right to use - buildings	1,189,013	139,032	(181,667)	1,146,378
Right to use - subscription asset	568,010	1,212,543	(208,931)	1,571,622
Infrastructure	62,296,062	479,775	(57,835)	62,718,002
Total	183,722,142	75,348,375	(3,240,382)	255,830,135
Total capital assets	250,409,264	76,485,766	(35,561,168)	291,333,862
Less accumulated depreciation/amortization for:				
Buildings and improvements	(32,186,843)	(3,933,992)	-	(36,120,835)
Machinery and equipment	(17,979,205)	(2,594,003)	2,791,949	(17,781,259)
Intangible assets	(416,591)	(69,929)	-	(486,520)
Right to use - buildings	(371,778)	(277,241)	93,492	(555,527)
Right to use - subscription asset	(240,486)	(314,124)	208,931	(345,679)
Infrastructure	(31,897,052)	(1,376,885)	57,835	(33,216,102)
Total accumulated depreciation/amortization	(83,091,955)	(8,566,174)	3,152,207	(88,505,922)
Total governmental activities capital assets, net	$ 167,317,309	$ 67,919,592	$ (32,408,961)	$ 202,827,940

Business-type activities:	Beginning Balance	Additions	Deletions	Ending Balance
Nondepreciable capital assets				
Land	$ 1,100,404	$ -	$ -	$ 1,100,404
Construction in progress	881,952	3,470,214	(185,070)	4,167,096
Total	1,982,356	3,470,214	(185,070)	5,267,500
Depreciable capital assets:				
Buildings and improvements	60,670,017	508,459	(297,730)	60,880,746
Right to use - easements	67,537	-	-	67,537
Right to use - subscription asset	-	130,975	-	130,975
Machinery and equipment	4,270,727	28,872	(15,456)	4,284,143
Total	65,008,281	668,306	(313,186)	65,363,401
Total capital assets	66,990,637	4,138,520	(498,256)	70,630,901
Less accumulated depreciation/amortization for:				
Buildings and improvements	(30,356,904)	(1,453,935)	216,878	(31,593,961)
Right to use - easements	(33,768)	(11,256)	-	(45,024)
Right to use - subscription asset	-	(28,066)	-	(28,066)
Machinery and equipment	(2,740,369)	(227,665)	15,456	(2,952,578)
Total accumulated depreciation/amortization	(33,131,041)	(1,720,922)	232,334	(34,619,629)
Total business-type activities capital assets, net	$ 33,859,596	$ 2,417,598	$ (265,922)	$ 36,011,272

Additions to construction in progress represent new construction in progress minus projects transferred to infrastructure or buildings for completed projects.

Depreciation and amortization was charged to function/programs as follows:

Governmental acitivities:	
General government	$ 1,770,655
Public safety	358,509
Public works	2,904,602
Recreation and culture	1,342,929
Transit	2,189,479
Total depreciation/amortization expenses - governmental activities	8,566,174
Internal service fund depreciation on capital assets charged to the various functions based on usage.	(1,018,665)
Depreciation expense excluding internal service fund.	$ 7,547,509
Business-type activities:	
Water Fund	$ 738,482
Sewer Fund	982,440
Total depreciation/amortization expenses - business-type activities	$ 1,720,922

E. Claims and judgements

The Town participates in a number of federal and state programs that are fully or partially funded by grants received from other governmental units. Expenditures financed by grants are subject to audit by the appropriate grantor government. If expenditures are disallowed due to noncompliance with grant program regulations, the Town may be required to reimburse the grantor government.

As of June 30, 2025, significant amounts of grant expenditures have not been audited by the granting agency, but the Town believes that disallowed expenditures discovered in subsequent audits, if any, will not have a material effect on any of the individual funds or the overall financial position of the Town.

F. Receivables and unearned revenues

Accounts receivables and due from other governmental units: Due from other governmental units represent earned grant reimbursements or repayments owed for providing non-utility related services. The following are the accounts receivables and due from other governmental units at June 30, 2025:

	Accounts Receivable	Due from other Governments
Governmental activities:		
General Fund	$ -	$ 4,944,306
START Bus System	-	1,748,739
5th Cent Capital Projects	-	119,903
Nonmajor funds	-	280,306
Internal service funds	169,391	65,672
Total governmental activities	169,391	7,158,926
Business-type activities		
Water Fund	348,698	285,873
Sewage Fund	397,765	2,700
Total business-type activities	746,463	288,573
Total	$ 915,854	$ 7,447,499

Lease receivable

During the current fiscal year, the Town leased 9 facilities and easements. The leases range in term from 3 to 23 years with the longest expiring June 2044. Monthly payments ranged in value between $705 and $11,424. The Town recognized $527,421 in lease revenue and $125,549 in interest revenue during the current fiscal year related to these leases. As of June 30, 2025, the Town's receivable for lease payments was $2,939,833. Also, the Town has a deferred inflow of resources associated with this lease that will be recognized as revenue over the lease term. As of June 30, 2025, the balance of the deferred inflow of resources was $2,574,683.

Interfund receivables, payables and transfers: At June 30, 2025, there are interfund balances that are generally short-term loans used to cover temporary cash deficits in various funds. The interfund transfers generally are made for the purposes of distributing revenue from the general fund to other funds for capital projects and operations. Aside from utility transfers discussed below, no significant transfers during the fiscal year that were either non-routine in nature or inconsistent with the activities of the fund making the transfer.

The composition of interfund balances as of June 30, 2025 is as follows:

Receivable Fund	Payable Fund	Amount
General	Fleet Management	$ 734,178
General	Animal Care	3,248
Water	5th Cent Capital Projects	710,446
Sewage	5th Cent Capital Projects	710,446

On August 1, 2022, the Town approved an interfund loan each from the Water and Sewage funds to the 5th Cent Capital Projects fund to fund the Core Maintenance Facility project. The 5th Cent Capital Projects fund will repay the utility funds in monthly installments utilizing current interest rates earned on pooled cash over a five-year term. The interfund interest paid and received is recorded in transfers.

Unearned revenues: Governmental funds also defer revenue recognition in connection with resources that have been received but not yet earned. This deferred revenue type is specifically referred to as unearned revenue. At the end of the current fiscal year, the various components of unearned revenue reported in governmental funds were as follows:

	Court Bonds	Construction Bonds	Grants	Customer Deposits	Total
Governmental Fund Activities:					
Unearned revenue					
General Fund	$ 7,981	$ 1,089,739	$ 112,973	$ 11,500	$ 1,222,193
Employee Housing	-	-	-	70,011	70,011
Total	7,981	1,089,739	112,973	81,511	1,292,204
Business-type activities:					
Unearned revenue					
Water	-	-	-	-	-
Total	-	-	-	-	-
Government-wide total	$ 7,981	$ 1,089,739	$ 112,973	$ 81,511	$ 1,292,204

Transfers: The following interfund transfers are reflected in the fund financial statements at June 30, 2025:

	Transfers In	Transfers Out
Governmental funds:		
General Fund	$ 2,248,021	$ 7,518,306
START	1,154,767	153,398
5th Cent Capital Projects	5,916,350	64,854
Nonmajor governmental	1,638,898	1,412,376
Total governmental funds	10,958,036	9,148,934
Enterprise funds:		
Water	32,427	847,172
Sewage	32,427	847,172
Total enterprise funds	64,854	1,694,344
Internal service funds	140,000	319,612
Total	$ 11,162,890	$ 11,162,890

The following schedule reflects each fund transfer:

In Fund	Out Fund	Amount	
General	Water	$ 847,172	(1)
General	Sewage	847,172	(1)
General	START	153,398	(1)
General	Employee Housing	115,185	(1)
General	Animal Care	166,549	(1)
General	Employee Insurance	118,545	(1)
START	General	24,125	(5)
START	Lodging Tax	1,130,642	(1)
Capital Projects	General	5,715,283	(2)
Capital Projects	IT Services	201,067	(5)
Fleet Management	General	140,000	(1)
Utility Funds	Capital Projects	64,854	(4)
Affordable Housing	General	1,638,898	(3)
		$ 11,162,890	

Annual reimbursement for shared expenditures
(1) Annual transfer to subsidize fund operations
(2) Annual 5th cent transfer to capital projects
(3) Transfer for housing projects and joint affordable housing department
(4) Transfer for interfund receivable interest
(5) One-time transfer for capital project

G. Accounts Payable

Accounts payable consists of vendor and retainage payables. As of June 30, 2025, governmental activities vendor payables totaled $3,103,653 and retainage payables totaled $12,689. As of June 30, 2025, business-type activities vendor payables totaled $575,237 and retainage payables totaled $134,724.

H. Long-term liabilities

Notes payable: The Town currently has issued two notes payable:

The first is a $1,158,046, 4% note also with the WWDC. This note is secured by the revenues of the Water Fund and a mortgage on the assets of the water supply system. This 30-year note is also payable in equal annual installments.

The last is a $1,000,000, .5% loan from Wyoming Business Council to install additional infrastructure at Snow King Mountain. This note is secured by the revenues of the Water Fund. This 20-year note is payable in 19 annual installments of $52,552 with all unpaid principal and interest due in the 20th year.

The notes payable outstanding are as follows:

Governmental activities

Notes Payable	Final Maturity	Interest Rates	Issue Amount	Outstanding 6/30/2025
Snow King Infrastructure				
Snow King Loan	03/31/35	0.50%	$ 1,000,000	$ 513,640

Business-type activities

Notes Payable	Final Maturity	Interest Rates	Issue Amount	Outstanding 6/30/2025
Water supply and storage projects				
2010 WWDC note	11/11/41	4.00%	1,158,046	814,734

Annual debt service requirements to maturity for the notes payable are as follows:

Year ending June 30	Governmental activities Principal	Governmental activities Interest	Business-type activities Principal	Business-type activities Interest
2026	$ 49,984	$ 2,568	$ 34,381	$ 32,589
2027	50,234	2,318	35,756	31,214
2028	50,485	2,067	37,186	29,784
2029	50,737	1,815	38,673	28,296
2030	50,991	1,561	40,220	26,750
2031-2035	261,209	3,955	226,560	108,289
2036-2040	-	-	275,645	59,204
2041-2042	-	-	126,313	7,487
Total	$ 513,640	$ 14,284	$ 814,734	$ 323,613

Leases payable

The Town is committed under eleven leases for buildings and easements entered into as lessee. The leases range between two and six years. As of June 30, 2025, the value of the lease liability was $675,904. The Town is required to make monthly principal and interest payments ranging between $1,600 and $4,205. The leases have an interest rate between 1% and 12%. The leases have estimated useful lives ranging between two and six years. The value of the right-to-use asset as of the end of the current fiscal year was $1,213,915 and had accumulated amortization of $600,551.

The future principal and interest lease payments as of June 30, 2025 were as follows:

Year ending June 30	Governmental activities Principal	Governmental activities Interest	Business-type activities Principal	Business-type activities Interest
2026	$ 276,230	$ 33,668	11,648	117
2027	256,869	15,180	11,922	79
2028	107,427	2,835	-	-
2029	11,808	66	-	-
Total	$ 652,334	$ 51,749	$ 23,570	$ 196

Subscription payable

The Town is committed under seven subscription agreements for software. The agreements range between two and six years. As of June 30, 2025, the value of the subscription liability was $1,025,775. The Town is required to make annual principal and interest payments ranging between $12,480 and $158,603. The agreements have an interest rate between 4% and 5%. The right-to-use subscription assets have estimated useful lives ranging between two and six years. The value of the right-to-use asset as of the end of the current fiscal year was $1,702,597 and had accumulated amortization of $373,745.

During the year ended June 30, 2025, there were no additional variable payments or other payments associated with these subscriptions.

The future principal and interest lease payments as of June 30, 2025 were as follows:

Year ending	Governmental activities		Business-type activities	
June 30	Principal	Interest	Principal	Interest
2026	$ 352,924	$ 44,662	$ 31,977	$ 2,623
2027	312,075	28,696	33,263	1,337
2028	144,270	14,333	-	-
2029	151,266	7,336	-	-
Total	$ 960,535	$ 95,027	$ 65,240	$ 3,960

The following is a summary of changes in long-term liabilities reported in the government-wide financial statements for the year ended June 30, 2025:

	Beginning Balance	Additions/ Proceeds	Reductions/ Payments	Ending Balance	Due Within One Year
Governmental activities:					
Snow King Loan	$ 563,375	$ -	$ (49,735)	$ 513,640	$ 49,984
Leases payable	886,188	139,032	(372,886)	652,334	276,229
Subscription payable	166,466	1,212,543	(418,474)	960,535	352,924
Governmental activities total	1,616,029	1,351,575	(841,095)	2,126,509	679,137
Business-type activities:					
Water - storage	847,793	-	(33,059)	814,734	34,381
Leases payable	34,950	-	(11,380)	23,570	11,648
Subscription payable	-	130,975	(65,735)	65,240	31,977
Business-type activities total	882,743	-	(44,439)	838,304	46,029
Government-wide total	$ 2,498,772	$ 1,351,575	$ (885,534)	$ 2,964,813	$ 725,166

Redemptions: None.

I. Risk management and litigation

The Town is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. For the past several years, the Town obtained coverage from various sources and has effectively managed risk through a number of employee education and prevention programs.

All risk management activities are accounted for in the appropriate fund. Expenditures and claims are recognized when it is probable that a loss has occurred, the amount of the loss can be reasonably estimated, and the loss amount exceeds insurance coverage. In determining claims, events that might create claims, but for which none have been reported, are considered.

The Town attorney estimates that the amount of actual or potential claims against the Town as of June 30, 2025 will not materially affect the financial condition of the Town.

Workers compensation coverage is provided through the state of Wyoming's Worker's Safety and Compensation Division. The Town pays an annual premium, reflecting a base rate plus an experience premium, to the division. Currently, the Town receives drug, alcohol, and safety program discounts.

The Town self-insures its health benefit coverage up to an annual $90,000 per claimant, with exception of laser coverage option. Stop-loss coverage is purchased from private insurers for amounts exceeding $90,000. For the year ended June 30, 2025, the Town exercised no laser coverage on any participants. Health benefit self-insurance activities are accounted for in the Employee Insurance Fund, an internal service fund.

Liability insurance is provided through Local Government Liability Pool (LGLP), a pooled self-insurance program. LGLP was created by the legislature specifically for local governments in Wyoming. The coverage amounts are the limits set by the Governmental Claims Act (W.S. 1-39-118). Current statutory limits are $250,000 per claimant with $500,000 per occurrence. Excess insurance coverage provides for out-of-state claims and Federal Civil Rights claims with the current limit of $5 million with a $1.5 million limit per occurrence. The LGLP policy has a $1,000 deductible.

Property and casualty insurances are provided by Wyoming Association of Risk Management (WARM) through a pooled self-insurance program. The WARM policy has a $5,000 deductible.

An analysis of claims activities for the last three fiscal periods ending on June 30 is presented below:

	2023	2024	2025
Paid losses	$32,361	$88,076	$63,077
Paid expenses	9,000	13,415	56,000
Reserves	-	34,478	65,000
Total incurred	$41,361	$135,969	$184,077

The Town's commercial insurance carrier has no set reserve losses or reserve expenses for claims filed after June 30, 2025 for incidents occurring prior to that date.

There were no significant reductions in insurance from the previous year and there were no settlements in excess of insurance coverage in each of the past three years.

J. Retirement plans

1. Defined benefit plans

The Town participates in the Wyoming Retirement System (the "System"), a statewide cost sharing multiple-employer public employee retirement system. The System is established and governed by the respective sections of Wyoming state statute. The statute provides for the administration of the System under the direction of the Wyoming State Retirement Board whose members are appointed by the Governor. The System issues a publicly available financial report that includes financial statements and required supplementary information for the System. A copy of the report may be obtained by writing to the Wyoming Retirement System, 6101 Yellowstone Road, Suite 500, Cheyenne, Wyoming 82002, by calling 1-307-777-7691, or https://retirement.wyo.gov. Substantially all Town employees are eligible to participate in following retirement plans offered by the System based upon eligibility and hiring status: 1) Public Employees' Pension Plan; 2) Law Enforcement Pension Plan; and 3) Wyoming Deferred Compensation Plan.

Public Employees' Pension Plan

The Public Employees' Pension Plan (PEPP) is a cost sharing multiple employer defined benefit, contributory retirement plan covering substantially all full-time employees of the Town. PEPP statutorily requires 18.62% of the participant's salary to be contributed to PEPP. Contributions consist of 9.25% of the participant's salary as employee contributions and 9.37% as employer contributions. The amount of contributions designated as employee contributions represent the portion of total contributions that a participant retains ownership of and can elect to receive as a refund upon termination of employment. Employers can elect to cover all or a portion of the employee's contribution at their discretion. Through legislation passed during the 2012 legislative session, two tiers of benefits were established for participants of this plan.

- Tier 1, PEPP allows for normal retirement after four years of service and attainment of age 60. Early retirement is allowed provided the employee has completed four years of service and attained age 50 or 25 years of service but will result in a reduction of benefits based on the length of time remaining to age 60.

- Tier 2, PEPP allows for normal retirement after four years of service and attainment of age 65. Early retirement is allowed provided the employee has completed four years of service and attained age 55, or 25 or more years of service but will result in a reduction of benefits based on the length of time remaining to age 65. All employees may also retire upon normal retirement on the bases that the sum of the member's age and service is at least 85.

PEPP provides retirement, disability and death benefits according to predetermined formulas and allows retirees to select one of eight optional methods for receiving benefits, including two joint and survivor forms of benefits: a 100% joint and survivor annuity, and a 50% joint and survivor annuity. The benefit amounts under these options are determined on an actuarially equivalent basis. Any cost of living adjustment provided to retirees must be granted by the State Legislature. In addition, a cost of living adjustment will not be approved by the legislature unless the plan is 100% funded after the COLA is awarded.

Employees terminating prior to normal retirement can elect to withdraw all employee contributions plus accumulated interest through date of termination or, if they are vested, they may elect to remain in PEPP and be eligible for retirement benefits at age 50 (Tier 1 employees) and 55 (Tier 2 employees).

Contributions to PEPP for the year ended June 30, 2025 were $1,739,493.

Law Enforcement Pension Plan

The Wyoming Law Enforcement Pension Plan (LEPP) is a cost sharing multiple employer defined benefit, contributory plan covering all law enforcement employees of the Town. LEPP statutorily requires 19.00% of the participant's salary to be contributed to LEPP. LEPP statutorily requires participants to contribute 9.50% of their salary to LEPP and the employer is required to contribute 9.50% of each participant's salary.

LEPP statutorily provides retirement, disability and death benefits according to predetermined formulas and allows employees to select one of seven optional methods for receiving benefits. Any cost of living adjustment provided to retirees must be granted by the State Legislature. In addition a cost of living adjustment will not be approved by the legislature unless LEPP is 100% funded after the COLA is awarded. Participants may withdraw from LEPP at any time and receive refunds of participant contributions plus accumulated interest.

Contributions to LEPP for the year ended June 30, 2025 were $584,199.

Wyoming Deferred Compensation Plan

The Plan administered by the System is an IRS Section 457 Deferred Compensation Plan. This Plan is available as a supplemental plan to the defined benefit retirement plans. Contributions may be made into this Plan (subject to plan and Internal Revenue Code limitations) by employees and employer contributions at rates determined by the Town.

For the year ended June 30, 2025, employee contributions were $300,100 and employer contributions were $66,250.

2. **Pension Liabilities, Expense and Deferred Outflows of Resources Related to Pensions**

At June 30, 2025, the Town reported an entity-wide net pension liability of $11,190,176 of which $9,931,880 is related to governmental activities and $549,486 and $708,810 is related to the Town's water and sewer funds, respectively.

Plan	Proportionate Share	Net Pension Liability
PEPP	0.434053%	$ 9,052,491
LEPP	1.591544%	$ 2,137,685
Total net pension liability		$ 11,190,176

The net pension liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2025 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension liability was based upon actual historical employer contributions to the plan from the census data submitted to the plan for pay periods ending in 2024.

For the year ended June 30, 2025, the Town recognized entity-wide pension expense of $881,980. The PEPP recognized an expense of $542,337. The LEPP recognized an expense of $339,643. At June 30, 2025, the Town reported entity-wide deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	PEPP	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 586,975	$ 10,898
Net difference between projected and actual earnings on pension plan investments	-	1,146,131
Changes in assumptions	-	-
Change in proportion	881,801	-
Contributions subsequent to the measurement date	769,969	-
	$ 2,238,745	$ 1,157,029

	LEPP	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 404,274	$ 53,511
Net difference between projected and actual earnings on pension plan investments	-	419,009
Changes in assumptions	166,994	1,563,491
Change in proportion	158,912	-
Contributions subsequent to the measurement date	351,666	-
	$ 1,081,846	$ 2,036,011

Deferred outflows of resources related to pensions resulting from Town contributions of $1,121,635 made subsequent to the measurement date will be recognized as a reduction of the net pension liability in the upcoming fiscal year.

Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ending June 30,	Net Deferred Outflows (Inflows) of Resources PEPP	LEPP
2026	$ 351,644	$ (720,731)
2027	865,005	(288,133)
2028	(615,258)	(193,178)
2029	(289,646)	(103,789)
	$ 311,745	$ (1,305,831)

Actuarial Assumptions

The total pension liability in the 2025 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

	PEPP	LEPP
Projected salary increases, includes inflation	2.50% to 6.50%	5.25% to 9.25%
Assumed inflation rate	2.25%	2.25%
Investment Rate of Return	6.80%	6.80%

PEPP mortality rates were based on the Pub-2010 General Employee Mortality Table, amount weighted, fully generational, projected with the MP-2020 Ultimate Scale.

LEPP mortality rates were based on the Pub-2010 Safety Employee Mortality Table, amount weighted, fully generational, projected with the MP-2020 Ultimate Scale.

Discount Rate

The discount rate used to measure the total pension liability was 6.8% for both the PEPP and LEPP. The projection of cash flows used to determine the discount rate assumed contributions from participating employers will be made based on the actuarially determined rates based on the Board's funding policy, which establishes the contractually required rates under Wyoming State Statutes. Based on those assumptions, the Systems' fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

Asset Class	Allocation	20 Year Arithmetic Expected Real Return
Cash	0.50%	0.40%
Gold	1.50%	0.90%
Fixed Income	20.00%	4.22%
Equity	51.50%	8.19%
Marketable Alternatives	16.00%	5.38%
Private Real Assets	10.50%	7.74%
Totals	100.00%	6.75%

Sensitivity of the proportionate share of the net pension liability to changes in the discount rate:

The following presents the proportionate share of the net pension liability calculated using the PEPP discount rate of 6.80% and the LEPP discount rate of 6.80%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	1% Decrease	Discount Rate	1% Increase
PEPP	5.80%	6.80%	7.80%
Proportionate share of net pension liability	$ 15,079,540	$ 9,052,491	$ 4,061,340
LEPP	5.80%	6.80%	7.80%
Proportionate share of net pension liability	4,484,229	2,137,685	219,162

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the separately issued Wyoming Retirement System financial report.

K. Committed contracts

At June 30, 2025, the Town had the following remaining commitments for uncompleted construction and equipment purchase contracts:

Fund/Project	Remaining Contract
START	
Two Coach Buses	1,760,000
Capital Projects	
Chip Seal, Patching, Overlay	841,928
Gregory Lane Complete Street	1,526,975
2014 SPET	
Gregory Lane Complete Street	877,419
2019 SPET	
Gregory Lane Complete Street	7,883,420
Water	
West Jackson Water Transmission Project	787,023
Gregory Lane Complete Street	2,848,319
Sewer	
Gregory Lane Complete Street	3,505,511

In 2008, the Town created a shared-appreciation mortgage program as a recruitment tool for key personnel. At June 30, 2025, the Town's commitments totaled $266,500.

L. Fund changes and fund balances

Amounts for specific purposes by fund and fund balance classifications for the year ended June 30, 2025, are as follows:

Classification/Fund	Purpose	Amount
Nonspendable		
General Fund	Prepaid items	$ 144,301
START Bus System	Prepaid items	297,855
5th Cent Capital Projects	Prepaid items	82,486
Restricted		
General Fund	Victim services	14,318
2010 SPET	Energy	39,204
2006 SPET	Sidewalks	17,727
2014 SPET	Pedestrian/Complete Streets	3,091,479
2016 SPET	Landslide mitigation	366,615
2019 SPET	Complete Streets/Stormwater	10,842,336
2022 SPET	Employee housing	542,238
Parking Exactions	Parking improvements	229,380
Parks Exactions	Park improvements	656,495
Affordable Housing	Housing options	1,470,340
Lodging Tax	Visitor impacts	594,916
Animal Care	Animal shelter	531,488
Assigned		
Employee Housing	Employee housing	3,238,521
Affordable Housing	Housing options	3,546,759
Parking Exactions	Parking management	1,607,025
5th Cent Capital Projects	Various improvements	8,568,024
START Bus System	Transit	3,931,063
General Fund	Subsequent year's budget	2,716,152
Unassigned		
General Fund		15,860,893
Total fund balances		$ 58,389,615

For the year ended June 30, 2025, the Town closed the following fund(s):
None

For the same period, the Town opened the following fund(s):
None

SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Public Employees' Pension Plan

	December 31, 2015	December 31, 2016	December 31, 2017	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022	December 31, 2023	December 31, 2024
Proportion of the net pension liability	0.2588%	0.2691%	0.2887%	0.2955%	0.3029%	0.3058%	0.3344%	0.3674%	0.4200%	0.4341%
Proportionate share of the net pension liability	6,028,352	5,749,223	6,580,771	8,997,981	7,118,565	6,646,010	5,098,714	10,040,865	9,535,088	9,052,491
Covered payroll	4,513,663	4,797,798	5,128,402	5,145,703	5,265,046	5,444,566	6,085,894	6,633,861	7,889,204	8,795,127
Proportionate share of the net pension liability as a percentage of its covered payroll	133.56%	135.59%	128.31%	174.88%	135.19%	122.07%	83.78%	151.36%	120.86%	102.93%
Plan fiduciary net position as a percentage of the total pension liability	73.40%	73.42%	76.35%	69.17%	76.83%	79.24%	86.03%	75.47%	80.19%	82.46%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Law Enforcement Pension Plan

	December 31, 2015	December 31, 2016	December 31, 2017	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022	December 31, 2023	December 31, 2024
Proportion of the net pension liability	1.1008%	1.1771%	1.2442%	1.3305%	1.3952%	1.2181%	1.3880%	1.5194%	1.5585%	1.5915%
Proportionate share of the net pension liability	826,914	929,485	1,070,529	3,220,730	1,202,683	829,769	3,949,304	5,175,817	2,105,293	2,137,685
Covered payroll	1,655,587	1,821,906	1,910,369	2,021,012	2,174,440	1,957,903	2,305,848	2,452,351	2,606,793	2,852,892
Proportionate share of the net pension liability as a percentage of its covered payroll	49.95%	48.77%	56.04%	159.36%	55.31%	42.38%	171.27%	211.06%	80.76%	74.93%
Plan fiduciary net position as a percentage of the total pension liability	87.49%	88.11%	87.99%	71.22%	89.05%	91.82%	75.62%	70.30%	86.90%	87.88%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

SCHEDULE OF CONTRIBUTIONS

Public Employees' Pension Plan
June 30, 2025

	Year Ended June 30, 2016	Year Ended June 30, 2017	Year Ended June 30, 2018	Year Ended June 30, 2019	Year Ended June 30, 2020	Year Ended June 30, 2021	Year Ended June 30, 2022	Year Ended June 30, 2023	Year Ended June 30, 2024	Year Ended June 30, 2025
Contractually required contribution	771,616	817,825	861,766	882,845	954,123	1,012,396	1,138,790	1,305,841	1,593,184	1,739,493
Contributions in relation to the contractually required contribution	771,616	817,825	861,766	882,845	954,123	1,012,396	1,138,790	1,305,841	1,593,184	1,739,493
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
Covered payroll	4,642,696	4,920,729	5,185,117	5,156,803	5,414,997	5,587,174	6,115,952	7,013,108	8,556,305	9,342,066
Contributions as a percentage of covered payroll	16.62%	16.62%	16.62%	17.12%	17.62%	18.12%	18.62%	18.62%	18.62%	18.62%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

SCHEDULE OF CONTRIBUTIONS

Law Enforcement Pension Plan
June 30, 2025

	Year Ended June 30, 2016	Year Ended June 30, 2017	Year Ended June 30, 2018	Year Ended June 30, 2019	Year Ended June 30, 2020	Year Ended June 30, 2021	Year Ended June 30, 2022	Year Ended June 30, 2023	Year Ended June 30, 2024	Year Ended June 30, 2025
Contractually required contribution	309,370	331,618	339,729	367,582	403,806	374,602	413,814	484,598	508,444	584,199
Contributions in relation to the contractually required contribution	309,370	331,618	339,729	367,582	403,806	374,602	413,814	484,598	508,444	584,199
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
Covered payroll	1,798,665	1,928,014	1,975,166	2,137,107	2,347,710	2,177,919	2,405,897	2,817,429	2,956,071	3,074,733
Contributions as a percentage of covered payroll	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	19.00%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

Combining Balance Sheet
Nonmajor Governmental Funds by Fund Type
June 30, 2025

	Special Revenue Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
ASSETS			
Cash and cash equivalents	$ 4,403,479	$ 1,543,322	$ 5,946,801
Investments	6,955,409	2,672,307	9,627,716
Due from other governmental units	280,306	-	280,306
Prepaid items	23,893	-	23,893
Deposits	41,650	-	41,650
Notes receivable - housing	266,500	-	266,500
Total assets	11,971,237	4,215,629	16,186,866
LIABILITIES AND FUND BALANCES			
Liabilities:			
Interfund payable - pooled cash	3,248	-	3,248
Accounts payable	23,054	158,366	181,420
Unearned revenue	70,011	-	70,011
Total liabilities	96,313	158,366	254,679
Fund balances:			
Restricted	3,482,619	4,057,263	7,539,882
Assigned	8,392,305	-	8,392,305
Total fund balances	11,874,924	4,057,263	15,932,187
Total liabilities and fund balances	$ 11,971,237	$ 4,215,629	$ 16,186,866

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances - Nonmajor Governmental Funds by Fund Type
Year Ended June 30, 2025

	Special Revenue Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
Revenues:			
Licenses and permits	$ 256,783	$ -	$ 256,783
Charges for services	2	-	2
Intergovernmental	2,683,347	-	2,683,347
Investment earnings	434,246	193,660	627,906
Other revenues	909,645	-	909,645
Total revenues	4,284,023	193,660	4,477,683
Expenditures:			
Current:			
General Government	298,425	-	298,425
Community development	736,808	-	736,808
Capital outlay	171,344	422,062	593,406
Debt service			
Principal	178,409	-	178,409
Interest	27,491	-	27,491
Total expenditures	1,412,477	422,062	1,834,539
Excess (deficiency) of revenues over expenditures	2,871,546	(228,402)	2,643,144
Other financing sources (uses)			
Transfers in	1,638,898	-	1,638,898
Transfers out	(1,412,376)	-	(1,412,376)
Leases issued	139,032	-	139,032
Total other financing sources (uses)	365,554	-	365,554
Net change in fund balances	3,237,100	(228,402)	3,008,698
Fund balance at beginning of year	8,637,824	4,285,665	12,923,489
Fund balance at end of year	$ 11,874,924	$ 4,057,263	$ 15,932,187

Combining Balance Sheet
Nonmajor Special Revenue Funds
June 30, 2025

	Employee Housing	Affordable Housing	Parking Exactions	Parks Exactions	Animal Care	Lodging Tax	Total
ASSETS							
Cash and cash equivalents	$ 1,071,737	$ 1,793,200	$ 656,716	$ 234,643	$ 534,736	$ 112,447	$ 4,403,479
Investments	1,926,819	3,223,899	1,180,676	421,852	-	202,163	6,955,409
Due from other governmental units	-	-	-	-	-	280,306	280,306
Prepaid items	23,893	-	-	-	-	-	23,893
Notes receivable - housing	266,500	-	-	-	-	-	266,500
Deposits	41,650	-	-	-	-	-	41,650
Total assets	3,330,599	$ 5,017,099	$ 1,837,392	$ 656,495	$ 534,736	$ 594,916	$ 11,971,237
LIABILITIES AND FUND BALANCES							
Liabilities:							
Interfund Payable - pooled cash	-	-	-	-	3,248	-	3,248
Accounts payable	22,067	-	987	-	-	-	23,054
Deposits payable	70,011	-	-	-	-	-	70,011
Total liabilities	92,078	-	987	-	3,248	-	96,313
Fund balances:							
Restricted	-	1,470,340	229,380	656,495	531,488	594,916	3,482,619
Assigned	3,238,521	3,546,759	1,607,025	-	-	-	8,392,305
Total fund balances	3,238,521	5,017,099	1,836,405	656,495	531,488	594,916	11,874,924
Total liabilities and fund balances	$ 3,330,599	$ 5,017,099	$ 1,837,392	$ 656,495	$ 534,736	$ 594,916	$ 11,971,237

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Special Revenue Funds
Year Ended June 30, 2025

	Employee Housing	Affordable Housing	Parking Exactions	Parks Exactions	Animal Care	Lodging Tax	Total
Revenues:							
Intergovernmental	$ -	$ 1,250,000	$ -	$ -	$ -	$ 1,433,347	$ 2,683,347
Licenses and permits	-	205,383	25,500	25,900	-	-	256,783
Charges for Service	-	-	2	-	-	-	2
Investment earnings	131,005	175,156	85,520	28,802	1,631	12,132	434,246
Other revenue:							
Other	783,675	-	-	-	125,970	-	909,645
Total revenues	914,680	1,630,539	111,022	54,702	127,601	1,445,479	4,284,023
Expenditures:							
Current:							
General government	298,425	-	-	-	-	-	298,425
Community development	-	638,898	97,910	-	-	-	736,808
Capital outlay	139,032	32,312	-	-	-	-	171,344
Debt service							
Principal	178,409	-	-	-	-	-	178,409
Interest	27,491	-	-	-	-	-	27,491
Total expenditures	643,357	671,210	97,910	-	-	-	1,412,477
Excess (deficiency) of revenues over expenditures	271,323	959,329	13,112	54,702	127,601	1,445,479	2,871,546
Other financing sources (uses):							
Transfers in	-	1,638,898	-	-	-	-	1,638,898
Transfers out	(115,185)	-	-	-	(166,549)	(1,130,642)	(1,412,376)
Leases issued	139,032	-	-	-	-	-	139,032
Total other financing sources (uses)	23,847	1,638,898	-	-	(166,549)	(1,130,642)	365,554
Net change in fund balance	295,170	2,598,227	13,112	54,702	(38,948)	314,837	3,237,100
Fund balance at beginning of year	2,943,351	2,418,872	1,823,293	601,793	570,436	280,079	8,637,824
Fund balance at end of year	$ 3,238,521	$ 5,017,099	$ 1,836,405	$ 656,495	$ 531,488	$ 594,916	$ 11,874,924

Employee Housing Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2025

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Investment earnings	$ 107,400	$ 107,400	$ 131,005	$ 23,605
Other revenues:				
Rental charges	752,712	796,015	783,675	(12,340)
Total revenues	860,112	903,415	914,680	11,265
Expenditures:				
General government:				
Contractual services	919,908	1,049,312	298,425	(750,887)
Capital Outlay:				
General government	-	-	139,032	139,032
Debt service:				
Principal	-	-	178,409	178,409
Interest	-	-	27,491	27,491
Total expenditures	919,908	1,049,312	643,357	(405,955)
Excess (deficiency) of revenues over expenditures	(59,796)	(145,897)	271,323	417,220
Other financing sources (uses):				
Transfers out	(134,687)	(134,687)	(115,185)	19,502
Leases issued	-	-	139,032	139,032
Total other financing sources (uses)	(134,687)	(134,687)	23,847	158,534
Net change in fund balance	(194,483)	(280,584)	295,170	575,754
Fund balance at beginning of year	2,943,351	2,943,351	2,943,351	-
Fund balance at end of year	$ 2,748,868	$ 2,662,767	$ 3,238,521	$ 575,754

Affordable Housing
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2025

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ -	$ -	$ 1,250,000	$ 1,250,000
Licenses and Permits:				
Workforce housing exactions	450,000	450,000	205,383	(244,617)
Investment earnings (loss)	96,100	96,100	175,156	79,056
Total revenues	546,100	546,100	1,630,539	1,084,439
Expenditures:				
Community development:				
Contracted Services	638,898	638,898	638,898	-
Capital outlay	1,000,000	1,032,313	32,312	(1,000,001)
Total expenditures	1,638,898	1,671,211	671,210	(1,000,001)
Excess (deficiency) of revenues over expenditures	(1,092,798)	(1,125,111)	959,329	2,084,440
Other financing sources (uses):				
Transfers in	1,638,898	1,638,898	1,638,898	-
Total other financing sources (uses)	1,638,898	1,638,898	1,638,898	-
Net change in fund balance	546,100	513,787	2,598,227	2,084,440
Fund balance at beginning of year	2,418,872	2,418,872	2,418,872	-
Fund balance at end of year	$ 2,964,972	$ 2,932,659	$ 5,017,099	$ 2,084,440

Parking Exactions Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2025

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Licenses and permits:				
Parking exactions	$ 17,000	$ 17,000	$ 25,500	$ 8,500
Encroachment fees	325,000	-	-	-
Charges for Service	-	4,500	2	(4,498)
Investment earnings	74,300	74,300	85,520	11,220
Total revenues	416,300	95,800	111,022	15,222
Expenditures:				
Community development:				
	5,500	189,000	97,910	(91,090)
Total expenditures	5,500	189,000	97,910	(91,090)
Excess (deficiency) of revenues over expenditures	410,800	(93,200)	13,112	106,312
Fund balance at beginning of year	1,823,293	1,823,293	1,823,293	-
Fund balance at end of year	$ 2,234,093	$ 1,730,093	$ 1,836,405	$ 106,312

Parks Exactions Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2025

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Licenses and permits:				
Subdivision exactions	$ 50,000	$ 50,000	$ 25,900	$ (24,100)
Investment earnings	26,200	26,200	28,802	2,602
Total revenues	76,200	76,200	54,702	(21,498)
Expenditures:				
Capital outlay	550,000	550,000	-	(550,000)
Total expenditures	550,000	550,000	-	(550,000)
Excess (deficiency) of revenues over expenditures	(473,800)	(473,800)	54,702	528,502
Fund balance at beginning of year	601,793	601,793	601,793	-
Fund balance at end of year	$ 127,993	$ 127,993	$ 656,495	$ 528,502

Animal Care Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2025

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Investment earnings	$ 200	$ 200	$ 1,631	$ 1,431
Other revenues:				
Donations and contributions	60,000	124,720	125,970	1,250
Total revenues	60,200	124,920	127,601	2,681
Expenditures:				
Public safety:				
Supplies	25,000	25,000	-	(25,000)
Total expenditures	25,000	25,000	-	(25,000)
Excess (deficiency) of revenues over expenditures	35,200	99,920	127,601	27,681
Other financing sources (uses):				
Transfers out	(100,000)	(166,549)	(166,549)	-
Total other financing sources (uses)	(100,000)	(166,549)	(166,549)	-
Net change in fund balance	(64,800)	(66,629)	(38,948)	27,681
Fund balance at beginning of year	570,436	570,436	570,436	-
Fund balance at end of year	$ 505,636	$ 503,807	$ 531,488	$ 27,681

Lodging Tax Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2025

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 1,420,834	$ 1,420,834	$ 1,433,347	$ 12,513
Investment earnings	9,600	9,600	12,132	2,532
Total revenues	1,430,434	1,430,434	1,445,479	15,045
Expenditures:				
Recreation and culture:	-	-	-	-
Total expenditures	-	-	-	-
Excess (deficiency) of revenues over expenditures	1,430,434	1,430,434	1,445,479	15,045
Other financing sources (uses):				
Transfers out	(1,430,434)	(1,430,434)	(1,130,642)	299,792
Total other financing sources (uses)	(1,430,434)	(1,430,434)	(1,130,642)	299,792
Net change in fund balance	-	-	314,837	314,837
Fund balance at beginning of year	280,079	280,079	280,079	-
Fund balance at end of year	$ 280,079	$ 280,079	$ 594,916	$ 314,837

Combining Balance Sheet
Nonmajor Capital Projects Funds
June 30, 2025

	2006 SPET	2010 SPET	2014 SPET	2016 SPET	2022 SPET	Total
ASSETS						
Cash and cash equivalents	$ 17,727	$ 39,204	$ 1,161,074	$ 131,512	$ 193,805	$ 1,543,322
Investments	-	-	2,087,435	236,439	348,433	2,672,307
Total Assets	17,727	39,204	3,248,509	367,951	542,238	4,215,629
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts Payable	-	-	157,030	1,336	-	158,366
Total liabilities	-	-	157,030	1,336	-	158,366
Fund balances:						
Restricted	17,727	39,204	3,091,479	366,615	542,238	4,057,263
Total fund balances	17,727	39,204	3,091,479	366,615	542,238	4,057,263
Total liabilities and fund balances	$ 17,727	$ 39,204	$ 3,248,509	$ 367,951	$ 542,238	$ 4,215,629

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Capital Projects Funds
Year Ended June 30, 2025

	2006 SPET	2010 SPET	2014 SPET	2016 SPET	2022 SPET	Total
Revenues:						
Specific purpose excise tax	$ -	$ -	$ -	$ -	$ -	$ -
Investment earnings	-	5,769	151,119	16,547	20,225	193,660
Total revenues	-	5,769	151,119	16,547	20,225	193,660
Expenditures:						
Capital outlay:						
Infrastructure	-	94,948	325,778	1,336	-	422,062
Total expenditures	-	94,948	325,778	1,336	-	422,062
Net change in fund balances	-	(89,179)	(174,659)	15,211	20,225	(228,402)
Fund balance at beginning of year	17,727	128,383	3,266,138	351,404	522,013	4,285,665
Fund balance at end of year	$ 17,727	$ 39,204	$ 3,091,479	$ 366,615	$ 542,238	$ 4,057,263

Combining Statement of Net Position
Internal Service Funds
June 30, 2025

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
ASSETS					
Current assets:					
Cash and Cash Equivalents	$ 665,277	$ 1,287	$ 170,205	$ 97,719	$ 934,488
Investments	1,196,067	-	306,003	175,685	1,677,755
Accounts receivable (net)	169,391	-	-	-	169,391
Due from other governmental units	-	65,672	-	-	65,672
Materials and supplies	-	653,104	-	-	653,104
Prepaid Items	-	-	-	137,086	137,086
Total current assets	2,030,735	720,063	476,208	410,490	3,637,496
Noncurrent assets:					
Capital assets:					
Machinery & equipment	-	48,962	8,041,601	1,632,854	9,723,417
Right to Use, subscription asset	-	-	-	1,571,622	1,571,622
Total capital assets	-	48,962	8,041,601	3,204,476	11,295,039
Less accumulated depreciation/amortization	-	(19,008)	(4,125,031)	(1,461,613)	(5,605,652)
Total capital assets (net)	-	29,954	3,916,570	1,742,863	5,689,387
Total noncurrent assets	-	29,954	3,916,570	1,742,863	5,689,387
TOTAL ASSETS	2,030,735	750,017	4,392,778	2,153,353	9,326,883
DEFERRED OUTFLOW OF RESOURCES					
Deferred outflows related to pensions	-	130,071	-	-	130,071
LIABILITIES					
Current liabilities:					
Interfund Payable - pooled cash	-	734,178	-	-	734,178
Accounts payable	765,384	58,918	-	24,593	848,895
Accrued wages payable	-	22,488	-	-	22,488
Subscription liability - current	-	-	-	352,924	352,924
Total current liabilities	765,384	815,584	-	377,517	1,958,485
Noncurrent liabilities:					
Subscription liability - net of current portion	-	-	-	607,611	607,611
Net pension liability	-	525,950	-	-	525,950
Total noncurrent liabilities	-	525,950	-	607,611	1,133,561
TOTAL LIABILITIES	765,384	1,341,534	-	985,128	3,092,046
DEFERRED INFLOW OF RESOURCES					
Deferred outflows related to pensions	-	67,223	-	-	67,223
NET POSITION					
Net investment in capital assets	-	29,954	3,916,570	782,328	4,728,852
Unrestricted	1,265,351	(558,623)	476,208	385,897	1,568,833
TOTAL NET POSITION	$ 1,265,351	$ (528,669)	$ 4,392,778	$ 1,168,225	$ 6,297,685

Combining Statement of Revenues, Expenses and Changes in Net Position - Internal Service Funds
Year Ended June 30, 2025

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
Operating revenues:					
Internal customers	$ 2,950,988	$ 1,861,406	$ 799,400	$ 1,498,171	$ 7,109,965
External customers	-	509,195	-	-	509,195
Total operating revenues	2,950,988	2,370,601	799,400	1,498,171	7,619,160
Operating expenses:					
Operations and maintenance	4,136,307	2,505,574	5,503	985,457	7,632,841
Depreciation and amortization	-	4,896	526,069	487,700	1,018,665
Total operating expenses	4,136,307	2,510,470	531,572	1,473,157	8,651,506
Operating income (loss)	(1,185,319)	(139,869)	267,828	25,014	(1,032,346)
Nonoperating revenues (expenses):					
Interest revenue	94,663	-	27,784	19,850	142,297
Contributions and donations	-	-	56,500	-	56,500
Gain on disposal of property	-	-	22,000	-	22,000
Interest expense	-	-	-	(31,781)	(31,781)
Total nonoperating revenues (expenses)	94,663	-	106,284	(11,931)	189,016
Income (loss) before transfers	(1,090,656)	(139,869)	374,112	13,083	(843,330)
Other financing sources (uses):					
Transfers in	-	140,000	-	-	140,000
Transfers out	(118,545)	-	-	(201,067)	(319,612)
Change in net position	(1,209,201)	131	374,112	(187,984)	(1,022,942)
Net position at beginning of year	2,474,552	(528,800)	4,018,666	1,356,209	7,320,627
Net position at end of year	$ 1,265,351	$ (528,669)	$ 4,392,778	$ 1,168,225	$ 6,297,685

Combining Statement of Cash Flows
Internal Service Funds
Year Ended June 30, 2025

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
Cash flow from operating activities:					
Cash received from internal customers	$ 2,833,087	$ 1,861,406	$ 799,400	$ 1,498,171	$ 6,992,064
Cash received from external customers	-	524,153	-	-	524,153
Cash paid to suppliers for goods and services	(3,743,839)	(1,721,526)	(5,503)	(1,173,962)	(6,644,830)
Cash paid to employees	-	(802,746)	-	-	(802,746)
Net cash provided (used) by operating activities	(910,752)	(138,713)	793,897	324,209	68,641
Cash flow from noncapital financing activities:					
Transfers from other funds	-	140,000	-	-	140,000
Transfers to other funds	(118,545)	-	-	(201,067)	(319,612)
Net cash provided (used) by noncapital financing activities	(118,545)	140,000	-	(201,067)	(179,612)
Cash flows from capital and related financing activities:					
Acquisition of capital assets	-	-	(1,461,019)	-	(1,461,019)
Contributions and donations	-	-	56,500	-	56,500
Proceeds from the sale of capital assets	-	-	22,000	-	22,000
Principal payments on subscription liability	-	-	-	(449,748)	(449,748)
Interest paid on subscription liability	-	-	-	(507)	(507)
Net cash (used) by capital and related financing activities	-	-	(1,382,519)	(450,255)	(1,832,774)
Cash flows from investing activities					
Interest on investments	93,092	-	27,382	19,619	140,093
Sale of investments	682,342	-	306,300	169,823	1,158,465
Proceeds from sales and maturities of investments	(732,028)	-	(187,283)	(107,524)	(1,026,835)
Net cash provided by investing activities	43,406	-	146,399	81,918	271,723
Increase (decrease) in cash and cash equivalents	(985,891)	1,287	(442,223)	(245,195)	(1,672,022)
Cash and cash equivalents - July 1	1,651,168	-	612,428	342,914	2,606,510
Cash and cash equivalents - June 30	$ 665,277	$ 1,287	$ 170,205	$ 97,719	$ 934,488

continued

Combining Statement of Cash Flows
Internal Service Funds
Year Ended June 30, 2025 (continued)

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
Reconciliation of operating income (loss) to net cash provided by operating activities:					
Operating income (loss)	(1,185,319)	(139,869)	267,828	25,014	(1,032,346)
Adjustments to Reconcile Net Income (Loss) to Net Cash Provided by Operating Activities:					
Depreciation and amortization expense	-	4,896	526,069	487,700	1,018,665
Pension Expense	-	40,502	-	-	40,502
Changes in assets and liabilities:					
Account receivable	(117,901)	-	-	-	(117,901)
Due from other governmental units	-	14,958	-	-	14,958
Materials and supplies	-	(25,213)	-	-	(25,213)
Prepaid items	65,405	-	-	(82,992)	(17,587)
Interfund payable - pooled cash	-	(18,036)	-	-	(18,036)
Accounts payable	327,063	(23,895)	-	(105,513)	197,655
Accrued wages payable	-	7,944	-	-	7,944
Net cash provided (used) by operating activities	$ (910,752)	$ (138,713)	$ 793,897	$ 324,209	$ 68,641
Noncash investing, capital, and financing activities:					
Increase (decrease) in fair value of investments	$ 1,571	$ -	$ 402	$ 231	2,204
Increase (decrease) in right to use - subscription asset	-	-	-	1,212,543	1,212,543
Increase (decrease) in subsciption liability	-	-	-	1,212,543	1,212,543

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2025

	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Original Budget	FY2025 Amended Budget	FY2025 Actual	Variance with Final Budget
Revenue and other sources - summary:								
Taxes	$ 10,021,262	$ 11,096,853	$ 11,566,156	$ 12,286,329	$ 12,380,117	$ 12,362,549	$ 12,680,177	$ 317,628
Licenses & Permits	1,417,597	1,812,270	1,636,675	2,033,967	1,534,843	1,534,843	1,894,183	359,340
Intergovernmental Revenue	17,133,228	14,838,069	15,330,617	16,334,740	16,309,445	16,665,645	16,850,247	184,602
Charges for Services	667,508	682,649	776,335	1,153,609	742,558	868,558	977,723	109,165
Fines & Forfeitures	332,799	368,412	466,907	362,841	310,000	310,000	521,385	211,385
Miscellaneous Revenue	267,057	164,718	859,490	1,569,423	1,218,377	1,229,764	1,419,669	189,905
Interfund Transfers	975,090	1,337,031	1,894,246	1,944,808	2,342,849	2,409,398	2,248,021	(161,377)
Total Revenues & Other Sources	30,814,541	30,300,002	32,530,426	35,685,717	34,838,189	35,380,757	36,591,405	1,210,648
Revenue and other sources - detail:								
Taxes								
Local option sales and use tax	9,446,627	10,179,620	10,505,372	11,147,256	11,195,765	11,195,765	11,368,001	172,236
Property tax	-	252,255	378,488	444,414	480,582	463,014	458,838	(4,176)
Motor vehicle fees	-	27,876	29,347	30,843	30,000	30,000	33,333	3,333
Franchise taxes								
Franchise tax - electric	177,895	207,605	193,464	192,268	192,268	192,268	198,219	5,951
Franchise tax - gas	62,886	39,945	92,865	96,364	96,364	96,364	101,910	5,546
Franchise tax - cable	122,892	125,239	131,871	126,828	128,000	128,000	117,732	(10,268)
Franchise tax - trash	187,095	223,141	210,080	232,220	215,000	215,000	377,429	162,429
Franchise tax - phone	22,503	37,164	20,652	11,763	38,000	38,000	22,341	(15,659)
Franchise tax - recycling	1,364	4,008	4,017	4,373	4,138	4,138	2,374	(1,764)
Licenses & Permits								
Business licenses	298,108	352,960	363,119	402,634	390,861	390,861	425,438	34,577
Transportation license	528	1,807	3,028	1,776	3,105	3,105	985	(2,120)
Special Event Permit	100	230	6,281	29,092	20,000	20,000	73,967	53,967
Vehicle license permit	6,287	8,249	7,154	4,391	7,361	7,361	7,193	(168)
Operator license permit	9,985	5,930	9,261	7,895	8,716	8,716	10,285	1,569
Liquor licenses	131,171	137,350	142,158	232,860	218,000	218,000	215,321	(2,679)
Contractor licenses	83,293	101,768	98,927	91,093	90,000	90,000	73,660	(16,340)
COQ license renewal	11,825	23,134	25,450	26,103	20,000	20,000	45,650	25,650
Building permits	645,408	780,989	586,994	787,860	400,000	400,000	531,063	131,063
Sign permits	5,055	5,761	5,310	8,277	4,000	4,000	7,533	3,533
Mechanical permits	22,487	33,260	23,881	20,365	17,000	17,000	17,376	376
Plumbing permits	39,838	49,970	25,828	27,742	17,000	17,000	48,053	31,053
Development permits/fees	79,553	14,470	48,816	46,813	30,000	30,000	55,296	25,296
Grading/erosion permits	4,350	5,454	2,380	2,924	3,000	3,000	1,917	(1,083)
Demo permits	1,100	1,400	900	2,300	1,000	1,000	777	(223)
Animal licenses	3,094	3,636	4,051	5,245	4,800	4,800	5,788	988
Rodeo contract fees	75,415	285,902	283,137	336,597	300,000	300,000	373,881	73,881

continued…

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2025 (continued)

	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Original Budget	FY2025 Amended Budget	FY2025 Actual	Variance with Final Budget
Intergovernmental Revenue								
Department of Justice Grant	-	2,428	2,365	-	-	-	-	-
State grant - tobacco compliance	2,550	3,825	5,440	7,990	5,100	5,100	5,185	85
State grant - alcohol compliance	5,525	6,375	6,375	5,100	5,100	5,100	5,100	-
State grant - EUDL	3,091	3,763	1,705	2,471	2,000	2,000	-	(2,000)
State grants - police	8,997	9,717	9,989	6,760	5,000	5,000	16,630	11,630
SLIB - Coronavirus Relief Funds	4,569,697	-	-	29,615	-	-	-	-
4% state sales tax	9,337,936	11,565,828	11,817,567	12,603,980	12,654,415	12,654,415	12,805,274	150,859
4% state use tax	1,006,343	913,084	1,032,546	1,032,901	1,052,318	1,052,318	1,111,075	58,757
Lodging tax	351,895	427,068	455,231	484,650	473,611	473,611	477,782	4,171
Gasoline tax	440,152	459,627	471,933	494,601	476,652	476,652	517,643	40,991
Cigarette tax	19,843	19,347	18,585	15,879	16,727	16,727	13,861	(2,866)
Severance tax	355,797	387,321	390,457	383,921	385,000	385,000	380,309	(4,691)
Federal mineral royalties	549,950	544,422	538,701	544,340	545,000	545,000	550,991	5,991
Lottery distribution	34,326	27,584	61,025	53,621	30,000	30,000	21,922	(8,078)
Skill Based Game distribution	-	-	-	10,358	-	-	14,998	14,998
Miscellaneous State Grants	-	-	-	49,133	-	356,200	305,100	(51,100)
County - split on joint departments	329,940	343,426	429,350	516,589	567,597	567,597	524,828	(42,769)
Victim witness grant	117,186	124,254	89,348	92,831	90,925	90,925	99,549	8,624
Charges for Services								
Special police services - airport	553,635	523,677	604,081	763,781	640,058	756,058	763,781	7,723
Special police services - SRO	65,000	65,000	65,000	65,000	-	-	-	-
Special police services - other	12,761	13,691	38,949	12,617	40,000	50,000	16,447	(33,553)
Alarm bond income	3,675	17,095	16,185	14,286	5,000	5,000	8,718	3,718
Public Safety Education	-	-	-	-	500	500	-	(500)
VIN inspections	13,495	13,740	13,900	15,960	14,000	14,000	15,492	1,492
Plan review fees	13,313	41,014	33,780	277,578	40,000	40,000	163,311	123,311
Cemetery fees	5,629	8,432	4,440	4,387	3,000	3,000	9,974	6,974
Fines & Forfeitures								
Parking tickets	216,089	222,755	265,455	255,760	210,000	210,000	396,195	186,195
Summons & complaints	116,710	145,657	201,452	107,081	100,000	100,000	124,976	24,976
Miscellaneous Revenue								
Interest and investment earnings (loss)	31,270	(179,959)	620,649	1,140,550	630,050	630,050	941,128	311,078
Animal shelter equipment rentals	6,506	13,015	9,143	10,986	8,500	8,500	11,124	2,624
DUI Impact Panel	2,775	3,415	2,765	2,240	2,900	2,900	2,116	(784)
Miscellaneous Reimbursement	9,396	13,551	18,437	14,439	8,000	19,387	19,126	(261)
Insurance reimbursement	-	-	-	-	-	-	-	-
Contributions & donations	1,000	-	-	-	-	-	3,248	3,248
South Park rental	4,112	24,444	38,033	41,673	42,696	42,696	42,700	4
Parking Garage rental	64,839	67,463	48,473	56,872	61,921	61,921	58,789	(3,132)
Snow King lease	77,430	112,966	96,196	137,647	195,482	195,482	159,504	(35,978)
Park & Mainteance lease	-	7,567	-	-	-	-	-	-
Vertical Harvest lease	24,115	36,649	31,195	33,922	33,252	33,252	33,922	670
155 E Pearl lease	-	-	-	126,747	129,279	129,279	131,928	2,649
Fairgrounds lease	29,236	29,862	18,879	20,245	29,797	29,797	11,587	(18,210)

continued…

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2025 (continued)

	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Original Budget	FY2025 Amended Budget	FY2025 Actual	Variance with Final Budget
Miscellaneous revenue	16,417	35,353	(24,473)	(16,380)	76,500	76,500	4,111	(72,389)
Cash over/(short)	(39)	392	193	482	-	-	386	386
Interfund Transfers								
Indirect cost allocations - Utilities	878,626	1,137,860	1,450,224	1,570,546	1,824,630	1,824,630	1,694,344	(130,286)
Indirect cost allocations - START Bus	80,307	96,406	114,345	134,087	164,987	164,987	153,398	(11,589)
SRF - Animal Care	16,157	28,801	58,713	61,392	100,000	166,549	166,549	-
Indirect cost allocations - Employee Housing	-	73,964	86,109	87,846	134,687	134,687	115,185	(19,502)
Internal Service - Employee Insurance	-	-	184,855	90,937	118,545	118,545	118,545	-
Total revenues and other sources	30,814,541	30,300,002	32,530,426	35,685,717	34,838,189	35,380,757	36,591,405	1,210,648
Expenditures and other uses - summary:								
General government	4,653,408	5,526,502	6,449,111	7,139,906	8,380,939	8,463,767	7,712,968	(750,799)
Public safety	7,005,691	8,494,839	9,498,218	11,297,442	12,251,799	13,067,586	12,540,452	(527,134)
Public works	2,019,427	2,622,883	3,071,114	3,259,105	3,875,617	3,857,226	3,592,064	(265,162)
Health & welfare	855,452	1,016,476	1,216,307	1,419,651	1,567,651	1,567,651	1,546,001	(21,650)
Community development	216,047	280,702	352,002	458,706	530,700	720,975	660,398	(60,577)
Recreation and culture	1,653,805	1,395,720	1,003,087	2,319,220	3,085,125	3,129,125	3,095,164	(33,961)
General unallocated	1,846,439	224,151	320,001	241,641	390,232	382,497	262,816	(119,681)
Transfers out and other uses	3,838,927	7,805,686	16,773,598	9,204,331	7,295,494	7,589,519	7,518,306	(71,213)
Total expenditures and other uses	22,089,196	27,366,959	38,683,438	35,340,002	37,377,557	38,778,346	36,928,169	(1,850,177)
Expenditures and other uses - divisions:								
General government								
Mayor & town council	364,625	354,173	385,956	411,364	439,193	457,878	456,591	(1,287)
Town attorney	293,208	465,633	610,517	709,512	829,144	829,144	730,806	(98,338)
Municipal judge	250,249	269,040	305,625	315,799	330,695	330,695	322,133	(8,562)
Administration	267,042	287,774	403,528	891,176	1,125,481	1,262,615	937,564	(325,051)
Personnel & town clerk	618,088	769,631	901,097	942,180	1,064,003	1,064,003	1,005,174	(58,829)
Finance	594,714	628,498	710,489	782,227	851,110	854,310	839,507	(14,803)
Information technology	570,088	766,739	911,188	1,056,336	1,190,632	1,190,632	1,172,519	(18,113)
Community Development	405,445	499,237	592,439	458,649	673,500	677,038	556,189	(120,849)
Planning	655,212	854,083	895,269	802,389	992,714	992,714	937,651	(55,063)
Town facilities	634,737	631,694	733,002	770,274	884,467	804,738	754,834	(49,904)
Public safety								
Police								
Police - administration	424,048	598,900	696,855	742,930	874,785	1,058,147	1,004,237	(53,910)
Police - investigation	383,118	535,941	583,103	716,505	985,336	1,017,900	944,461	(73,439)
Police - patrol	2,904,576	3,289,605	3,636,912	3,751,548	3,829,461	4,312,215	4,207,620	(104,595)
Police - community service	353,651	545,887	644,795	687,389	737,992	788,550	756,985	(31,565)
Police - special operations	11,146	14,923	13,917	15,191	26,450	26,450	14,559	(11,891)

continued…

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2025 (continued)

	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Original Budget	FY2025 Amended Budget	FY2025 Actual	Variance with Final Budget
Fire/EMS (county service)	1,620,890	2,033,998	1,820,776	3,153,873	3,336,868	3,336,868	3,336,868	-
Emergency Management (county service)	-	-	65,953	91,005	87,594	87,594	74,455	(13,139)
Dispatch (county service)	435,299	367,172	805,802	772,737	910,001	910,001	738,135	(171,866)
Victim services	257,005	355,737	345,592	397,570	447,616	447,616	436,699	(10,917)
Animal shelter/control	240,689	321,142	403,933	432,768	436,844	503,393	469,166	(34,227)
Building inspections	375,269	431,536	480,580	535,926	578,852	578,852	557,267	(21,585)
Public works								
Administration	309,555	333,692	397,729	438,645	659,943	659,943	577,546	(82,397)
Streets	1,283,878	1,682,637	1,889,596	2,023,602	2,336,645	2,304,337	2,139,354	(164,983)
Town engineer	395,832	562,756	719,484	754,256	826,787	845,204	834,946	(10,258)
Public works yard operations	30,162	43,797	64,305	42,602	52,242	47,742	40,218	(7,524)
Community health & human services								
Community health & human services	855,452	1,016,476	1,216,307	1,419,651	1,567,651	1,567,651	1,546,001	(21,650)
Community initiatives								
Community initiatives	216,047	280,702	352,002	458,706	530,700	720,975	660,398	(60,577)
Affordable Housing (county service)	4,977	-	-	-	-	-	-	-
Recreation and culture								
Parks & recreation (county service)	1,561,681	1,328,325	935,219	2,253,822	2,919,210	2,919,210	2,919,210	-
Pathways operations (county service)	78,941	41,544	46,796	51,839	129,456	129,456	119,933	(9,523)
Memorial park (cemetery)	13,183	25,851	21,072	13,559	36,459	80,459	56,021	(24,438)
General unallocated								
Town-wide services	1,846,439	224,151	320,001	241,641	390,232	382,497	262,816	(119,681)
Transfers out and other uses								
Transfers out	3,838,927	7,805,686	16,773,598	9,204,331	7,295,494	7,589,519	7,518,306	(71,213)
Total expenditures & other uses	$ 22,094,173	$ 27,366,959	$ 38,683,438	$ 35,340,002	$ 37,377,557	$ 38,778,346	$ 36,928,169	$ (1,850,177)
Revenue over/(under) expenditures	$ 8,720,368	$ 2,933,043	$ (6,153,012)	$ 345,715	$ (2,539,368)	$ (3,397,589)	$ (336,764)	$ 3,060,825

Statistical Section



TOWN OF JACKSON
WYOMING

Statistical Information

(unaudited)

The Statistical Section is included to provide financial statement users with additional historical perspective, context, and detail for them to use in evaluating the information contained within the financial statements, notes to the financial statements, and required supplementary information with the goal of providing the user a better understanding of the Town's economic condition.

Contents

Financial Trends
These schedules contain information to help the reader understand how the Town's financial performance and well-being have changed over time.

Revenue capacity
These schedules contain information to help the reader assess the Town's most significant local revenue sources.

Debt capacity
These schedules contain information to help the reader assess the affordability of the Town's current levels of outstanding debt and the Town's ability to issue additional debt in the future.

Demographic and economic information
These schedules offer demographic and economic indicators to help the reader understand the environment within which the Town's financial activities take place.

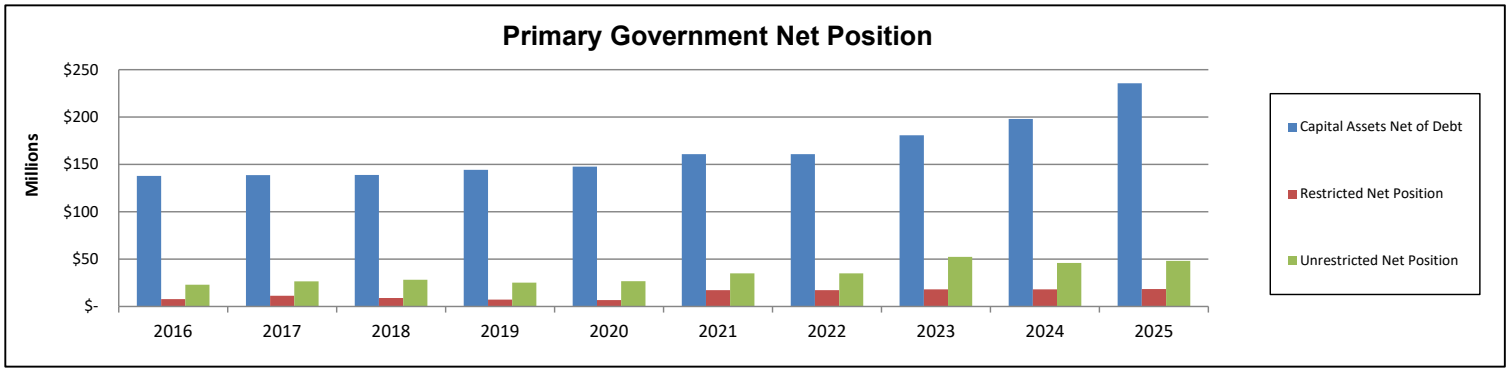
Operating information
These schedules contain service and infrastructure data to help the reader understand how the information in the Town's financial report relates to the services the Town provides and activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

Net Position by Component
Last Ten Fiscal Years

(accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental activities										
Net investment in capital assets	$ 106,023,911	$ 106,646,780	$ 105,795,420	$ 109,737,679	$ 113,181,522	$ 126,830,028	$ 123,558,471	$ 147,278,595	$ 165,064,537	$ 200,701,431
Restricted	7,789,841	11,316,514	8,916,903	7,273,639	6,740,555	17,181,407	26,238,326	18,054,440	17,981,418	18,396,536
Unrestricted	13,092,266	15,638,037	16,861,903	13,844,683	15,294,640	22,686,916	34,346,735	38,726,212	29,764,709	32,410,216
Total governmental net position	$ 126,906,018	$ 133,601,331	$ 131,574,226	$ 130,856,001	$ 135,216,717	$ 166,698,351	$ 184,143,532	$ 204,059,247	$ 212,810,664	$ 251,508,183
Business-type activities										
Net investment in capital assets	$ 31,865,621	$ 32,189,229	$ 33,156,018	$ 34,620,007	$ 34,460,583	$ 33,969,185	$ 33,432,536	$ 33,465,147	$ 32,976,854	$ 35,038,244
Unrestricted	9,856,281	10,796,082	11,325,149	11,285,398	11,343,980	12,186,286	13,120,147	13,542,349	16,094,682	15,689,775
Total business-type net position	$ 41,721,902	$ 42,985,311	$ 44,481,167	$ 45,905,405	$ 45,804,563	$ 46,155,471	$ 46,552,683	$ 47,007,496	$ 49,071,536	$ 50,728,019
Primary government										
Net investment in capital assets	$ 137,889,532	$ 138,836,009	$ 138,951,438	$ 144,357,686	$ 147,642,105	$ 160,799,213	$ 160,799,213	$ 180,743,742	$ 198,041,391	$ 235,739,675
Restricted	7,789,841	11,316,514	8,916,903	7,273,639	6,740,555	17,181,407	17,181,407	18,054,440	17,981,418	18,396,536
Unrestricted	22,948,547	26,434,119	28,187,052	25,130,081	26,638,620	34,873,202	34,873,202	52,268,561	45,859,391	48,099,991
Total primary government net position	$ 168,627,920	$ 176,586,642	$ 176,055,393	$ 176,761,406	$ 181,021,280	$ 212,853,822	$ 212,853,822	$ 251,066,743	$ 261,882,200	$ 302,236,202



Changes in Net Position
Last Ten Fiscal Years

(accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses										
Governmental activities:										
General government	$ 4,307,459	$ 5,053,033	$ 5,678,127	$ 5,056,561	$ 6,313,524	$ 6,679,176	$ 6,684,116	$ 7,109,167	$ 9,389,167	$ 10,267,589
Public safety	6,414,964	6,822,421	7,318,186	8,229,288	8,394,860	9,066,521	9,535,325	11,910,706	11,761,342	14,288,588
Public works	4,949,198	6,395,396	10,303,854	6,888,180	5,384,535	4,683,862	5,191,777	6,009,580	6,552,640	8,246,635
Transit	4,805,587	5,535,770	5,290,455	6,191,251	6,293,288	6,544,295	7,828,576	10,412,575	11,155,584	11,466,253
Health and welfare	508,912	563,412	686,098	706,878	801,509	948,974	1,025,496	1,231,374	1,430,018	1,557,154
Community development	248,337	1,385,406	199,559	1,625,530	677,156	839,521	835,500	1,490,139	3,071,972	1,453,314
Recreation and culture	1,839,978	2,217,404	2,457,190	2,537,041	3,853,282	2,602,832	2,691,991	2,191,905	10,789,932	4,887,174
Interest on long-term debt	6,187	4,703	4,463	4,223	3,981	3,738	30,268	54,993	76,076	87,825
Total governmental activities expenses	23,080,622	27,977,545	31,937,932	31,238,952	31,722,134	31,368,918	33,823,049	40,410,440	54,226,731	52,254,532
Business-type activities										
Water utility	2,036,913	1,740,216	1,621,429	1,757,922	2,130,666	1,985,319	1,971,891	2,151,531	2,333,184	2,608,453
Sewer utility	2,004,888	2,098,112	2,222,045	2,246,098	2,463,348	2,475,726	2,403,170	2,931,407	2,740,146	3,194,299
Total business-type activities expenses	4,041,801	3,838,328	3,843,474	4,004,020	4,594,014	4,461,045	4,375,061	5,082,938	5,073,330	5,802,752
Total primary government expenses	$ 27,122,423	$ 31,815,873	$ 35,781,406	$ 35,242,972	$ 36,316,148	$ 35,829,963	$ 38,198,110	$ 45,493,378	$ 59,300,061	$ 58,057,284
Program Revenues										
Governmental activities:										
Charges for services:										
General government	$ 819,309	$ 850,420	$ 899,062	$ 935,436	$ 962,103	$ 1,093,083	$ 1,320,302	$ 1,450,143	$2,044,155	$ 2,073,956
Public safety	1,301,381	1,422,288	1,514,805	1,647,139	1,427,811	1,726,332	1,936,713	1,897,349	2,132,295	2,000,704
Public works	20,000	15,600	26,200	86,420	110,434	64,839	45,481	69,786	74,183	455,100
Transit	729,631	740,128	795,204	838,815	823,409	582,323	619,036	710,323	1,304,200	1,423,642
Community development	222,456	442,182	59,292	268,168	353,656	909,303	917,818	1,357,220	1,116,646	230,883
Recreation and culture	200,032	176,205	152,469	227,461	295,506	311,514	573,020	508,343	540,832	603,181
Operating grants and contributions	3,013,339	2,862,202	2,824,371	3,494,454	5,022,541	9,652,418	3,700,869	6,316,912	7,234,630	7,524,661
Capital grants and contributions	7,686,547	4,910,191	1,848,629	1,135,374	3,305,984	17,450,768	1,180,351	8,222,615	9,918,294	41,001,272
Total governmental activities program revenues	13,992,695	11,419,216	8,120,032	8,633,267	12,301,444	31,790,580	10,293,590	20,532,691	24,365,235	55,313,399
Business-type activities:										
Charges for services:										
Water utility	2,301,436	2,507,036	2,440,803	2,439,415	2,399,877	2,542,150	2,619,287	2,931,767	2,869,303	3,680,229
Sewage utility	2,223,393	2,706,187	3,346,813	2,386,369	2,324,676	2,405,983	2,373,240	2,524,540	2,620,483	2,751,882
Operating grants and contributions	-	-	-	-	-	112,265	119,048	16,313	12,600	34,800
Capital grants and contributions	603,896	756,633	589,382	1,306,532	768,934	604,925	897,205	1,174,196	2,356,617	1,923,435
Total business-type activities program revenues	5,128,725	5,969,856	6,376,998	6,132,316	5,493,487	5,665,323	6,008,780	6,646,816	7,859,003	8,390,346
Total primary government program revenues	$ 19,121,420	$ 17,389,072	$ 14,497,030	$ 14,765,583	$ 17,794,931	$ 37,455,903	$ 16,302,370	$ 27,179,507	$ 32,224,238	$ 63,703,745

(continued)

Changes in Net Position
Last Ten Fiscal Years

(accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Net (expense)/revenue										
Governmental activities	$ (9,087,927)	$(16,558,329)	$(23,817,900)	$(22,605,685)	$(19,420,690)	$ 421,662	$(23,529,459)	$(19,877,749)	$(29,861,496)	$ 3,058,867
Business-type activities	1,086,924	2,131,528	2,533,524	2,128,296	899,473	1,204,278	1,633,719	1,563,878	2,785,673	2,587,594
Total primary government net expense	$ (8,001,003)	$(14,426,801)	$(21,284,376)	$(20,477,389)	$(18,521,217)	$ 1,625,940	$(21,895,740)	$(18,313,871)	$(27,075,823)	$ 5,646,461
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Local option sales taxes	$ 4,849,944	$ 5,405,087	$ 5,674,051	$ 6,034,163	$ 6,672,712	$ 7,317,316	$ 7,639,569	$ 10,179,620	$11,147,256	$ 11,368,001
Specific purpose excise taxes	5,469,635	263,388	3,500,000	6,000,000	2,760,205	1,705,957	9,887,529	6,185,931	3,404,553	-
Lodging tax	608,316	741,447	826,514	920,924	1,066,481	1,123,675	1,198,988	1,708,272	1,453,950	1,433,347
Franchise taxes	547,627	568,480	570,053	554,419	610,800	603,082	574,636	637,102	663,816	820,004
Property taxes	-	-	-	-	-	-	-	280,131	475,257	492,171
Unrestricted grants and contributions	7,800,311	8,250,135	8,609,190	9,179,321	9,953,969	10,724,659	11,074,738	14,260,640	16,189,973	16,657,781
Investment earnings (loss)	28,904	39,191	64,292	64,633	279,679	707,427	97,191	(353,778)	3,158,372	2,756,691
Other	1,725,023	255,439	215,577	1,221,827	138,043	334,362	175,874	547,514	567,246	459,167
Gain on sale of capital assets	-	-	72,308	44,168	(194,466)	60,380	(467,991)	-	5,400	22,000
Transfers	749,792	646,921	724,698	897,950	919,164	1,204,548	879,438	1,144,664	1,547,090	1,629,490
Total governmental activities	21,779,552	16,170,088	20,256,683	24,917,405	22,206,587	23,781,406	31,059,972	34,590,096	38,612,913	35,638,652
Business-type activities										
Investment earnings (loss)	16,978	12,219	22,313	24,831	107,943	204,233	24,108	(91,843)	825,457	698,379
Proceeds from disp of capital assets	45,000	-	7,986	5,000	(300,675)	-	1,961	-	-	-
Transfers	(979,264)	(749,792)	(724,698)	(897,950)	(919,164)	(1,204,548)	(879,438)	(1,144,664)	(1,547,090)	(1,629,490)
Total business-type activities	(917,286)	(737,573)	(694,399)	(868,119)	(1,111,896)	(1,000,315)	(853,369)	(1,236,507)	(721,633)	(931,111)
Total primary government	$ 20,862,266	$ 15,432,515	$ 19,562,284	$ 24,049,286	$ 21,094,691	$ 22,781,091	$ 30,206,603	$ 33,353,589	$ 37,891,280	$ 34,707,541
Changes in Net Position										
Governmental activities	$ 12,691,625	$ (388,241)	$ (3,561,217)	$ 2,311,720	$ 2,785,897	$ 24,203,068	$ 7,530,513	$ 14,712,347	$ 8,751,417	$ 38,697,519
Business-type activities	169,638	1,393,955	1,839,125	1,260,177	(212,423)	203,963	780,350	327,371	2,064,040	1,656,483
Total primary government	$ 12,861,263	$ 1,005,714	$ (1,722,092)	$ 3,571,897	$ 2,573,474	$ 24,407,031	$ 8,310,863	$ 15,039,718	$ 10,815,457	$ 40,354,002

Fund Balances of Governmental Funds
Last Ten Fiscal Years

(modified accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Fund										
Nonspendable	$ 1,098	$ -	$ 13,016	$ 1,803	$ 610	$ 4,171	$ 56,195	$ 4,537	$ 2,508	$ 144,301
Restricted	13,942	12,866	10,015	7,722	14,966	12,991	12,949	13,732	12,745	14,318
Assigned	791,534	776,179	-	-	4,813,042	4,813,042	8,313,914	4,035,491	2,539,368	2,716,152
Unassigned	6,677,726	6,861,845	8,306,685	8,673,764	7,330,238	13,190,266	16,496,667	14,672,953	16,517,807	15,860,893
Total general fund	$ 7,484,300	$ 7,650,890	$ 8,329,716	$ 8,683,289	$ 12,158,856	$ 18,020,470	$ 24,879,725	$ 18,726,713	$ 19,072,428	$ 18,735,664
All other governmental funds										
Nonspendable	$ -	$ -	$ 312,453	$ 32,850	$ 47,708	$ -	$ 143,568	$ 9,714	$ 66,130	$ 380,341
Restricted	7,775,899	11,303,648	8,906,888	7,265,917	6,725,589	17,168,416	26,225,377	18,040,708	17,968,673	18,382,218
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	5,855,660	9,403,694	11,365,255	8,103,836	7,542,458	9,156,019	13,383,266	24,271,284	15,477,447	20,891,392
Unassigned	-	-	-	-	-	-	-	-	-	-
Total all other governmental funds	$ 13,631,559	$ 20,707,342	$ 20,584,596	$ 15,402,603	$ 14,315,755	$ 26,324,435	$ 39,752,211	$ 42,321,706	$ 33,512,250	$ 39,653,951

Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years

(modified accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues										
General Taxes	$ 10,570,617	$ 13,509,506	$ 11,110,198	$ 8,782,398	$ 10,750,030	$ 19,300,721	$ 18,985,845	$ 21,004,541	$ 15,690,882	$ 12,680,177
Licenses and permits	1,264,994	1,607,645	1,240,704	1,647,948	1,580,191	2,455,825	2,865,788	3,087,270	3,178,892	2,150,966
Intergovernmental	14,998,295	14,214,075	13,958,627	14,563,184	16,205,670	25,274,977	18,740,844	27,957,338	33,975,709	26,589,919
Loan proceeds	-	-	-	-	-	-	-	-	-	-
Charges for services	1,323,258	1,344,767	1,431,265	1,461,559	1,476,592	1,249,832	1,301,686	1,486,659	2,457,810	2,759,067
Fines and forfeitures	417,750	399,860	442,861	476,375	332,750	332,799	368,412	466,907	362,841	521,385
Investment earnings (loss)	53,332	57,303	255,877	628,905	643,732	93,026	(326,370)	1,701,929	2,913,561	2,614,394
Contributions and donations	929,248	16,390	14,515	11,624	15,190	2,877	85,519	-	-	-
Other revenues	983,549	1,777,551	982,044	1,508,337	1,901,975	2,170,342	1,211,412	2,475,725	2,041,269	2,587,052
Total revenues	30,541,043	32,927,097	29,436,091	29,080,330	32,906,130	50,880,399	43,233,136	58,180,369	60,620,964	49,902,960
Expenditures										
General government	3,632,019	3,987,214	4,974,937	10,944,585	6,508,680	(4,960,967)	7,712,212	8,743,577	19,403,180	12,079,074
Public Safety	6,380,206	6,286,411	6,642,881	7,501,987	7,567,533	7,017,455	8,495,559	9,753,290	11,297,442	12,540,452
Public Works	2,353,946	3,536,686	8,624,864	1,284,270	2,464,442	2,019,428	2,624,006	3,075,623	3,259,105	3,592,064
Transit	3,344,042	3,921,002	3,784,604	4,502,359	4,878,614	4,632,674	6,164,585	8,417,491	8,621,283	8,651,379
Health and welfare	505,165	556,095	675,838	699,172	792,600	855,452	1,016,476	1,216,307	1,419,651	1,546,001
Community development	246,693	2,474,831	439,691	586,900	528,250	815,358	826,883	790,192	1,058,457	1,397,206
Culture and recreation	1,609,805	1,668,173	1,531,158	976,381	1,682,484	1,653,806	1,751,776	1,552,604	2,866,521	3,095,164
Other	107,825	192,277	234,676	185,219	197,558	1,793,886	171,598	267,449	189,089	210,264
Capital outlay	7,231,748	3,909,932	2,687,974	7,821,069	7,307,746	19,359,896	1,865,677	29,981,614	22,621,812	2,546,166
Debt service										
Principal	47,552	47,790	48,029	48,269	48,510	48,748	103,869	208,043	265,507	332,344
Interest	5,000	4,762	4,523	4,283	4,042	3,799	30,268	53,800	55,602	56,044
Total all other governmental funds	25,464,001	26,585,173	29,649,175	34,554,494	31,980,459	33,239,535	30,762,909	64,059,990	71,057,649	46,046,158
Excess (deficiency) of revenues over (under) expenditures	5,077,042	6,341,924	(213,084)	(5,474,164)	925,671	17,640,864	12,470,227	(5,879,621)	(10,436,685)	3,856,802
Other financing sources (uses)										
Transfers in	5,287,131	5,749,001	6,013,896	7,525,238	9,536,485	4,887,523	9,459,975	21,233,412	12,564,858	10,958,036
Transfers out	(4,742,533)	(4,851,051)	(5,244,732)	(6,884,494)	(8,081,937)	(4,658,085)	(8,390,311)	(19,637,523)	(11,001,300)	(9,148,934)
Sale of capital assets	-	2,500	-	5,000	8,500	-	-	-	-	-
Leases issued	-	-	-	-	-	-	362,593	700,215	409,386	139,032
Total other financing sources (uses)	544,598	900,450	769,164	645,744	1,463,048	229,438	1,069,664	1,595,889	1,972,944	1,948,134
Net change in fund balances	$ 5,621,640	$ 7,242,374	$ 556,080	$ (4,828,420)	$ 2,388,719	$ 17,870,302	$ 13,539,891	$ (4,283,732)	$ (8,463,741)	$ 5,804,936
Debt service as % of noncapital expenditures	0.3%	0.2%	0.2%	0.2%	0.2%	0.4%	0.5%	0.8%	0.7%	0.9%

Tax Revenues by Source
Last Ten Fiscal Years

(modified accrual basis of accounting)

Year	1% Local Sales and Use Tax (1)	Franchise Tax (2)	Specific Purpose Excise Tax (3)	Lodging Tax (4)	Property Tax (5)	Total	Unrealized Property Tax Revenue (6)
2016	$ 5,769,899	$ 570,052	$ 3,500,000	$ 826,514	$ -	$ 10,666,465	$ 2,087,687
2017	6,097,721	554,419	6,000,000	920,924	-	13,573,064	2,383,448
2018	6,915,160	610,800	2,760,205	1,066,481	-	11,352,646	2,951,058
2019	7,080,347	584,271	-	1,128,200	-	8,792,818	3,576,586
2020	7,080,347	603,082	1,273,916	1,123,675	-	10,081,020	3,831,171
2021	9,446,627	574,635	11,045,364	1,198,988	-	22,265,614	4,076,692
2022	10,179,620	637,102	6,180,720	1,708,272	280,131	18,985,845	5,882,144
2023	10,505,372	652,949	7,617,460	1,820,925	407,835	21,004,541	6,825,885
2024	11,147,256	663,816	3,404,553	1,453,950	475,257	17,144,832	6,880,458
2025	11,368,001	820,005	-	1,433,347	492,171	14,113,524	6,374,376
Change 2016-2025	97.0%	43.8%	-100.0%	73.4%	---	32.3%	205.3%

Notes: (1) The local option sales and use tax is divided between the General and Capital Projects funds.
(2) Franchise fees are approxiamtely 5% of gross revenues for gas, electric, cable, telephone, cell phone towers and trash collection.
(3) Specific Purpose Excise Taxes are restricted to specific voter approved projects.
(4) The lodging tax consists of 10% general use revenue and 30% visitor impact revenue.
(5) The Town began assessing 0.5 mills in FY2021. Based on timing of collections, intital revenues were recoginized in FY2022.
(6) The property tax revenue that could be raised by levying remaining 7.5 mills on the town's assessed valuation.

Source: Administration and Finance

Unrestricted State Intergovernmental Revenues
Last Ten Fiscal Years

(modified accrual basis of accounting)

Year	4% Sales & Use Tax (1)	Gasoline Tax (2)	Cigarette Tax (3)	Severance Tax (4)	Mineral Royalties	Backfill, Over-the-cap etc.	Total
2016	$ 7,043,609	$ 479,966	$ 39,979	$ 357,356	$ 508,641	$1,000,255	$ 9,429,806
2017	7,456,089	461,841	36,572	357,244	517,079	381,329	9,210,154
2018	8,287,032	462,917	24,933	356,615	519,831	296,990	9,948,318
2019	8,638,613	487,356	23,563	356,362	543,460	266,634	10,315,988
2020	8,638,613	487,356	23,563	356,362	543,460	697,011	10,746,365
2021	10,344,279	440,152	19,843	355,797	549,950	1,000,255	12,710,276
2022	12,478,912	459,627	19,347	387,321	544,422	313,370	14,202,999
2023	12,850,113	471,933	18,585	390,457	538,701	332,861	14,602,650
2024	13,636,881	494,601	15,879	383,921	544,340	404,782	15,480,404
2025	13,916,349	517,643	13,861	380,309	550,991	362,257	15,741,410
Change 2016-2025	97.6%	7.8%	-65.3%	6.4%	8.3%	-63.8%	66.9%

Notes: (1) As of June 30, 2004, the 4% state sales and use tax is distributed 69% to the state and 31% to cities, towns and counties. Of the 31%, 1% is distributed proportionately based on population and 30% is distributed proportionately based on the sales tax collected in each county.

(2) The gasoline tax is distributed 57.5% to the state, 13.5% and 14% to counties, and 15% to cities and towns. City and town distributions are based 75% on proportionate sales in cities and towns and 25% on proportionate populations for the same.

(3) The cigarette tax is distributed 33 1/3% to incorporated cities, towns, and counties proportionately to sales derived in each. The remaining 66 2/3% is distributed 38 1/4% to the state's general fund and the remaining 61 3/4% is distributed in the preceding manner.

(4) The severance tax distribution to cities and towns is 9.25% of the total in the state severance tax distribution tax account (up to $155,000,000) in proportion to population.

Source: Administration and Finance

Direct and Overlapping Governmental Activities Debt
As of June 30, 2025

(Unaudited)

Teton County assessed valuation	3,790,660,268
Town of Jackson assessed valuation	858,318,379
Town of Jackson percent of total	22.6%

Direct and overlapping debt governmental activity debt	Total Debt 6/30/2025 (1)	Percent Applicable	Town's Share of Debt 6/30/2025 (2)
Teton County	$ 2,243,915	22.6%	$ 508,089
Town of Jackson	2,126,509	100.0%	2,126,509
Total direct and overlapping governmental activities debt	$ 4,370,424		$ 2,634,598

Ratio to assessed valuations	
Direct debt	0.25%
Total direct and overlapping debt	0.31%

Notes: (1) Excludes enterprise revenue debt and specific purpose excise tax supported debt.

(2) Overlapping governments are those that coincide, at least in part, with geographic boundaries of the town. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the town. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire burden borne by residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, therefore responsible for repaying the debt, of each overlapping government.

Source: Administration and Finance
Teton County

Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

(modified accrual basis of accounting)

	Governmental Activities				Business-Type Activities					
Year	General Obligation Bonds	Notes Payable	Subscription Liability	Lease Liability	Sewage Notes	Water Notes	Lease Liability	Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
2016	-	952,448	-	-	-	1,317,919	-	$ 2,270,367	0.05%	$ 216
2017	-	904,658	-	-	-	1,262,420	-	2,167,078	0.05%	206
2018	-	856,629	-	-	-	1,204,703	-	2,061,332	0.04%	196
2019	-	808,360	-	-	-	1,144,675	-	1,953,035	0.04%	187
2020	-	759,850	-	-	-	1,082,248	-	1,842,098	0.03%	174
2021	-	711,102	-	-	-	939,532	-	1,650,634	0.02%	153
2022	-	662,105	-	307,782	-	910,143	67,537	1,947,567	0.02%	180
2023	-	612,863	278,519	849,256	-	879,579	46,068	2,666,285	0.03%	249
2024	-	563,375	166,466	886,188	-	847,792	34,950	2,498,771	0.02%	235
2025	-	513,640	960,535	652,334	-	814,734	23,570	2,964,813	0.03%	278

Notes: (1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

Source: Administration and Finance

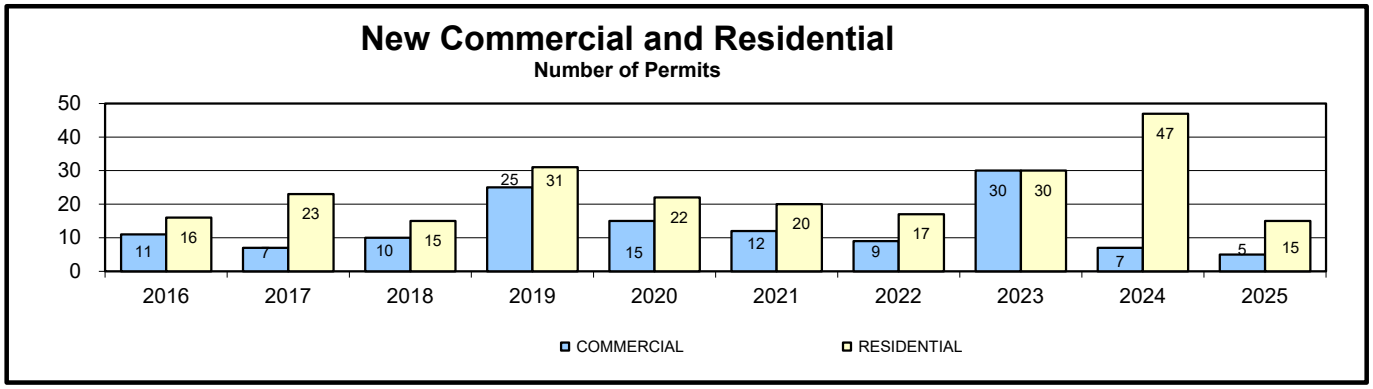
Legal Debt Margin Information
Last Ten Fiscal Years
(Unaudited)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Assessed market value	$ 254,621,491	$ 292,233,508	$ 363,311,972	$ 441,609,935	$ 473,008,636	$ 503,793,468	$ 762,827,959	$ 896,178,816	$ 911,626,584	$ 850,560,151
Total debt	$ 2,270,367	$ 2,167,078	$ 2,061,332	$ 1,953,035	$ 1,842,098	$ 1,650,634	$ 1,572,248	$ 1,492,442	$ 1,411,167	$ 1,328,374
Deductions:										
Debt -										
Notes payable	2,270,367	2,167,078	2,061,332	1,953,035	1,842,098	1,650,634	1,572,248	1,492,442	1,411,167	1,328,374
Revenue bonds	-	-	-	-	-	-	-	-	-	-
Debt service funds:										
Cash, securities, and restricted cash	-	-	-	-	-	-	-	-	-	-
Less amount applicable to excluded bonds	-	-	-	-	-	-	-	-	-	-
Total net debt applicable to debt limit	$ 2,270,367	$ 2,167,078	$ 2,061,332	$ 1,953,035	$ 1,842,098	$ 1,650,634	$ 1,572,248	$ 1,492,442	$ 1,411,167	$ 1,328,374
Debt limit is 4% of assessed value	$ 10,184,860	$ 11,689,340	$ 14,532,479	$ 17,664,397	$ 18,920,345	$ 20,151,739	$ 30,513,118	$ 35,847,153	$ 36,465,063	$ 34,022,406
Legal Debt Margin	$ 7,914,493	$ 9,522,262	$ 12,471,147	$ 15,711,362	$ 17,078,247	$ 18,501,105	$ 28,940,870	$ 34,354,711	$ 35,053,896	$ 32,694,032
Total net debt applicable to limit as a percentage of debt limit	22.3%	18.5%	14.2%	11.1%	9.7%	8.2%	5.2%	4.2%	3.9%	3.9%

Construction and Bank Deposits
Last Ten Years

(Unaudited)

Year	BUILDING PERMITS				Bank Deposits	
	New Commercial	New Residential	All Other	Total	Total	Percent Change
2016	11	16	86	113	1,786,820,000	22.3%
2017	7	23	86	116	2,019,822,000	13.0%
2018	10	15	76	101	2,206,469,000	9.2%
2019	25	31	76	132	2,212,607,000	0.3%
2020	15	22	80	117	2,719,327,000	22.9%
2021	12	20	158	190	3,813,011,000	40.2%
2022	9	17	84	110	4,021,496,000	5.5%
2023	30	30	46	106	3,059,062,000	-23.9%
2024	7	47	60	114	2,669,432,000	-12.7%
2025	5	15	59	79	2,607,798,000	-2.3%

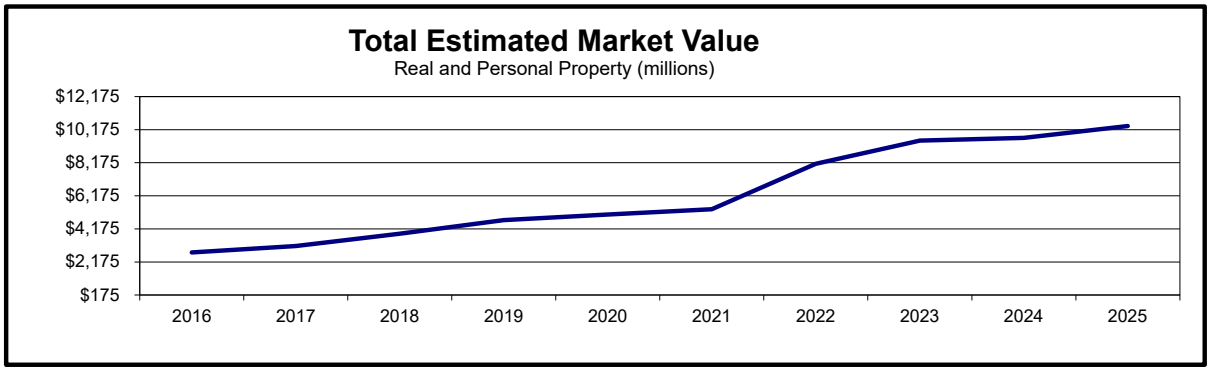


Source: Building Official, FDIC

Tax Capacity and Estimated Market Value of all Taxable Property
Last Ten Fiscal Years

(Unaudited)

Year	Real Property Assessed Value	Real Property Estimated Market Value	Personal Property Assessed Value	Personal Property Estimated Market Value	Total Assessed Value	Total Estimated Market Value	% of Market Value
2016	$ 254,621,491	$ 2,680,226,221	$ 6,339,396	$ 66,730,484	$ 260,960,887	$ 2,746,956,705	9.5%
2017	292,233,508	3,076,142,189	5,697,489	59,973,568	297,930,997	3,136,115,757	9.5%
2018	363,311,972	3,824,336,547	5,570,314	58,634,884	368,882,286	3,882,971,431	9.5%
2019	441,609,935	4,648,525,632	5,463,374	57,509,200	447,073,309	4,706,034,832	9.5%
2020	473,008,636	4,979,038,274	5,887,795	61,976,789	478,896,431	5,041,015,063	9.5%
2021	503,793,468	5,303,089,137	5,793,048	60,979,453	509,586,516	5,364,068,590	9.5%
2022	762,827,959	8,029,767,989	7,456,410	78,488,526	770,284,369	8,108,256,515	9.5%
2023	896,178,816	9,433,461,221	8,036,153	84,591,084	904,214,969	9,518,052,305	9.5%
2024	911,626,584	9,596,069,305	7,837,734	82,502,463	919,464,318	9,678,571,768	9.5%
2025	850,560,151	10,311,422,859	7,758,228	81,665,558	858,318,379	10,393,088,417	8.3%



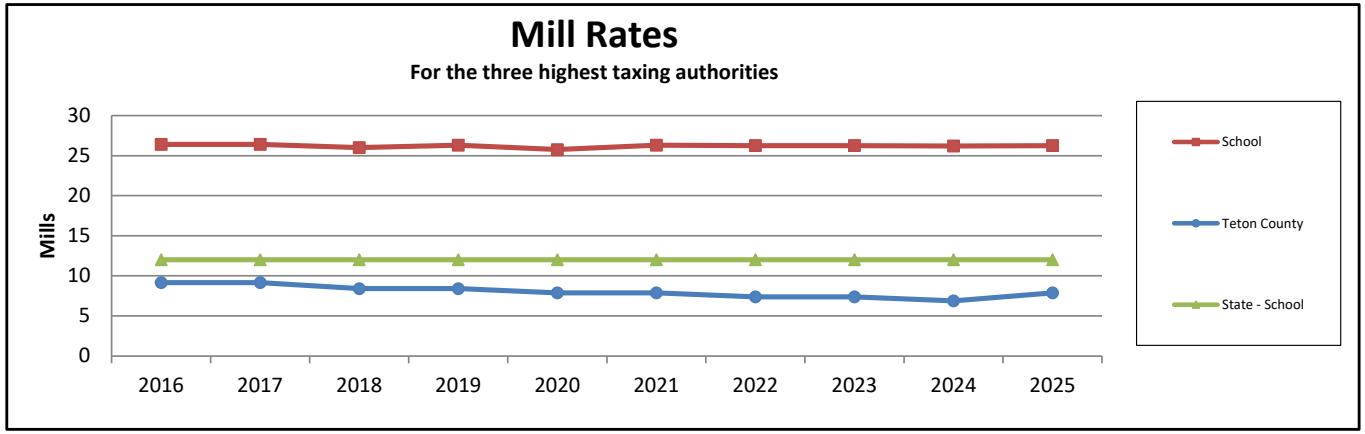
Note: (1) State statutes gives the Town authority to levy taxes up to 8 mills (.008) on assessed valuation.
(2) Effective 2025 tax assessment year, state statute allows for a 25% exemption on the first $1M of single family residences and improvements

Source: Teton County Assessor

Property Tax Rates - All Direct and Overlapping Governments
Last Ten Fiscal Years

(Unaudited)

	Mill Rates							
Year	Town	School District	Teton County	State - School	County School	Hospital	Other	Total
2016	0.00	26.40	9.15	12.00	6.00	3.00	1.90	58.450
2017	0.00	26.40	9.15	12.00	6.00	3.00	1.90	58.454
2018	0.00	26.00	8.40	12.00	6.00	3.00	1.85	57.254
2019	0.00	26.30	8.40	12.00	6.00	3.00	1.85	57.554
2020	0.00	25.75	7.88	12.00	6.00	3.00	1.85	56.479
2021	0.50	26.30	7.88	12.00	6.00	3.00	1.80	57.479
2022	0.50	26.25	7.38	12.00	6.00	3.00	1.35	56.479
2023	0.50	26.25	7.38	12.00	6.00	3.00	1.60	56.729
2024	0.50	26.20	6.88	12.00	6.00	3.00	1.52	56.099
2025	0.50	26.25	7.88	12.00	6.00	3.00	1.67	57.299



Notes: (1) State statutes gives the Town authority to levy taxes up to 8 mills (.008) on assessed valuation.

Source: Teton County Assessor

Taxable Sales by Major Business Class, Teton County
Last Ten Years

(Unaudited)

Category	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Ag., forestry, etc.	$ 409,200	$ 383,800	$ 389,800	$ 366,700	$ 309,200	$ 431,600	$ 383,800	$ 262,135	$ 83,400	$ 108,900
Mining	452,300	392,600	1,705,400	968,500	1,110,800	856,100	380,200	1,377,928	1,141,300	890,700
Utilities	37,227,500	39,389,600	40,618,700	42,633,300	43,625,100	59,969,200	46,211,200	51,589,730	50,666,400	82,157,000
Construction	27,366,900	31,836,500	32,260,200	25,004,500	24,962,500	8,466,800	34,367,000	42,607,467	35,447,400	39,911,000
Manufacturing	11,031,600	11,485,900	10,341,000	8,591,100	10,962,200	11,795,000	13,727,100	15,974,478	18,464,500	16,051,200
Wholesale trade	43,714,500	52,108,700	60,620,600	62,122,800	65,134,600	76,883,500	95,015,300	103,010,708	95,322,400	88,668,600
Retail trade	442,557,000	458,746,000	520,986,500	573,463,300	617,261,500	731,449,400	902,678,400	916,900,221	939,530,200	975,633,900
Transportation/warehouse	5,606,300	6,590,800	9,308,400	9,053,400	11,516,500	7,913,700	15,022,400	17,906,936	16,735,600	19,652,800
Information	24,145,500	21,657,600	19,100,000	19,543,100	20,524,800	17,097,800	19,959,400	17,835,875	14,907,200	16,756,900
Finance and insurance	519,900	409,400	831,200	755,300	845,900	664,100	274,900	408,045	240,200	216,900
Real estate, rental & lease	71,982,600	77,173,200	83,914,200	94,300,100	92,587,400	99,469,300	137,791,700	119,889,830	124,774,200	133,255,700
Professional & technical	12,068,800	11,412,700	11,676,400	11,880,800	10,040,700	12,784,300	15,474,600	14,237,638	17,054,500	19,283,000
Admin., support & waste	3,152,100	3,792,700	4,087,000	4,780,700	5,773,000	5,893,200	6,334,800	7,434,045	6,725,900	5,537,400
Educational services	219,000	147,700	190,000	160,600	141,100	193,800	272,200	375,090	287,500	246,600
Health and social assist	37,400	51,700	57,600	62,300	68,100	80,500	84,800	95,895	92,000	104,900
Arts, entertainment, & rec	8,034,900	8,691,500	9,956,700	10,770,200	11,167,200	10,661,300	14,676,800	11,527,656	12,463,900	12,138,300
Accommodations	478,702,300	507,754,400	568,346,900	590,100,200	569,051,000	546,221,800	800,853,700	787,667,054	861,593,200	916,270,100
Other services	29,798,500	30,930,500	33,544,000	35,680,100	33,618,700	34,700,000	40,907,700	41,312,001	39,027,000	41,936,800
Public administration	80,725,700	86,189,600	95,284,300	96,331,000	97,465,600	149,042,000	144,466,900	136,481,075	32,874,900	36,077,200
	$ 1,277,752,000	$ 1,349,144,900	$ 1,503,218,900	$ 1,586,568,000	$ 1,616,165,900	$ 1,774,573,400	$ 2,288,882,900	$ 2,286,893,807	$ 2,267,431,700	$ 2,404,897,900

Note: Sales are derived by dividing general purpose sales tax collections by the 1% local option sales tax rate in each industry classification.

Source: Wyoming Department of Revenue

Principal Employers
Current Year and Nine Years Ago
(Unaudited)

Employer	2025 Employees	Rank	Percentage of Total Employment	2015 Employees	Rank	Percentage of Total Employment
St. John's Hospital	850	1	3.78%	650	1	3.45%
Teton County School District	550	2	2.45%	498	2	2.64%
Teton County	374	3	1.66%	316	3	1.68%
Smith Food and Drug	185	4	0.82%	146	4	0.78%
Albertson's Food Center	160	5	0.71%	126	7	0.67%
Snow King Resort	150	6	0.67%	86	10	0.46%
Town of Jackson	161	7	0.72%	136	5	0.72%
Jackson Hole Airport	150	10	0.67%	88	N/A	0.47%
Town Square Inns	120	8	0.53%	128	6	0.68%
The Wort Hotel	110	9	0.49%	104	9	0.55%
	2,810		12.50%	2,278		12.10%

Source: Administration and Finance

Note: The data, produced by survey, varies by the respondent providing the information.
Teton County Average Monthly Employment 22,478
Wyoming Dept. of Workforce Services http://doe.state.wy.us/LMI

Demographic and Economic Statistics
Last Ten Years

(Unaudited)

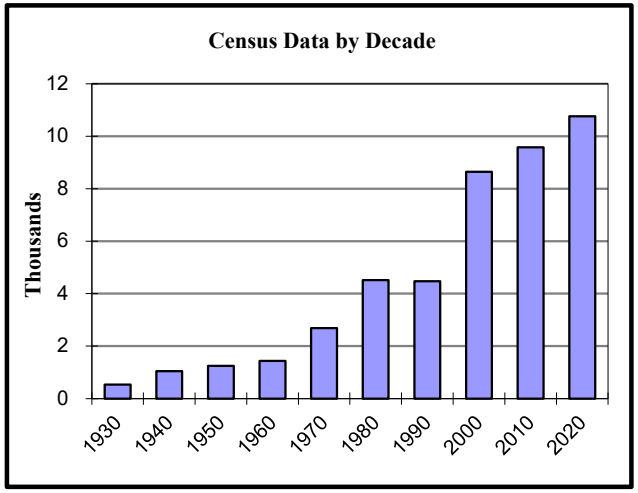
Year	Town of Jackson Population (1)	Teton County Unemploy-ment rate (2)	Teton County School Enrollment (3)	Teton County Personal Income (4) (thousands)	Teton County Per Capita Personal Income (5)	Education Level in Years of Formal Schooling	Teton County Median Age (1)
2016	10,523	2.6%	2,782	4,595,475	199,786	n/a	36
2017	10,529	2.2%	2,842	4,806,718	207,571	n/a	38
2018	10,532	2.4%	2,881	5,306,709	228,049	n/a	38
2019	10,429	2.3%	2,869	5,117,447	221,209	n/a	38
2020	10,559	9.4%	2,749	6,043,799	278,682	n/a	39
2021	10,760	3.9%	2,798	7,028,651	300,665	n/a	39
2022	10,849	2.2%	2,797	8,563,496	362,522	n/a	40
2023	10,698	1.7%	2,822	9,455,780	406,054	n/a	40
2024	10,639	1.7%	2,827	10,959,723	471,751	n/a	40
2025	10,680	2.3%	2,798	10,959,723 *	471,751 *	n/a	40

Sources: (1) US Census Bureau
(2) US Department of Labor - Bureau of Labor Statistics
(3) Wyoming Department of Education
(4) & (5) U. S. Department of Commerce - Bureau of Economic Analysis
* Bureau of Economic Analysis has not released 2025 income data, this data is set to release February 5, 2026
data can be found here https://www.bea.gov/data/income-saving/personal-income-county-metro-and-other-areas

Demographic Statistics
U.S. Census Data
(Unaudited)

Population Changes:

1930	533
1940	1,046
1950	1,244
1960	1,437
1970	2,688
1980	4,511
1990	4,472
2000	8,647
2010	9,577
2020	10,760



	2000		2010	
Age Characteristics:	Total	% Total	Total	% Total
Under 5 years	469	5%	624	7%
5-9 years	424	4%	469	5%
10-14 years	437	5%	390	4%
15-19 years	465	5%	384	4%
20-24 years	1,005	10%	969	10%
25-34 years	2,226	23%	2,602	27%
35-44 years	1,550	16%	1,584	17%
45-54 years	1,091	11%	1,197	12%
55-59 years	296	3%	441	5%
60-64 years	183	2%	327	3%
65-74 years	262	3%	339	4%
75-84 years	153	2%	161	2%
85 years and older	86	1%	90	1%
Total	8,647	100%	9,577	100%

Population Characteristic:	2000	% Total	2010	% Total	2020	% Total
Under 20	1,795	21%	1,867	19%	2,249	21%
20 and over	6,852	79%	7,710	81%	8,511	79%
	8,647	100%	9,577	100%	10,760	100%

Miscellaneous:	2000	2010	2020
Median Age:	30.8 years	31.9 years	32.6 years
Household size:	2.35 people	2.42 people	2.64 people
Number of households:	3,631 units	3,964 units	3,970 units

Source: U.S. Census Bureau

Full-time Equivalent Employees by Function/Program
Last Ten Fiscal Years
(Unaudited)

	Full-time Equivalent Employees as of June 30									
Function	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
General Government:										
Town Attorney	3.00	3.00	3.00	3.00	3.00	2.00	3.00	3.00	3.00	3.00
Municipal Judge	2.20	2.23	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Administration	1.00	1.00	1.00	1.00	3.00	1.00	1.00	1.00	3.00	3.00
Internal Services	3.50	3.50	3.56	3.56	4.06	3.80	4.80	4.80	4.80	4.80
Finance	4.30	4.33	3.99	3.99	3.99	4.00	4.00	4.00	4.00	4.00
External Affairs	-	-	-	-	-	2.00	3.00	4.00	2.00	2.00
Planning	5.00	5.25	5.25	5.25	4.25	4.00	4.00	4.00	5.00	5.00
Information Technology	3.60	3.60	3.60	3.60	3.60	3.60	5.70	5.70	6.00	6.00
Public Safety:										
Police	32.75	32.75	33.75	36.25	36.75	34.90	38.30	40.25	38.25	38.25
Building Inspection	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Victim Witness	2.50	2.50	2.50	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Animal Shelter	2.90	2.90	2.90	2.90	2.90	2.90	2.90	3.95	3.95	3.95
Public Works										
Administration	1.50	1.50	1.50	1.50	2.33	2.33	2.33	2.33	2.83	2.52
Streets	7.92	8.00	8.00	8.00	8.00	8.00	8.50	9.16	9.00	9.66
Town Engineer	3.00	3.00	3.00	3.00	4.00	3.00	4.00	4.00	4.00	4.00
Water O&M	4.00	4.00	4.00	4.00	4.58	4.58	4.58	5.58	5.58	5.74
Water Billing & Accounting	1.04	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Sewer Plant Operation	4.75	5.00	5.00	5.00	4.58	4.58	4.58	4.58	4.08	2.83
Sewer O&M	2.25	2.00	2.00	2.00	2.00	2.00	2.00	3.00	3.00	4.41
Sewer Billing & Accounting	1.04	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fleet Management	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Cemetery	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Transit										
Start Bus	38.63	37.95	38.48	40.34	41.80	33.65	40.49	43.90	42.61	45.44
Total Full-Time Equivalents	**134.13**	**133.76**	**135.28**	**140.14**	**145.60**	**133.10**	**149.94**	**160.01**	**157.85**	**161.35**

Source: Administration and Finance

Operating Indicators by Function
Last Ten Fiscal Years
(Unaudited)

Function	Year Ending June 30, 2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Police										
Total arrests	537	535	568	375	502	422	399	428	368	603
Total part 1 offenses incidents	590	229	170	158	233	191	194	172	226	179
DUI arrests	102	52	45	56	77	81	68	105	127	107
UCR Incidents reported	674	733	800	966	1,421	1,219	1,112	1,154	1,200	1,054
Fire/EMS										
Medical calls	1,142	1,043	986	1,049	1,185	1,192	1,439	1,509	1,376	1,265
Fire calls	45	51	54	64	60	60	82	61	59	50
Hazardous materials calls	51	46	34	46	65	73	72	107	108	101
Service calls	161	188	213	204	362	458	476	412	431	447
False alarms	122	151	89	130	253	271	336	368	333	376
Water Utility										
Annual Tap water billed (millions)	799	836	856	859	850	903	835	917	966	953
Number of meters billed	4,326	4,377	4,429	4,518	4,575	4,568	4,589	4,618	4,664	4,708
Transit										
Revenue miles	859,550	866,851	869,784	888,499	913,802	772,979	867,935	1,005,749	929,022	969,661
Passengers	979,674	1,002,443	1,051,982	1,054,567	904,931	440,131	633,578	816,825	1,002,787	1,097,481
Accidents	7	12	11	19	18	14	23	11	9	3
Accidents/100,000 miles	0.81	1.37	1.26	2.08	2.33	1.81	2.65	1.09	0.97	0.31

Source: Various Town departments

Capital Assets Statistics by Function
Last Eight Fiscal Years
(Unaudited)

Function	2018	2019	2020	2021	2022	2023	2024	2025
General government								
Town halls	1	1	1	1	1	1	1	1
Public safety								
Stations	1	1	1	1	1	1	1	1
Streets								
Street (miles)	34.0	34.0	34.0	34.2	34.2	34.2	34.2	34.2
Paved alleyways	1.0	1.2	1.2	1.2	1.2	1.4	1.4	1.4
Gravel alleyways	4.1	3.9	3.9	3.9	3.9	3.9	3.9	3.9
Parking garages	1	1	1	1	1	1	1	1
Recreation and culture								
Parks	12	12	12	12	12	12	12	12
Indoor ice arenas	1	1	1	1	1	1	1	1
Aquatics center	1	1	1	1	1	1	1	1
Water utility								
Well pump stations	5	5	5	5	5	5	5	5
Water mains (miles)	64.2	64.2	64.2	64.2	64.2	64.2	64.2	64.2
Water tanks	3	3	3	3	3	3	3	3
Fire hydrants	345	345	345	345	399	399	399	399
Sewage utility								
Sanitary sewers (miles)	57.4	57.4	57.4	57.4	57.4	57.4	57.4	57.4
Maximum daily treatment capacity (thousands of gallons)	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Lift stations	6	7	7	7	7	7	7	7
Manholes	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205

Source: Various town departments



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GOVERNMENT AUDIT REPORTS



TOWN OF JACKSON
WYOMING

JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity

75 YEARS 1948-2023

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

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

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Mayor and Town Council
Town of Jackson, Wyoming

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Jackson, Wyoming (the Town) as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements, and have issued our report thereon dated December 29, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Town's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



JONES SIMKINS LLC
Logan, Utah
December 29, 2025

JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity

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

Salt Lake City Office:
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Salt Lake City, UT 84101

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Town of Jackson, Wyoming's (the Town) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Town's major federal programs for the year ended June 30, 2025. The Town's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Town complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Town's compliance with the compliance requirements referred to above.

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Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Town's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Town's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Town's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Town's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Town's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing

their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



JONES SIMKINS LLC
Logan, Utah
December 29, 2025

TOWN OF JACKSON, WYOMING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended June 30, 2025

A. Summary of Auditor's Results

Financial Statements

1.	Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:	Unmodified
2.	Internal control over financial reporting: Material weaknesses identified:	No
	Significant deficiencies identified:	None reported
3.	Non-compliance material to financial statements noted:	No

Federal Awards

4.	Internal control over major federal programs: Material weaknesses identified:	No
	Significant deficiencies identified:	None reported
5.	Type of auditor's report issued on compliance for major federal programs:	Unmodified
6.	Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a):	No
7.	Identification of major federal programs:	
	• Assistance Listing #20.509	Formula Grants for Rural Areas and Tribal Transit Program
8.	Dollar threshold used to distinguish between Type A and Type B programs:	$ 750,000
9.	Auditee qualification as high or low risk:	Low

TOWN OF JACKSON, WYOMING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended June 30, 2025

B. Findings related to the financial statements required to be reported in accordance with *Government Auditing Standards.*

None

C. Findings and Questioned Costs Related to Federal Awards Required to be reported in accordance with the Uniform Guidance.

None

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2025

GRANTOR/GRANT TITLE	IDENTIFYING NUMBER	ASSISTANCE LISTING NUMBER	TOTAL AWARD AMOUNT	EXPENDITURES
GENERAL FUND				
US Department of Treasury:				
Passed through the WY Department of Health:				
America Rescue Plan Act - Mental Health Services	235792	21.027	126,200	66,000
US Department of Justice:				
Passed through the Wyoming Division of Victim Services:				
VOCA Program	15POVC-23-GG-00429-ASSI	16.575	49,500	49,500
Passed through the Wyoming Association of Sheriffs & Chiefs:				
Enforcing Underage Drinking	FY2024/2025	93.243	2,498	2,498
US Department of Transportation:				
Highway Safety Cluster:				
Passed through the Wyoming Department of Transportation:				
Impaired Driving High Visibility	AL-2024-BI-AL-01	20.600	13,029	2,886
Impaired Driving High Visibility	AL-2025-BI-AL-03	20.600	17,174	7,313
Occupant Protection High Visibility OT	OP-2024-BI-OP-01	20.600	4,832	1,167
Occupant Protection High Visibility OT	OP-2025-BI-OP-02	20.600	5,727	2,767
Total General Fund			218,960	132,131
SPECIAL REVENUE FUNDS				
US Department of Treasury:				
Passed through the Office of State Lands & Investments:				
America Rescue Plan Act - Housing	ARPA-LG-1414	21.027	1,250,000	1,250,000
US Department of Transportation:				
Passed through the Wyoming Department of Transportation:				
Wyoming Rural Public Transit Program:				
Formula Grants for Rural Areas	FT24335	20.509	4,829,024	947,513
Formula Grants for Rural Areas	FT25335	20.509	4,979,449	3,486,961
Passed through Idaho Transportation Department:				
Formula Grants for Rural Areas	O2371SB	20.509	577,874	619
Formula Grants for Rural Areas	O2471SB	20.509	577,875	54,570
Formula Grants for Rural Areas	O2571SB	20.509	549,919	158,551
Formula Grants for Rural Areas	O2571S1	20.509	266,278	153,819
Formula Grants for Rural Areas (CARES)	C2080SB	20.509	579,086	146,508
Non-Metropolitan Planning & Research:				
Passed through the Wyoming Department of Transportation:				
State Planning and Research Program	FT22375	20.505	120,000	355
Federal Transit Administration				
Passed through Teton County WY:				
National Infrastructure Investments RAISE	6928-2022-1	20.933	9,319,022	5,164
Total Special Revenue Funds			23,048,527	6,204,060

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2025 (continued)

GRANTOR/GRANT TITLE	IDENTIFYING NUMBER	ASSISTANCE LISTING NUMBER	TOTAL AWARD AMOUNT	EXPENDITURES
CAPITAL PROJECTS FUNDS				
Federal Transit Administration				
Passed through Teton County WY:				
National Infrastructure Investments RAISE	6928-2022-1	20.933	9,319,022	163,141
National Endowment for the Humanities				
Direct Program:				
Stilson Transit Center Public Art	1931942-42-24	45.024	75,000	75,000
US Department of the Interior:				
Passed through Wyoming Department of Environmental Quality:				
Stormwater Management Program Plan	NPS2020E	66.460	129,000	55,453
Stormwater Management Program Development	NPS2020H	66.460	100,679	16,150
Total Capital Projects Funds			9,623,701	309,744
ENTERPRISE FUNDS				
US Department of Treasury:				
Passed through the Office of State Lands & Investments:				
America Rescue Plan Act - Utilities	ARPA-WS-1073	21.027	1,573,458	1,285,076
US Department of Health and Human Services:				
Passed through Wyoming Department of Health:				
Epidemiological Surveillance	233019	93.323	80,000	4,500
Epidemiological Surveillance	240735	93.323	80,000	30,300
Total Enterprise Funds			1,733,458	1,319,876
Total Federal Awards			34,624,646	7,965,811

NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Town of Jackson under programs of the federal government for the year ended June 30, 2025. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Town of Jackson, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Town of Jackson.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3 - INDIRECT COST RATE

The Town of Jackson has not elected to use the 10% de minimis indirect cost rate as allowed under the Uniform Guidance.

RESOLUTION 25-13

A RESOLUTION ADOPTING THE FISCAL YEAR 2026 BUDGET FOR THE TOWN OF JACKSON, WYOMING.

WHEREAS, the Town of Jackson is subject to the provisions of the Uniform Municipal Fiscal Procedures Act as specified by Wyoming Statutes (W.S. 16-4-101 through 16-4-124); and

WHEREAS, pursuant to the Uniform Municipal Fiscal Procedures Act, the governing body for the Town of Jackson is required, by resolution or ordinance, to make the necessary appropriations and adopt a budget, subject to future amendment, for fiscal year 2026.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Jackson, Wyoming, in regular session duly assembled, that the budget for fiscal year ending June 30, 2026 shall be as follows:

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
ALL FUNDS - FINANCIAL SOURCES AND USES

DESCRIPTION	GENERAL FUND	SPECIAL REVENUE	CAPITAL PROJECTS	ENTERPRISE FUNDS	INTERNAL SERVICE	TOTAL FUNDS
Beginning Fund Balance	**$17,050,961**	**$14,775,076**	**$21,620,901**	**$12,879,831**	**$ 2,242,009**	**$ 68,568,778**
Revenues:						
Taxes	12,572,826	-	1,450,000	-	-	14,022,826
Licenses & Permits	1,710,578	142,000	250,000	-	-	2,102,578
Intergovernmental	16,829,671	14,045,917	5,816,695	883,458	-	37,575,741
Charges for Services	953,780	2,233,700	-	7,050,101	8,449,183	18,686,764
Fines & Forfeitures	380,000	-	-	-	-	380,000
Miscellaneous Revenue	1,209,214	1,590,371	661,050	461,760	95,000	4,017,395
Total Revenues	**33,656,069**	**18,011,988**	**8,177,745**	**8,395,319**	**8,544,183**	**76,785,304**
Transfers In	2,637,474	1,763,753	6,209,500	660,000	127,302	11,398,029
To Sources	**36,293,543**	**19,775,741**	**14,387,245**	**9,055,319**	**8,671,485**	**88,183,333**
Expenditures:						
General Government	9,296,372	709,669	6,364,368	-	6,359,016	22,729,425
Public Safety	13,827,603	20,000	1,449,240	-	281,349	15,578,192
Public Works	4,124,091	-	11,471,451	13,760,429	2,933,622	32,289,593
Community Health & Human Services	1,548,632	-	-	-	-	1,548,632
Community Initiatives	597,200	654,745	-	-	-	1,251,945
Transit	-	17,295,490	78,754	-	-	17,374,244
Culture & Recreation	2,669,010	600,000	694,184	-	-	3,963,194
Debt Service	-	-	-	66,970	-	66,970
Total Expenditures	**32,062,908**	**19,279,904**	**20,057,997**	**13,827,399**	**9,573,987**	**94,802,195**
Transfers Out	6,946,787	1,835,284	695,000	1,920,958	-	11,398,029
Total Uses	**39,009,695**	**21,115,188**	**20,752,997**	**15,748,357**	**9,573,987**	**106,200,224**
Ending Fund Balance	**$ 14,334,809**	**$ 13,435,629**	**$ 15,255,149**	**$ 6,186,793**	**$ 1,339,507**	**$ 50,551,886**
Change in Fund Balance	***(2,716,152)***	***(1,339,447)***	***(6,365,752)***	***(6,693,038)***	***(902,502)***	***(18,016,891***

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Town Council of the Town of Jackson, the preceding results in the following budgeted appropriations by fund and division for the fiscal year ending June 30, 2026:

General Fund	
General Government	
Mayor & Town Council	$ 559,647
Town Attorney	859,447
Municipal Judge	334,154
Administration	1,297,633
Internal Services	1,366,203
Finance	1,019,239
Communications & Strategic Initiatives	670,124
Information Technology	1,017,088
Planning	1,119,042
Town Facilities	1,053,795
Public Safety	
Police	8,007,791
Fire/EMS (County)	3,146,023
Emergency Management (County)	99,451
Communications Center (County)	970,596
Victim Services	476,201
Animal Shelter/Control	513,058
Building Inspections	614,483
Public Works	
Publice Works Administration	583,233
Streets	2,588,659
Town Engineer	893,596
Yard Operations	58,603
Community Health & Human Services	
Community Health & Human Services	1,548,632
Community Initiatives	
Community Initiatives	597,200
Culture and Recreation	
Parks & Recreation (County)	2,466,545
Pathways	122,584
Memorial Park (Cemetery)	79,881
Transfers Out	6,946,787
Total	$ 39,009,695

Special Revenue Funds	
Affordable Housing	
Community Development	$ 644,985
Parking Exactions	
Community Development	9,760
Park Exactions	
Culture & Recreation	600,000
Employee Housing	
General Government	709,669
Transfers Out	150,038
Animal Care	
Public Safety	20,000
Transfers Out	100,000
Lodging Tax	
Transfers Out	1,118,768
START Bus System	
Administration	1,797,571
Operations	8,107,919
Capital Outlay	7,390,000
Transfers Out	466,478
Total	$ 21,115,188

Capital Projects Funds	
Capital Projects (5th cent)	
Public Works	
Annual Street Maintenance	$ 1,530,000
Annual R&M - Boardwalks	112,200
Annual R&M-Paint Projects	94,554
Vine St 770 LF	544,000
Broadway Inlets At Jean, Gros Ventre	150,000
Broadway ADA	1,150,000
Tree Removal Existing Area	85,000
Placeholder Tbd By Tc Long Term Plannng Direction	50,000
General ROW Improvements	51,000
Seal PD Bay roof leaks	50,000
Public Safety	
Police Department Tasers	24,000
Meridian Barriers	77,000
Dispatch (County)	556,115
Fire/EMS (County)	644,205
Emergency Management	147,920
Culture and Recreation	
Parks & Recreation (County)	237,184
Pathways	
TOJ Bicycle Network Improvements	100,000
E-Bike Safety Improvements	300,000
Bike Racks	7,000
USFWS Connector & North Cache	20,000
Scott Lane-Maple Way Bike/Ped	30,000
Transit	
Build- Jorgenson 1 & 2	78,754
General Government	
UPS Server IT Server Room	25,000
Climate Action Projects	16,500
Council Chambers AV Upgrade	308,000
Bunkhouse Sprinkler System	25,000
EV charging stations - Subaward	4,918,368
EV charging stations - Town	661,500
New Town Hall Generator	350,000
Facilities - commercial/residential exteriors	40,000
GLS Basement Building	20,000
Transfers Out	695,000
2014 SPET	
North Cache Pedestrian Streetscape Improvements ($1,000,000) (Complete	3,000
Gregory Lane Complete St/Drainage	801,697
2019 SPET	
Gregory Lane Complete Street	6,800,000
2022 SPET	
County - Water Quality	50,000
Total	$ 20,752,997
Utility Funds	
Water Utility	
Public Works	
Maintenance and operations	$ 1,700,718
Water wells	364,442
Billing, accounting, & insurance	265,899
Capital outlay	5,209,054
Debt service	66,970
Transfers Out	960,479
Sewage Utility	
Public Works	
Sewage plant operations	914,714
Maintenance and operations	965,133
Billing, accounting, & insurance	258,856
Capital outlay	4,081,613
Transfers Out	960,479
Total	$ 15,748,357

Internal Service Funds	
Employee Insurance	$ 4,164,260
Fleet Management	2,763,622
Central Equipment	485,349
IT Services	2,160,756
Total	$ 9,573,987

PASSED, APPROVED, & ADOPTED this 16th **day of** June **, 2025**

Town of Jackson

By: _____

Arne O. Jorgenson
Mayor

ATTEST:

By: _____

Riley Hovorka
Town Clerk

THE TOWN OF JACKSON INCORPORATED SEAL 1914 TETON COUNTY, WYOMING

TOWN COUNCIL PROCEEDINGS

June 16, 2025 **JACKSON, WYOMING**

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

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

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

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

Public Comment. Rick Howe made public comment.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ordinance Y: An Ordinance Granting a Franchise to CenturyLink.

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

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

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

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

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

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

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

TOWN OF JACKSON

_____

ATTEST: Arne O. Jorgensen, Mayor

_____

Riley Hovorka, Town Clerk

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

Town of Jackson
FY2026 Adopted Budget



"Investing in public services and supporting Jackson's quality of life and community character while providing for a stable future".

Table of Contents ..... i-ii

Introductory Section

Town Manager's Budget Message 1
Executive Summary 4
Directory of Public Officials 7
Organization of Services Chart 8
A Look at the Budget by Fund 9
Major Revenues and Expenditures 24
Debt and Legal Debt Limit 27
Transfers In and Out 28
Full-Time Equivalents History 29

General Fund

Revenues, Expenditures, & Changes to Fund Balance 32
Revenues & Expenditures Chart 33
Revenues and Other Sources 34
Expenditures by Function and Department 37
General Government 38
Mayor and Council 39
Town Attorney 40
Municipal Judge 41
Administration 42
Internal Services 43
Finance 44
External Affairs 45
Information Technology 46
Planning 47
Town Facilities 48
Public Safety 49
Police - Administration 51
Police - Information Technology 52
Police - Investigations 53
Police - Patrol 54
Police - Community Service Officers 55
Police - Special Operations 56
Communications Center 57
Fire/EMS 58
Victim Services 59
Animal Shelter 60
Building Inspections 61
Public Works 62
Public Works Administration 63
Streets 64
Engineering 65
Yard Operations 66
Community Health & Human Services and Community Initiatives 67
Community Health & Human Services 68
Community Initiatives 69
Culture and Recreation 70
Parks and Recreation 71
Pathways 72
Memorial Park (Cemetery) 73
Transfers Out 74

Special Revenue Funds

Special Revenues – All Funds 75
Affordable Housing Fund 76
Parking Exactions Fund 78
Parks Exactions Fund 80
Employee Housing Fund 82
Animal Care Fund 85
START Bus System Fund 87
Lodging Tax Fund 92

Capital Projects

Capital Projects - All Funds 95
Capital Projects Fund 96
2014 SPET 101
2016 SPET 103
2019 SPET 105
2022 SPET 107

Enterprise Funds

Enterprise Fund - All Funds 109
Water Fund 110
Sewage Fund 117

Internal Service Funds

Internal Service Funds - All Funds 123
Employee Insurance Fund 124
Information Technology (IT) Services Fund 127
Central Equipment Fund 130
Fleet Management Fund 133

Capital Improvement Program

Integrated Capital Improvement Program 137
Projects by Year and Revenue Source 140

Appendixes

Financial Management Policies 145
Fee Schedule 148
Definitions 159
Sales Tax (4%) Distribution Diagram 162

TOWN OF JACKSON, WYOMING

Adopted Budget
For the Fiscal Year Ending June 30, 2026

INTRODUCTION

Honorable Mayor & Members of Town Council
Town of Jackson
Jackson, WY 83001

Dear Mayor Arne Jorgensen and Members of Town Council:

Transmitted here is the adopted Budget for the Town of Jackson for Fiscal Year 2026 (FY26) July 1, 2025 - June 30, 2026. Town staff continues to work to balance current needs, be resilient, and prepare for dynamic times, recognizing our responsibility to current and future generations. Fiscal transparency is a key priority for the organization, and this budget was prepared in accordance with Wyoming Statutes and Town Ordinances. This budget includes a continued focus on staff retention and a standard budget approach, addressing prudent requests, and some modest increases. We aim to keep pace with inflation and continue to meet needs of the community and organization. The Town's budget provides the following to our community.

- Investment in the Town's incredible staff including retaining and recruiting employees who provide quality services on which our community can rely.
- Resources to maintain and protect critical infrastructure including water and sewer.
- Clean drinking water, community safety, and consistent snow removal.
- Rebuilding of Gregory Lane above and below ground.
- A prudent reserve account for resilience and unforeseen challenges.

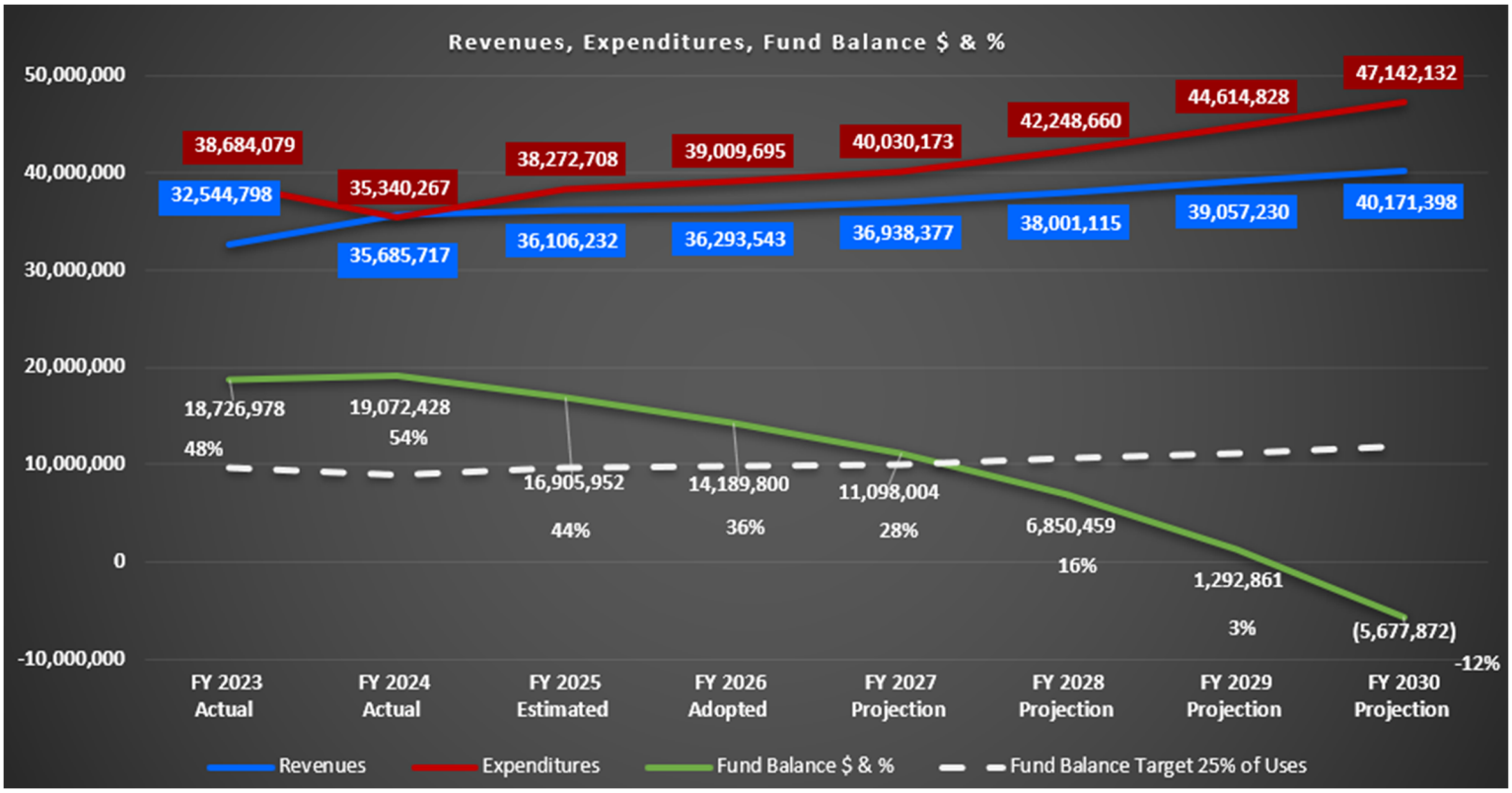
The budget addresses the high value the Town places on its employees, recognizing staff as the organization's greatest asset. The Pay Philosophy Town Council adopted states, *"The Town is committed to showing how much it values its employees through comprehensive compensation and benefits packages. The Town of Jackson's philosophy is to retain the incredible staff we have and recruit new employees that fit into our organizational culture and philosophy..."* Council has adopted an annual two step wage adjustment process including: 1) A cost of labor adjustment (4.7% for FY26) and 2) An annual increase (2.5% this year). These updates are a critical part of the Town's employee retention strategy, and I view them as crucial for all Town of Jackson staff.

This past year, the Town worked cooperatively with Teton County to place a Special Purpose Excise Tax (SPET) for a new Justice center on the November ballot. Part of this negotiation was the inclusion of a revised Town/County funding split if the SPET measure was approved that will take effect for FY26. With the successful passable of the SPET ballot, this budget incorporates the approved change to the split for Joint Departments from 46%/54% (Town/County) to a 43%/57% (Town/County). This means the Town is contributing about $650,000 in Operations and $130,000 in Capital, totaling $780,000 less to Joint Departments. Along with this shift, the Town and County agreed to review Joint Powers Agreements and consider funding and governance for all joint departments and services, during FY26.

An addition to this year's budget is the inclusion of Information Technology (IT) broken out by department, with line items for Town wide IT expenses and software and another for department specific software expenses. IT expenses have grown significantly over the past five years with a shift to subscription-based software and increased reliance on technology to support the Town's day-to-day functions. We will continue to discuss and consider IT expenses more thoroughly both Town-wide and at the department level to ensure we are making conscious and prudent decisions in this area.

Annual streets maintenance, the Gregory Lane rebuild, and continuation of the BUILD grant projects including the Stilson Transit Center, are the focal points for capital funding this year. We are also continuing to prioritize expansion of funds for annual street maintenance, to maintain current infrastructure. Rebuilding Gregory Lane is the single largest public works project the Town has taken on to date. This project is fully funded in the adopted budget including a contingency in the General Fund to cover potential increases in materials and/or labor as we update this integral corridor over the next 2 fiscal years. The Stilson Transit Center which is being managed by the Town is also a critical project to help ensure our community can meet its transportation goals.

The Town has been monitoring and discussing the recent trend of annual expenditures exceeding revenues and using the General Fund to make up the difference. This trend, shown in the chart below, projects that within five years the Town's revenues and General fund will no longer cover expenditures. This year's adopted budget is balanced using $2.7 million from the General Fund, which is less than the $3 million utilized in FY25. This is still a temporary solution though, which we will not be able to count on forever. This trend, and potential strategies to address it, will continue to be the focus of Strategic Budgeting discussions throughout the year.



At your retreat this past January, Council committed to continue to work on Strategic Budgeting to align current and future community needs with revenues. This process will begin in earnest once the FY26 budget is complete. This hard work, beginning to plan for projected financial needs and building into a resilient future, could lead to changes either in increased revenue, a reduction of services/expenditures, or most likely both. This budget relies on traditional revenue resources and includes modest increases related to staff retention and inflation anticipating the start of deeper work on a forward-looking Strategic Budgeting over the next year.

Also at its annual retreat, Council developed a clear list of priorities and associated projects for this calendar year. The adopted FY26 budget complements this effort with funding identified for work on a Stormwater Management Plan, Ecosystem Health Indicators, and revaluating the 2:1 Workforce Housing Bonus just to highlight a few items. Staff finds it reassuring to have these priorities laid out in advance, providing the ability to plan both financially and policy-wise.

In summary, the goals of the FY26 budget are to continue to work to retain and recruit a quality workforce for years to come, to support the rebuild and construction of Gregory Lane and the Stilson Transit Center, and to maintain our critical street infrastructure while continuing to explore organizational efficiencies.

With these overall goals in mind, the Town is working to ensure its fiscal responsibility by maintaining approximately 25% of total expenditures in its reserve fund for resilience, emergencies, or other unforeseen challenges. The FY26 adopted budget projects a general fund total of 36% of expenditures (25% reserve, 11% discretionary) going beyond our policy to have at least 25% in reserve and maintaining a solid contingency in the General Fund should unplanned for needs arise. As we continue to weather volatility, the Town will monitor expenditures and revenues closely and report quarterly about how projections and expenses are tracking in order to make adjustments, if necessary.

The FY26 budget is the product of a considerable team effort, from front line employees through Department Directors and especially the amount of time and effort provided by Finance Director Kelly Thompson. Thompson does an incredible job crunching numbers, organizing data, and preparing spreadsheets and charts for analysis. I am immensely grateful for the Town's incredible staff and our commitment to serving our community.

Sincerely,

Tyler Sinclair
Town Manager

EXPENDITURE FUNDS

The adopted budget for all funds excluding transfers out for FY26 is $94,802,195, up from an estimated $69,463,718 in FY25. The significant increase from last year is due to the Gregory Lane rebuild, START Bus purchases, and installation of EV Charging Stations. The bubble chart on the next page shows a breakdown of operating and capital expenditures, and Figure 1 below illustrates Town reserves, revenues, and expenditures for Fiscal Years 2024, 2025 and 2026.

The General Fund Budget for FY26 is $39,009,695, a $736,987 increase from FY25's estimated expenditures. The General Fund supports traditional government services (public safety, street maintenance, planning, general government, etc.), which do not need to be accounted for in any other funds. The major contributor to this year's increase is $1,180,000 for employee compensation offset by reductions in professional services, community initiatives and efficiencies in other areas.

For Personnel, the adopted budget includes 3.64 new full-time employees (FTEs) to help maintain current core levels of service including 2.10 for START variable drivers and 1.0 for a Facilities Maintenance Technician. For Employee Benefits, this budget includes a 7.2% wage increase comprised of a 4.7% cost of labor adjustment per the compensation plan and a 2.5% annual increase.

Health care costs are projected to increase approximately 18%, driven by claims, reinsurance, and an increase in FTE participants and their family members. Internal charge rates were kept flat in FY2025 due to a healthy fund balance. Due to a high claim year in FY2025, the health plan internal charge rate to respective funds increased by 3% in FY26. Staff notes that the Town will be reviewing our overall benefits over the next year as part of Strategic Budgeting, which could lead to changes in this area for FY27. In addition, staff notes with success filling vacant positions there may be increased expenditures for claims and premiums, which would mean a reduced health care fund balance.

Pooled Special Revenue Funds are budgeted to spend $21,115,188. This includes the START Fund, Employee Housing Fund, Affordable Housing Fund, Park Exaction Fund, Animal Care Fund, Parking Exactions Fund, and Lodging Tax Fund. The largest Special Revenue Fund is the START Fund, accounting for revenues and expenditures ($9.9M operations and $7.4M capital) for the transit system. Including, $6,800,000 for 8 bus replacements and $390,000 for three bus shelters.

Enterprise Funds account for revenues and expenses related to Water and Wastewater utility systems. Enterprise funds are legally required to be supported with user fees and revenues. The Water and Wastewater Funds account for both operating and capital costs for each of these utility funds. This budget includes $5.2M in water capital expenditures to improve water supply in West Jackson and Gregory Lane and $4.1M in wastewater capital improvements including Gregory Lane, Vine Street, and Broadway.

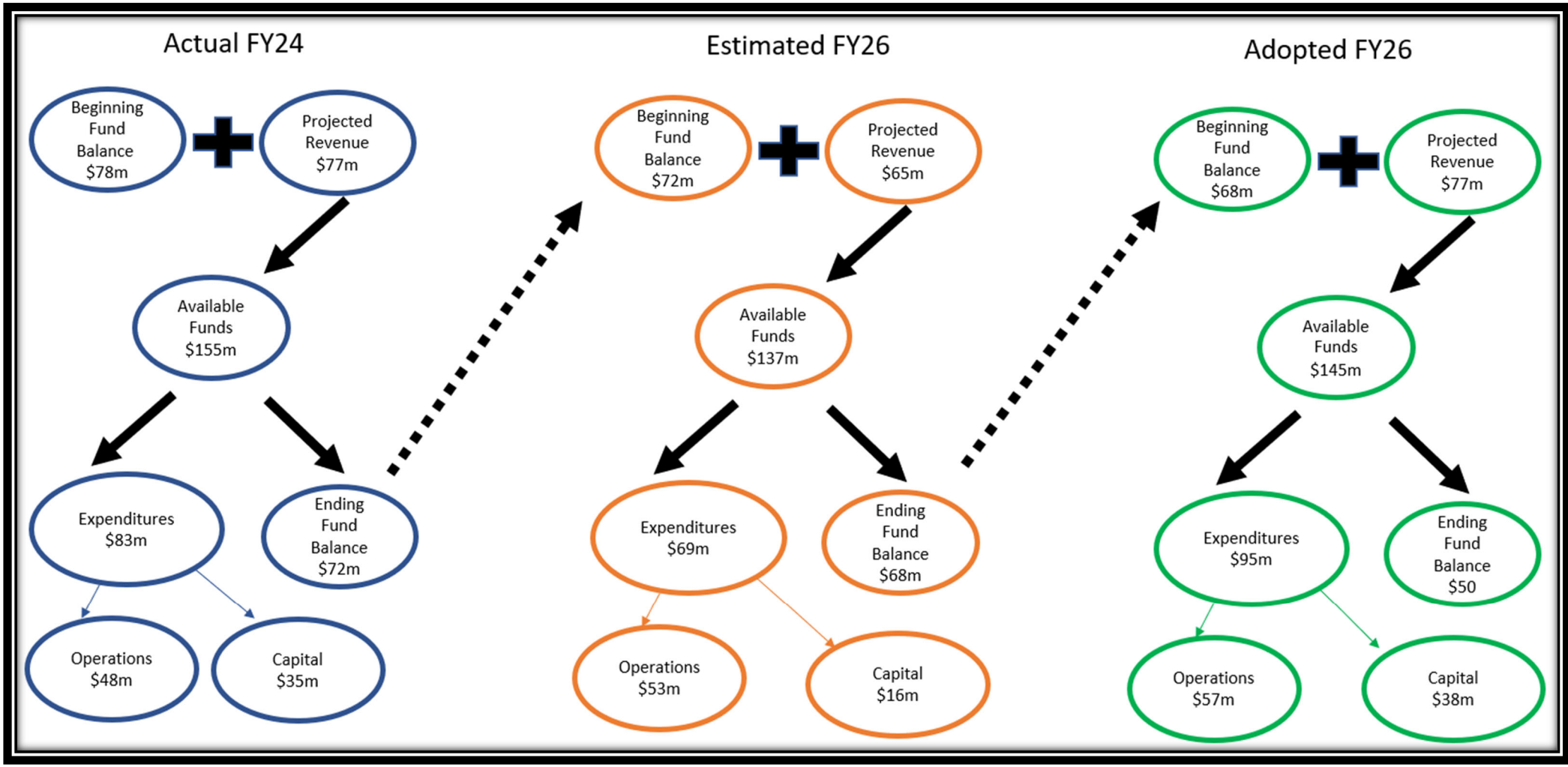
Internal Service Funds provide support on a cost-reimbursement basis, including Fleet Maintenance, Employee Insurance, Information Technology Services, and Central Equipment (Town vehicles like police cars, snowplows, front-end loaders, and other work trucks). The approved budget makes significant capital investments in this area totaling $700,000 in seven vehicles and a snow blower. These funds have little or no external revenue but receive revenue from departmental charges and internal transfers.

For our Capital Improvement Program (CIP), half of the 5th cent local option sales tax revenue is allocated to the Capital Projects Fund to build new infrastructure and preserve, protect, and extend the life of

current public infrastructure and assets. Including all capital project funds, this budget includes $20,057,997 in capital expenditures. Significant projects include:

- $11,328,864 Gregory Lane Complete Street
- $5,579,868 EV Charging Stations
- $1,619,000 Vine Street Complete Street
- $1,150,000 Broadway ADA Improvements
- $1,530,000 Annual Street Maintenance

Figure 1


Actual FY24
Beginning Fund Balance $78m
Projected Revenue $77m
Available Funds $155m
Expenditures $83m
Ending Fund Balance $72m
Operations $48m
Capital $35m
Estimated FY26
Beginning Fund Balance $72m
Projected Revenue $65m
Available Funds $137m
Expenditures $69m
Ending Fund Balance $68m
Operations $53m
Capital $16m
Adopted FY26
Beginning Fund Balance $68m
Projected Revenue $77m
Available Funds $145m
Expenditures $95m
Ending Fund Balance $50
Operations $57m
Capital $38m

MAYOR & TOWN COUNCIL

Position	Name	Term Expires
Mayor	Arne Jorgensen	12/31/2028
Council, Vice Mayor	Jonathan Schechter	12/31/2026
Council	Kevin Regan	12/31/2028
Council	Alyson Spery	12/31/2028
Council	Devon Viehman	12/31/2028

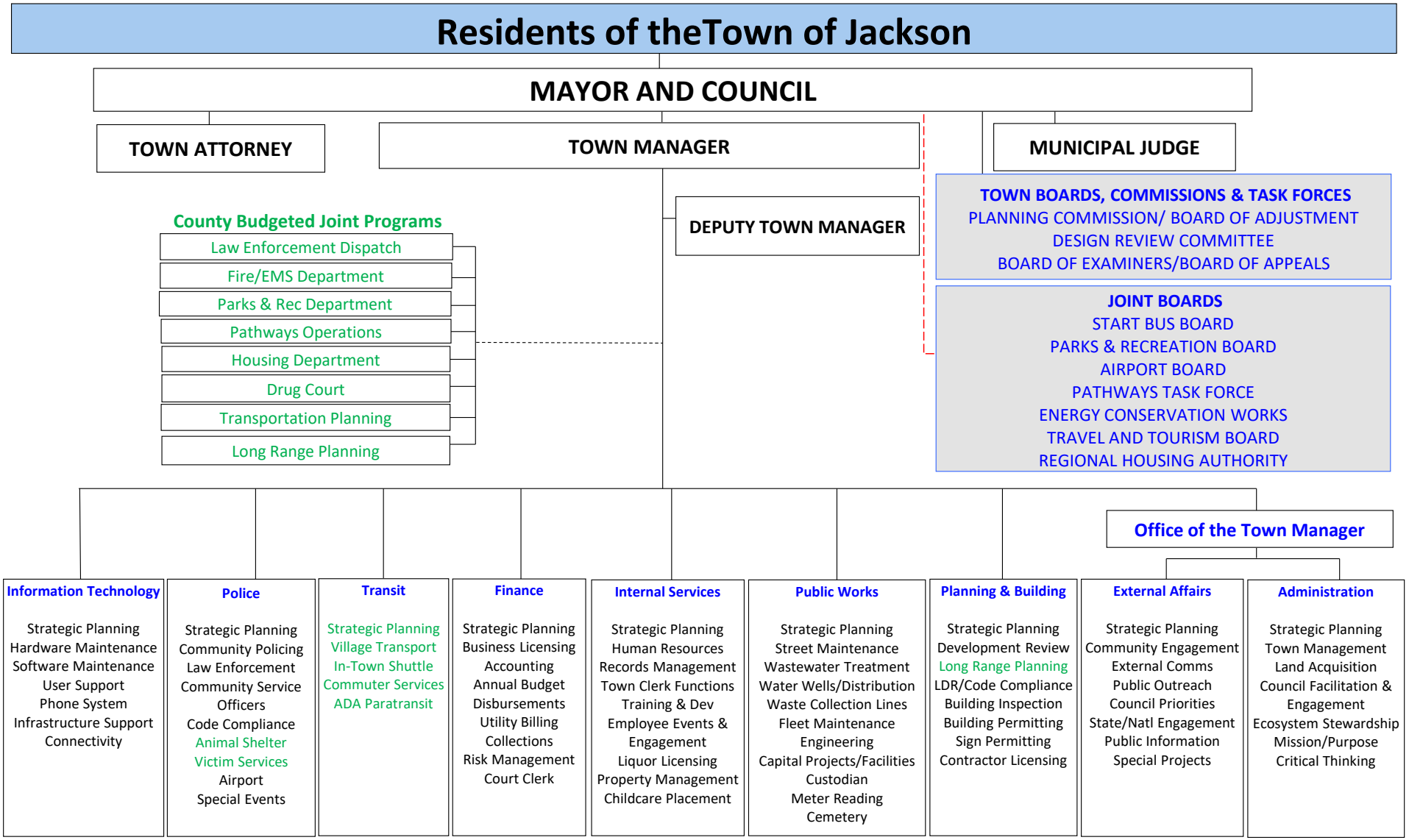
TOWN STAFF

Town Manager	Tyler Sinclair
Town Attorney	Lea Colasuonno
Municipal Judge	Christopher Leigh
Director of Internal Services	Roxanne Robinson
Director of External Services	Susan Scarlata
Finance Director	Kelly Thompson
Police Chief	Michelle Weber
Planning and Building Director	Paul Anthony
Public Works Director	Floren Poliseo
Transit Director	Bruce Abel
IT Director	Michael “Zolo” Palazzolo

JOINT TOWN/COUNTY STAFF

Fire/EMS Chief	Mike Moyer
Parks & Recreation Director	Tyler Florence
Jackson/Teton County Affordable Housing Director	April Norton

TOWN OF JACKSON ORGANIZATION



A Look at the Budget by Fund

One way of looking at the budget is by fund. A fund is a separate accounting entity created to account for specific revenue and expense activity. The Town of Jackson has several fund groupings, which are reviewed herein. The fund groupings are listed below:

Governmental Funds - funds generally used to account for tax-supported activities. There are five different governmental fund types, including a General Fund, Special Revenue Funds, Debt Service Funds, Capital Projects Funds, and Permanent Funds.

- General Fund - one of five governmental fund types that typically serve as the chief operating fund of a government. The General Fund is used to account for all financial resources except those required to be accounted for in another fund.

- Special Revenue Funds - used to account for the revenue derived from specific taxes or other earmarked revenue sources that are restricted by law or administrative action to expenditures for specified purposes. Special Revenue funds of the Town include Affordable Housing, Parking Exactions, Park Exactions, Employee Housing, Animal Care, Lodging Tax Fund and the START Bus System.

- Capital Projects Funds - established to account for resources used for the acquisition and construction of capital facilities by the Town, except those financed by proprietary funds. Capital Projects funds of the Town include those financed with a portion of the 5th Cent sales tax, Specific Purpose Excise Taxes (2006, 2010, 2014, 2016, 2019 and 2022), and Intergovernmental (grants, state shared, etc.).

- Debt Service Funds – are used to account for the accumulation of resources for, and the payment of general long-term debt principal and interest. Town has no outstanding general long-term debt.

- Permanent Funds – used to account for and report resources that are restricted to the extent that only earnings, and not principal, may be used for purposes that support governmental programs.

Proprietary Funds are funds that focus on the determination of operating income, changes in net assets (or cost recovery), financial position, and cash flows. There are two different types of proprietary funds: Enterprise funds and Internal Service funds.

- Enterprise Funds - established to account for the operations and financing of self-supporting activities of a governmental unit that renders services on a user charge basis to the general public, similar to private business enterprises. Enterprise funds of the Town include the Water and Sewage Utilities.

- Internal Service Funds - used to account for the financing of centralized services to different funds and Town departments on a cost reimbursement basis (including replacement costs). Internal Service funds of the Town include the Employee Insurance (health benefits), Fleet Management, Central Equipment, and Information Technology (IT) Services Funds.

General Fund

The General Fund is the Town's main principal fund, which accounts for all resources and services that are not required by law or management practice to be accounted for in another fund. Currently, the General Fund accounts for revenues by type (i.e. taxes, licenses and permits, fines and forfeitures, charges for services, etc.) and expenditures by function (i.e. general government, public safety, etc.). Functions are divided into departments such as the police department, public works, planning, etc. Some larger departments are divided into divisions (police patrol, investigations). The state-shared 4% sales tax and the 1% local option sales tax combined are the largest sources of revenue in the General Fund, accounting for about ***76%*** of total General Fund operating revenues. The General Fund's largest operating expenditure is personnel (employee wages and benefits) comprising approximately 41% of total fund uses. Transfers out account for 18% of total fund uses.

The General Fund includes the following functions: 1) General Government; 2) Public Safety; 3) Public Works; 4) Community Health & Human Services; 5) Community Initiatives; 6) Culture and Recreation.

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
REVENUES , EXPENDITURES, & CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Beginning Fund Balance	**$ 24,865,353**	**$ 18,726,713**	**$ 19,072,428**	**$ 19,072,428**	**$ 16,905,952**	**$ 16,905,952**	**$ 16,905,952**	
Revenues:								
Taxes	11,566,156	12,286,329	12,362,549	12,509,412	12,572,826	12,572,826	12,572,826	1.7%
Licenses & Permits	1,636,675	2,033,967	1,534,843	1,682,258	1,781,231	1,781,231	1,710,578	10.3%
Intergovernmental	15,330,617	16,334,740	16,665,645	16,680,546	16,871,437	16,829,678	16,829,671	1.0%
Charges for Services	776,335	1,153,609	868,558	971,776	923,780	953,780	953,780	8.9%
Fines & Forfeitures	466,907	362,841	310,000	460,000	340,000	380,000	380,000	18.4%
Miscellaneous	873,861	1,569,423	1,229,764	1,392,842	1,209,214	1,209,214	1,209,214	-1.7%
Total Revenue	**30,650,551**	**33,740,909**	**32,971,359**	**33,696,834**	**33,698,488**	**33,726,729**	**33,656,069**	2.0%
Transfers In	1,894,246	1,944,808	2,409,398	2,409,398	2,678,862	2,637,700	2,637,474	8.6%
Total Sources	**32,544,797**	**35,685,717**	**35,380,757**	**36,106,232**	**36,377,350**	**36,364,429**	**36,293,543**	2.5%
Expenditures:								
General Government	6,748,115	7,359,713	8,829,264	8,515,259	9,428,600	9,297,653	9,296,372	5.0%
Public Safety	9,507,214	11,307,276	13,072,586	13,050,880	14,102,474	13,808,139	13,827,603	5.5%
Public Works	3,083,114	3,271,105	3,869,226	3,804,091	4,532,136	4,124,120	4,124,091	6.2%
Community Health & Human Services	1,216,307	1,419,651	1,567,651	1,553,151	1,942,347	1,548,632	1,548,632	-1.2%
Community Initiatives	352,002	458,706	720,975	726,463	776,149	478,700	597,200	-20.7%
Culture & Recreation	1,003,087	2,319,220	3,129,125	3,128,683	2,885,307	2,602,141	2,669,010	-17.2%
Total Expenditures	**21,909,839**	**26,135,671**	**31,188,827**	**30,778,527**	**33,667,013**	**31,859,385**	**32,062,908**	2.7%
Transfers Out	16,773,598	9,204,331	7,589,519	7,494,181	7,449,404	6,446,787	6,946,787	-9.3%
Total Uses	**38,683,437**	**35,340,002**	**38,778,346**	**38,272,708**	**41,116,417**	**38,306,172**	**39,009,695**	0.6%
Ending Fund Balance	**$ 18,726,713**	**$ 19,072,428**	**$ 15,674,839**	**$ 16,905,952**	**$ 12,166,885**	**$ 14,964,209**	**$ 14,189,800**	
Change in Fund Balance	***(6,138,640)***	***345,715***	***(3,397,589)***	***(2,166,476)***	***(4,739,067)***	***(1,941,743)***	***(2,716,152)***	

General Fund Revenues

General taxes consist of the one percent local option sales tax (5th Cent) and franchise taxes on the gross sales of electricity, gas, cable, trash, telephone, and recycling service in Town. Because the Town has 46% of the County's population, the local option tax is split 46% for the Town and 54% for the County. The 5th Cent sales tax supports General Fund operations and capital projects. Consistent with historical practice, the General Fund will retain 50% of the 5th Cent to support operations and the remaining 50% will transfer to the Capital Projects Fund to fund projects. Both the state-wide and optional local sales taxes are projected to increase by 3% over the 2025 estimate. Most franchise taxes are calculated at 10% of the gross sales of the particular service provided within the community by private entities

General Taxes	FY2023 Actual	FY2024 Actual	FY2025 Amended	FY2025 Estimated	FY2026 Requested	FY2026 Recomm'd	FY2026 Adopted	% Change FY25 Amend
1% Local Sales & Use Tax	$ 10,505,372	$ 11,147,256	$ 11,195,765	$ 11,195,765	$ 11,419,000	$ 11,419,000	$ 11,419,000	2.0%
Property Taxes	378,488	444,414	463,014	463,014	436,194	436,194	436,194	-5.8%
Motor Vehicle Fees	29,347	30,843	30,000	30,000	30,000	30,000	30,000	0.0%
Franchise Tax-Electric	193,463	192,268	192,268	198,220	198,218	198,218	198,218	3.1%
Franchise Tax-Gas&Propane	92,865	96,364	96,364	101,910	101,910	101,910	101,910	5.8%
Franchise Tax-Cable	131,871	126,828	128,000	121,998	122,000	122,000	122,000	-4.7%
Franchise Tax-Trash	210,080	232,220	215,000	376,000	243,000	243,000	243,000	13.0%
Franchise Tax-Phone	17,615	11,763	18,000	18,000	18,000	18,000	18,000	0.0%
Franchise Tax-Small Cell	3,038	-	20,000	-	-	-	-	---
Franchise Tax-Recycling	4,017	4,373	4,138	4,505	4,504	4,504	4,504	8.8%
Total	**$ 11,566,156**	**$ 12,286,329**	**$ 12,362,549**	**$ 12,509,412**	**$ 12,572,826**	**$ 12,572,826**	**$ 12,572,826**	**1.7%**

Fee Schedule
The fee schedule is adopted by resolution. These resolutions may occur annually with the budget or throughout the year as adjustments arise. This schedule drives various revenue items within the Licenses & Permits and Charges for Services divisions. Council reviews current and potential new fees during the budget process. In FY2026, most fees will incur a 2.34% increase over FY2025, which is tied to the U.S Bureau of Labor Statistics Denver CPI. Please see https://www.jacksonwy.gov/325/Permits-Applications for the current fee schedule.

Licenses and Permits revenues are primarily business licenses, liquor licenses and building permits. These three will account for 63% of the total $1,710,578 budgeted for all licenses and permits. Building permits are impacted by external economic factors and internal development policies adopted by elected Town officials. Other licenses include contractor and animal licenses, and other permits include development, rodeo contract, and grading. The budget shows a 11% increase from FY2025.

Intergovernmental revenues typically come from federal, state, and county governments. Some of the revenues are passed through other governmental units, such as federal grants awarded to states, which are then distributed to local governments. Wyoming distributes 31% of the 4% state sales taxes generated locally and varying percentages of gasoline, cigarette, and severance taxes to municipalities throughout the state. The State also distributes a portion of its federal mineral royalties to local governments.

Intergovernmental	FY2023 Actual	FY2024 Actual	FY2025 Amended	FY2025 Estimated	FY2026 Requested	FY2026 Recomm'd	FY2026 Adopted	% Change FY25 Amend
4% State Sales & Use Tax	12,850,112	13,636,881	13,706,733	13,706,732	13,981,000	13,981,000	13,981,000	2.0%
Lodging Tax - 10%	455,231	484,650	473,611	473,611	488,000	488,000	488,000	3.0%
Gasoline Tax	471,933	494,601	476,652	514,000	514,000	514,000	514,000	7.8%
Cigarette Tax	18,585	15,879	16,727	15,000	15,000	15,000	15,000	-10.3%
Severance Tax	390,457	383,921	385,000	380,310	385,000	385,000	385,000	0.0%
Federal Mineral Royalties	538,701	544,340	545,000	550,000	545,000	545,000	545,000	0.0%
CARES and ARPA Grants	-	29,615	-	-	-	-	-	---
Lottery Distribution	61,025	53,621	30,000	30,000	30,000	30,000	30,000	0.0%
Skill Based	-	10,358	-	10,000	10,000	10,000	10,000	---
UW Equitable Climate Action	-	29,560	-	-	-	-	-	---
State/Federal Grants - Police	25,875	22,321	17,200	21,027	17,200	17,200	17,200	0.0%
WDH BHD - PD Mental Health	-	-	126,200	66,000	60,200	60,200	60,200	-52.3%
Victim Services Grant	89,348	92,831	90,925	99,000	90,925	90,925	90,925	0.0%
Teton Conservation District	-	5,573	20,000	20,000	-	-	-	---
TTB Destination Grant	-	14,000	210,000	210,000	-	-	-	---
County Reimburse - Joint Depts.	429,350	516,589	567,597	579,866	715,112	673,353	673,346	18.6%
Total	**$ 15,330,617**	**$ 16,334,740**	**$ 16,665,645**	**$ 16,675,546**	**$ 16,851,437**	**$ 16,809,678**	**$ 16,809,671**	**0.9%**

Charges for services for the General Fund are 6% of total fund revenues. Further, Teton County provides revenue generating parks, recreation, and EMS services to the Town. The Town reimburses the County for its share of expenses after revenues are subtracted.

Charges for services include plan review fees, cemetery fees, vehicle inspections, false alarm response income, and police services. In 2012, the Jackson Hole Airport started reimbursing the Town annually for police protection services. The FY2026 amount increased to $763,780.

Fines and forfeitures account for approximately 1% of the Town's budgeted revenues. The license plate recognition system (LPR) provides more effective parking enforcement.

Miscellaneous revenues account for approximately 3% of the Town's budgeted revenues. The current yield on 2-year U.S. Treasuries has is approximately 3.9%. Interest earnings are estimated to be consistent with 2025 across all funds. Miscellaneous revenues also include $512,184 in facility and property lease revenues.

All Other	FY2023 Actual	FY2024 Actual	FY2025 Amended	FY2025 Estimated	FY2026 Requested	FY2026 Recomm'd	FY2026 Adopted	% Change FY25 Amend
Charges for Services	$ 776,335	$ 1,153,609	$ 868,558	$ 971,776	$ 923,780	$ 953,780	$ 953,780	9.8%
Fines & Forfeitures	466,907	362,841	310,000	460,000	340,000	380,000	380,000	22.6%
Miscellaneous	873,861	1,569,423	1,229,764	1,392,842	1,209,214	1,209,214	1,209,214	-1.7%
Total	**$ 2,117,103**	**$ 3,085,873**	**$ 2,408,322**	**$ 2,824,618**	**$ 2,472,994**	**$ 2,542,994**	**$ 2,542,994**	**5.6%**

Joint Departments

The Town and County partner to provide single source services to residents and visitors. The Town provides START Bus (Special Revenue Fund), Victim Services, and Animal Shelter services. The County provides Fire/EMS, Emergency Management, Communication Center (Dispatch), Pathways, Parks & Recreation, and Affordable Housing services. The costs of these services (net of revenues) have been historically shared 45% by the Town and 55% by the County based on the 2010 Census. This changed to 46% Town and 54% County on July 1, 2022 based on the 2020 Census. The split changes to 43% Town and 57% County in FY2026 per a new MOU.

Provider	FY2023 Actual	FY2024 Actual	FY2025 Amended	FY2025 Estimated	FY2026 Requested	FY2026 Recomm'd	FY2026 Adopted	% Change FY25 Amended
Town								
START Bus System	$ 1,022,860	$ 1,919,399	$ 1,156,856	$ 1,156,856	$ 1,096,206	$ 1,081,878	$ 1,118,767	-3.3%
Victim Services	89,590	138,766	164,078	164,078	176,539	177,229	165,668	1.0%
Animal Shelter/Control	139,786	156,026	148,830	160,450	214,446	185,041	172,971	7.8%
Total Town	**$ 1,252,235**	**$ 2,214,191**	**$ 1,469,764**	**$ 1,481,383**	**$ 1,487,191**	**$ 1,444,148**	**$ 1,457,407**	**-2.5%**
County								
Fire/EMS	1,820,776	3,153,873	3,336,868	3,336,868	3,216,014	3,126,458	3,146,023	-5.7%
Emergency Management	65,953	91,005	87,594	90,000	101,063	101,063	99,451	10.5%
Communications Center	805,802	772,737	910,001	910,001	970,596	970,596	970,596	6.7%
Affordable Housing Operations	385,227	548,303	588,898	588,898	597,602	594,985	594,985	1.0%
Parks & Recreation	1,435,219	2,753,822	2,919,210	2,919,210	2,666,335	2,399,676	2,466,545	-15.5%
Pathways Operations	96,313	99,141	129,456	129,456	122,584	122,584	122,584	-5.3%
Transportation	43,025	198,294	293,201	293,201	324,258	230,733	230,733	-21.3%
Planning	326,358	143,933	103,344	97,533	78,798	78,798	78,798	-19.2%
Total County	**$ 4,978,673**	**$ 7,761,107**	**$ 8,368,572**	**$ 8,365,167**	**$ 8,077,250**	**$ 7,624,893**	**$ 7,709,715**	**-7.8%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
EXPENDITURES BY FUNCTION AND DEPARTMENT - CAPITAL

Provider	FY2023 Actual	FY2024 Actual	FY2025 Amended	FY2025 Estimated	FY2026 Requested	FY2026 Recomm'd	FY2026 Adopted	% Change FY25 Amended
Town								
START Bus System	$ 774,872	$ 573,095	$ 368,916	$ 7,076	$ 469,194	$ 469,194	$ 469,195	6530.5%
Total Town	**$ 774,872**	**$ 573,095**	**$ 368,916**	**$ 7,076**	**$ 469,194**	**$ 469,194**	**$ 469,195**	**6530.5%**
County								
Fire/EMS	757,804	913,071	659,618	659,618	831,255	644,205	644,205	-2.3%
Communications Center	-	342,449	593,015	593,015	556,115	556,115	556,115	-6.2%
Affordable Housing *	-	-	1,000,000	-	1,000,000	-	-	---
Parks & Recreation	158,060	7,002,006	848,422	848,422	278,034	237,184	237,184	-72.0%
Pathways *	74,175	374,436	486,860	127,794	507,000	457,000	457,000	257.6%
Total County	**$ 990,039**	**$ 8,631,962**	**$ 3,587,915**	**$ 2,228,849**	**$ 3,172,404**	**$ 1,894,504**	**$ 1,894,504**	**-15.0%**

Note: this represents the Town's 46% for FY2023 - FY2025 and 43% match for FY2026.
* Affordable Housing and Pathways - capital projects are not shared, each entity fully funds their capital projects

Fund Balance

The adopted budget reduces the fund balance $2,716,152.

ADOPTED BUDGET FOR FISCAL YEAR 2026

Beginning Fund Balance		$ 16,905,952
Fund Balance as % of Total Expenditures		40%
Sources of Funds:		
Revenues	$ 33,656,069	
Recurring Transfers In	2,637,474	
Non-recurring Transfer In	-	
Total Sources		36,293,543
Use of Funds:		
Expenditures	32,062,908	
Recurring Transfers Out	6,946,787	
Non-recurring Transfers Out	-	
Total Uses		39,009,695
Net Operating Surplus (Deficit)		$ (2,716,152)
Ending Fund Balance		$ 14,189,800
Fund Balance as % of Total Expenditures		36%

- General Fund net operating revenue shall equal or exceed net operating expenditures. Net operating revenue is defined as total revenue plus any recurring transfers-in for allocated services. Net operating expenditures are defined as total expenditures plus recurring transfers-out to the Affordable Housing Fund.
- Due to the General Fund's reliance on elastic revenue sources and the historical uncertainty surrounding expenditures, the annual General Fund unreserved ending fund balance target is 25% of that year's estimated net operating expenditures. However, the General Fund unreserved ending fund balance will always equal or exceed at least 20% of the prior year's net operating expenditures.

Fund balances are important indicators of the Town's fiscal health and management's stewardship. Spending fund balances for on-going operations leads to suboptimal decision making by both policy makers and managers. Additionally, fund balances allow the Town to respond to unexpected events.

Special Revenue Funds
Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specific purposes.

Affordable Housing Fund
The Affordable Housing Fund accounts for the Town's share of the Jackson/Teton County Affordable Housing Department and for housing developer exactions to be used for the purpose of creating additional affordable and employee housing units. The fund contributed more than $10M cash and land to multiple community housing projects over the last 6 years, please see a list of projects in the Housing Department Supply Plan and the Community Housing Trust Project List.

For FY26, the fund will contribute $594,985 to the Jackson/Teton County Affordable Housing Department. Projected fund balance at the end of FY26 is $5,139,563. This consists of $1,473,118 in restricted housing exactions and $3,666,445 in assigned funds. This fund balance can be used to purchase property on which restricted workforce housing will be built in accordance with the Housing Action Plan and Annual Housing Supply Plan and is available for Town Council to appropriate.

Parking Exactions Fund
The Parking Exactions Fund consists of $256,055 in restricted parking exactions and $1,609,875 in assigned funds. The restricted funds

account for developer parking exactions that are restricted for the purchase of land for parking or development of new parking facilities. The assigned funds are made up largely from Public Right of Way permit fees and parking garage fees. Projected fund balance at the end of FY26 is $1,865,930.

Parks Exactions Fund
The Parks Exactions Fund accounts for developer exactions to be used for the purchase of land for parks and pathways or for the construction of park amenities and pathways. The only FY2026 project is $600,000 Karns Meadow Master Plan and Conditional Use Permit. Projected fund balance at the end of FY26 is $97,593.

Employee Housing Fund
The Employee Housing Fund accounts for the rental income and rental costs associated with the Town's employee housing program. Operating surpluses, where rents exceed costs of maintenance, are expected to occur and are expected to be retained within the Employee Housing Fund to cover possible future operating deficits, fund long-term maintenance, partially fund facilities staff performing a portion of the property management duties, and to expand the program in future years. The Town currently owns 32 employee rental units at West Snow King. As a result of land contribution and funding, the Town currently holds rights of first purchase or rental with the Community Housing Trust including 6 rights of first purchase in their general inventory, 3 rights of first purchase or rental in their general inventory that includes rentals at Redmond Street Rentals, and 5 rights of first purchase restricted to King Street Condos. As a result of land contribution and funding, the Town currently holds rights of first purchase or rental with the Housing Department including 4 rights of first purchase at the Kelly Place Condos, 4 rights of first rental at the Flat Creek Housing project currently under construction, and 8 rights of first purchase at the S4 project scheduled to commence construction in FY26. The Town currently holds primary leases on 11 additional units in the community that are then leased to Town employees as well. The projected ending fund balance for FY26 is $2,760,473.

Animal Care Fund
The Animal Care Fund is primarily supported by donations for specific animal shelter needs. The projected ending fund balance for FY26 is $444,606.

Lodging Tax Fund
The Lodging Tax Fund accounts for the 30% visitor impact services portion of lodging tax collections. The adopted budget includes a projected 2.5% increase over the FY25 estimate. The FY26 budget funds the Town's 43% share of START operations. Projected fund balance at the end of FY26 is $907,513.

START Bus System Fund
The START Bus System Fund (START) accounts for revenue and expenditures, both operational and capital, associated with the START Bus Transit System.

The financial policies and goals currently established for START Fund are as follows:

- The target for the START balance is 15% of annual operating expenditures. Operating expenditures are defined as all non-capital expenditures plus the indirect cost allocation transfer to the General Fund.

- The Lodging Tax funds the Town's share of the START operating shortfall.

The projected ending fund balance for FY26 is $1,937,239. Transit operations are particularly sensitive to changes in fuel prices and parts. FY26 includes increases over FY25 service levels for Teton Village Summer service and van pool program. Please see START Operations-Plan for current and historical Operation Plans. For FY26, subsidies from Town and from Teton County are $1,320,867 and $1,750,917 respectively. Additionally, START is budgeting federal and state revenues for 9 bus acquisitions.

Capital Project Funds

The Capital Project Funds section includes revenue budgets and expenditure appropriations for capital project funds and the departments within them. Capital Project Funds are designed to account for funds that are legally restricted or locally designated for specific capital projects.

Capital Projects Fund (5th Cent)

The Capital Projects Fund accounts for financing and procurement of design and construction of capital improvements not accounted for in other capital project or proprietary funds. The major on-going source of revenue for the Capital Projects Fund is derived from the "5th-cent" transfer of sales tax from the General Fund. Other revenues include SPET revenues and state and federal grants.

Wyoming legislators biennially pass legislation distributing state-shared revenues to Wyoming local governments. "Over-the-cap" state-shared revenues for FY26 are forecast to be 362,257. These "over-the-cap" revenues will be used for capital projects.

The financial policies and goals currently established for the Capital Projects Fund are as follows:

- The Capital Projects Fund historically receives a portion of the 1% Local Option Tax (5th cent) from the General Fund on an annual basis. For FY 2026, the annual transfer consists of 50% of the 1% local option tax collected which is $ 5,709,500.

- A Five-Year Capital Improvements Plan will be adopted and updated annually and will include all projects that anticipate funding from the 1% Local Option Tax (5th cent), the Specific Purpose Excise Tax (6th cent), other capital project funds, the Utility Funds, and developer exactions.

- The projected ending fund balance for FY26 is $6,481,415.

The Town's Five-Year Capital Improvements Plan is a separate document with separate request and approval processes. Please see page 140 for a detailed list of projects in the five-year plan.

2014 Specific Purpose Excise Tax (SPET) Fund

The 2014 SPET Fund accounts for the 2014 authorization of Specific Purpose Excise Tax (6th cent sales tax) revenue that is restricted to projects related to specific street projects ($3.25M and stormwater projects in Town ($250K). The FY26 ending fund balance is projected at $2,224,242. The fund balance is available for street projects.

2016 Specific Purpose Excise Tax (SPET) Fund

The 2016 SPET Fund accounts for the 2016 authorization of Specific Purpose Excise Tax (6th cent sales tax) revenue that is restricted to mitigation for the West Broadway Landslide. Landslide mitigation was completed in the fall of 2018. Ongoing expenditures remain to monitor the landslide. The FY26 ending fund balance is projected at $353,706.

2019 Specific Purpose Excise Tax (SPET) Fund

The 2019 SPET Fund accounts for the 2019 authorization of Specific Purpose Excise Tax (6th cent sales tax) revenue that is restricted to Core Services Vehicle Maintenance Facility ($18.5M), Town of Jackson Downtown Water Quality Improvement Infrastructure – Cache Creek Project ($2M), and Gregory Lane – Street, Stormwater and Sewer Infrastructure, and Safe Routes to School ($8.5). The FY26 ending fund balance is projected at $3,874,549. The fund balance is available for Cache Creek and Gregory Lane ballot items.

2022 Specific Purpose Excise Tax (SPET) Fund

The 2022 SPET Fund accounts for the latest authorization of Specific Purpose Excise Tax (6th cent sales tax) revenue that is restricted to pedestrian improvements ($3M), employee housing ($10M), and energy projects ($5M). The FY26 ending fund balance is projected at $1,967,013. The fund balance is available for pedestrian improvements and employee housing.

Enterprise Funds
The Water and Sewage Utility Funds operate as enterprise, or business-type, funds that account for resources used to provide water and sanitary sewer service. The Town develops, records, monitors, and reports its budget on a modified accrual basis for all funds, including the Utility Funds. Budgets for the Utility Funds are produced in a manner similar to those of the General Fund, Special Revenue Funds, and Capital Project Funds. This allows certain Utility Fund transactions, such as asset purchases and principal payments on debt, to be recorded as expenses and to be subject to appropriation.

The working capital in the Water Utility Fund is projected to decrease by $3,619,003 during FY26. The working capital in the Sewage Utility Fund is projected to decrease by $3,074,035 during FY26. The projected ending working capital balance for the Water Utility Fund at the end of FY26 is $1,443,137. The projected ending working capital balance for the Sewage Utility Fund at the end of FY26 is $4,731,771. The Utility Funds currently have sufficient working capital balance reserves ($6.2 million, combined after FY26).

In FY2021, a comprehensive rate and capacity study was completed to develop a rate structure that incorporates current service expansion and plan for future growth 20-30 years from now. Rates were updated effective January 1, 2024. There will be rate reviews with potential adjustments on an annual basis going forward.

Internal Service Funds
This proprietary fund-type may be used to report any activity that provides goods and services to other funds, departments, or agencies of the primary government (Town of Jackson), or to other governments, on cost-reimbursement basis. The Town has four internal service funds: Central Equipment Fund, Employee Insurance Fund, Fleet Management Fund, and Information Technology Services Fund.

Employee Insurance Fund
The Employee Insurance Fund accounts for all costs of the employee health insurance plan. Employee Insurance Fund revenue is generated from charges to all funds containing employee benefit costs: General, START Bus System, Water Utility, Sewage Utility, and Fleet Management. The charges correspond to the amount of each fund's employee health care costs. This funding method attempts to moderate the annual fluctuations to each fund for employee health care expenditures.

The FY26 budget projects a 18% increase in plan member coverage costs compared to the FY25 estimate. This is due to increases in claims, reinsurance, and participants. Due to a high claim year in FY2024, the health plan internal charge rate to the respective funds increased by 7% in FY26. The projected FY26 ending fund balance of $719,2970 is sufficient to meet all "stop loss" insurance requirements.

Fleet Management Fund
The Fleet Management Fund provides fuel and maintenance services to both the Town and County. The largest customer is the START Bus System. The fund maintains fuel and parts inventories and employees including a fleet manager and five mechanics. Significant expense related to operating and maintaining the Core Maintenance Facility were new in FY25. The projected FY26 ending fund balance is negative $200,746. Staff plans to address and discuss the sustainability of this fund over the next year.

Central Equipment Fund

The Central Equipment Fund accounts for the accumulation of resources to be used for the replacement of vehicles and heavy equipment.

The financial policies and goals currently established for Central Equipment Fund are as follows:

- The target for the Central Equipment Fund shall allow for the timely replacement of equipment as projected over a ten-year planning horizon.
- Annual contributions from participating divisions shall be equal to the annual depreciation calculated on the acquired equipment plus an inflation factor.

The estimated value of all vehicles and heavy equipment (excluding START Bus System and enterprise funds) is approximately $6.8 million. Accumulated depreciation on central equipment fund assets is approximately $3.8 million. The adopted budget purchases 7 vehicles and 2 pieces of equipment totaling $485,349. The projected ending working capital balance for the Central Equipment Fund at the end of FY26 is $429,731.

Information Technology (IT) Services Fund

The IT Services Fund pools IT related costs and distributes them to each division by user. Pooled costs include hardware, software, communications, and contract maintenance costs. Personnel costs remain in the general government function of the General Fund.

The financial policies and goals currently established for IT Services Costs are as follows:

- The target for the IT Services Fund unreserved balance shall allow for the timely replacement of hardware and software as projected over a five-year planning horizon.
- Annual contributions from participating divisions shall be equal to the annual depreciation for hardware and software plus communications and contract maintenance costs distributed to related division by the number of users.

FY26 projects total $224,000. The projected fund balance for the IT Services Fund at the end of FY26 is $200,746.

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
ALL FUNDS - FINANCIAL SOURCES AND USES

DESCRIPTION	GENERAL FUND	SPECIAL REVENUE	CAPITAL PROJECTS	ENTERPRISE FUNDS	INTERNAL SERVICE	TOTAL FUNDS
Beginning Fund Balance	**$16,905,952**	**$14,492,364**	**$21,266,677**	**$12,867,946**	**$ 1,991,931**	**$ 67,524,870**
Revenues:						
Taxes	12,572,826	-	1,450,000	-	-	14,022,826
Licenses & Permits	1,710,578	142,000	250,000	-	-	2,102,578
Intergovernmental	16,829,671	14,045,917	5,816,695	883,458	-	37,575,741
Charges for Services	953,780	2,233,700	-	7,050,101	8,449,183	18,686,764
Fines & Forfeitures	380,000	-	-	-	-	380,000
Miscellaneous Revenue	1,209,214	1,590,371	661,050	461,760	95,000	4,017,395
Total Revenues	**33,656,069**	**18,011,988**	**8,177,745**	**8,395,319**	**8,544,183**	**76,785,304**
Transfers In	2,637,474	1,763,753	6,209,500	660,000	127,302	11,398,029
Total Sources	**36,293,543**	**19,775,741**	**14,387,245**	**9,055,319**	**8,671,485**	**88,183,333**
Expenditures:						
General Government	9,296,372	709,669	6,364,368	-	6,359,016	22,729,425
Public Safety	13,827,603	20,000	1,449,240	-	241,349	15,538,192
Public Works	4,124,091	-	11,471,451	13,760,429	2,973,622	32,329,593
Community Health & Human Services	1,548,632	-	-	-	-	1,548,632
Community Initiatives	597,200	654,745	-	-	-	1,251,945
Transit	-	17,295,490	78,754	-	-	17,374,244
Culture & Recreation	2,669,010	600,000	694,184	-	-	3,963,194
Debt Service	-	-	-	66,970	-	66,970
Total Expenditures	**32,062,908**	**19,279,904**	**20,057,997**	**13,827,399**	**9,573,987**	**94,802,195**
Transfers Out	6,946,787	1,835,284	695,000	1,920,958	-	11,398,029
Total Uses	**39,009,695**	**21,115,188**	**20,752,997**	**15,748,357**	**9,573,987**	**106,200,224**
Ending Fund Balance	**$ 14,189,800**	**$ 13,152,917**	**$ 14,900,925**	**$ 6,174,908**	**$ 1,089,429**	**$ 49,507,978**
Change in Fund Balance	***(2,716,152)***	***(1,339,447)***	***(6,365,752)***	***(6,693,038)***	***(902,502)***	***(18,016,891)***

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCES
SPECIAL REVENUE FUNDS

DESCRIPTION	AFFORDABLE HOUSING	PARKING EXACTIONS	PARKS EXACTIONS	EMPLOYEE HOUSING	ANIMAL CARE	LODGING TAX	START BUS	TOTAL
Beginning Fund Balance	**$ 4,845,763**	**$ 1,693,890**	**$ 646,693**	**$ 2,654,214**	**$ 504,406**	**$ 541,581**	**$ 3,605,817**	**$ 14,492,364**
Revenues:								
Taxes	-	-	-	-	-	-	-	-
Licenses & Permits	100,000	17,000	25,000	-	-	-	-	142,000
Intergovernmental	-	-	-	-	-	1,463,000	12,582,917	14,045,917
Charges for Services	-	90,000	-	-	-	-	2,143,700	2,233,700
Miscellaneous Revenue	193,800	74,800	25,900	965,966	60,200	21,700	248,005	1,590,371
Total Revenue	**293,800**	**181,800**	**50,900**	**965,966**	**60,200**	**1,484,700**	**14,974,622**	**18,011,988**
Transfers In	644,985	-	-	-	-	-	1,118,768	1,763,753
Total Sources	**938,785**	**181,800**	**50,900**	**965,966**	**60,200**	**1,484,700**	**16,093,390**	**19,775,741**
Expenditures:								
General Government	-	-	-	709,669	-	-	-	709,669
Public Safety	-	-	-	-	20,000	-	-	20,000
Community Development	644,985	9,760	-	-	-	-	-	654,745
Transit	-	-	-	-	-	-	17,295,490	17,295,490
Culture & Recreation	-	-	600,000	-	-	-	-	600,000
Total Expenditures	**644,985**	**9,760**	**600,000**	**709,669**	**20,000**	**-**	**17,295,490**	**19,279,904**
Transfers Out	-	-	-	150,038	100,000	1,118,768	466,478	1,835,284
Total Uses	**644,985**	**9,760**	**600,000**	**859,707**	**120,000**	**1,118,768**	**17,761,968**	**21,115,188**
Ending Fund Balance	**$ 5,139,563**	**$ 1,865,930**	**$ 97,593**	**$ 2,760,473**	**$ 444,606**	**$ 907,513**	**$ 1,937,239**	**$ 13,152,917**
Change in Fund Balance	***293,800***	***172,040***	***(549,100)***	***106,259***	***(59,800)***	***365,932***	***(1,668,578)***	***(1,339,447)***

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCES
CAPITAL PROJECTS FUNDS

DESCRIPTION	CAPITAL PROJECTS	2014 SPET	2016 SPET	2019 SPET	2022 SPET	TOTAL
Beginning Fund Balance	**$ 6,970,570**	**$ 2,943,439**	**$ 340,106**	**$10,474,549**	**$ 538,013**	**$21,266,677**
Revenues:						
General Taxes	-	-	-	-	1,450,000	1,450,000
Intergovernmental	5,816,695	-	-	-	-	5,816,695
Licenses & Permits	250,000	-	-	-	-	250,000
Miscellaneous Revenue	332,950	85,500	13,600	200,000	29,000	661,050
Total Revenue	**6,399,645**	**85,500**	**13,600**	**200,000**	**1,479,000**	**8,177,745**
Transfers In	6,209,500	-	-	-	-	6,209,500
Total Sources	**12,609,145**	**85,500**	**13,600**	**200,000**	**1,479,000**	**14,387,245**
Expenditures:						
General Government	6,364,368	-	-	-	-	6,364,368
Public Safety	1,449,240	-	-	-	-	1,449,240
Public Works	3,816,754	804,697	-	6,800,000	50,000	11,471,451
Culture and Recreation	694,184	-	-	-	-	694,184
Transit	78,754	-	-	-	-	78,754
Total Expenditures	**12,403,300**	**804,697**	**-**	**6,800,000**	**50,000**	**20,057,997**
Transfers Out	695,000	-	-	-	-	695,000
Total Uses	**13,098,300**	**804,697**	**-**	**6,800,000**	**50,000**	**20,752,997**
Ending Fund Balance	**$ 6,481,415**	**$ 2,224,242**	**$ 353,706**	**$ 3,874,549**	**$ 1,967,013**	**$14,900,925**
Change in Fund Balance	***(489,155)***	***(719,197)***	***13,600***	***(6,600,000)***	***1,429,000***	***(6,365,752)***

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCES
UTILITY FUNDS

DESCRIPTION	WATER UTILITY	SEWAGE UTILITY	TOTAL
Beginning Fund Balance	**$ 5,062,140**	**$ 7,805,806**	**$ 12,867,946**
Revenues:			
Intergovernmental	873,458	10,000	883,458
Charges for Services	3,533,101	3,517,000	7,050,101
Miscellaneous Revenue	212,000	249,760	461,760
Total Revenue	**4,618,559**	**3,776,760**	**8,395,319**
Transfers In	330,000	330,000	660,000
Total Sources	**4,948,559**	**4,106,760**	**9,055,319**
Expenditures:			
Public Works	7,540,113	6,220,316	13,760,429
Debt Service	66,970	-	66,970
Total Expenditures	**7,607,083**	**6,220,316**	**13,827,399**
Transfers Out	960,479	960,479	1,920,958
Total Uses	**8,567,562**	**7,180,795**	**15,748,357**
Ending Fund Balance	**$ 1,443,137**	**$ 4,731,771**	**$ 6,174,908**
Change in Fund Balance	***(3,619,003)***	***(3,074,035)***	***(6,693,038)***

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCES
INTERNAL SERVICE FUNDS

DESCRIPTION	EMPLOYEE INSURANCE	FLEET MANAGEMENT	CENTRAL EQUIPMENT	IT SERVICES	TOTAL
Beginning Fund Balance	**$ 1,850,635**	**$ (219,632)**	**$ 91,780**	**$ 269,148**	**$ 1,991,931**
Revenues:					
Charges for Services	2,958,916	2,634,113	777,000	2,079,154	8,449,183
Miscellaneous Revenue	74,000	(3,500)	11,300	13,200	95,000
Total Revenue	**3,032,916**	**2,630,613**	**788,300**	**2,092,354**	**8,544,183**
Transfers In	-	92,302	35,000	-	127,302
Total Sources	**3,032,916**	**2,722,915**	**823,300**	**2,092,354**	**8,671,485**
Expenditures:					
General Government	4,164,260	-	34,000	2,160,756	6,359,016
Public Safety	-	-	241,349	-	241,349
Public Works	-	2,763,622	210,000	-	2,973,622
Total Expenditures	**4,164,260**	**2,763,622**	**485,349**	**2,160,756**	**9,573,987**
Transfers Out	-	-	-	-	-
Total Uses	**4,164,260**	**2,763,622**	**485,349**	**2,160,756**	**9,573,987**
Ending Fund Balance	**$ 719,291**	**$ (260,339)**	**$ 429,731**	**$ 200,746**	**$ 1,089,429**
Change in Fund Balance	***(1,131,344)***	***(40,707)***	***337,951***	***(68,402)***	***(902,502)***

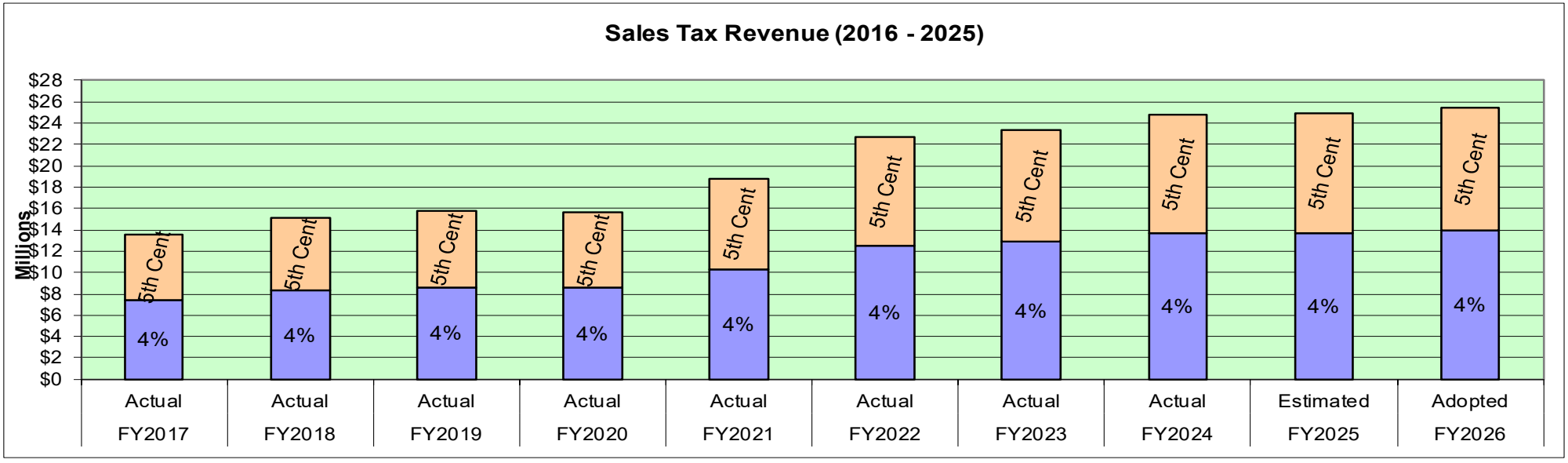
MAJOR REVENUES

SALES TAX REVENUE

Sales tax revenue consists of the four percent statewide sales tax and the optional 5th cent local sales tax. In the past, the optional 5th cent was split between the General Fund and the Capital Projects Fund based on the Town's assessed valuation. For FY 2025, the General Fund will retain 50% of the total and the other 50% will transfer to the Capital Projects Fund. Both the statewide and optional local sales taxes are projected to rise by 2% over the 2025 estimate.

SALES TAX REVENUE (2017 - 2026)

	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Estimated	FY2026 Adopted
General Taxes										
1% Local Sales Tax (5th Cent)	$ 6,097,720	$ 6,782,117	$ 7,075,291	$ 7,017,105	$ 8,447,081	$10,179,620	$10,505,372	$11,147,256	11,195,765	11,419,000
Percent Change		*11.2%*	*4.3%*	*-0.8%*	*20.4%*	*20.5%*	*3.2%*	*6.1%*	*0.4%*	*2.0%*
Intergovernmental Revenue										
4% State Sales Tax	$ 7,456,089	$ 8,287,034	$ 8,638,613	$ 8,568,034	$10,344,278	$12,478,912	$12,850,113	$13,636,881	$13,706,733	$ 13,981,000
Percent Change		*11.1%*	*4.2%*	*-0.8%*	*20.7%*	*20.6%*	*3.0%*	*6.1%*	*0.5%*	*2.0%*
Total	**$13,553,809**	**$15,069,151**	**$15,713,904**	**$15,585,139**	**$18,791,359**	**$22,658,532**	**$23,355,485**	**$24,784,137**	**$24,902,498**	**$ 25,400,000**
Percent Change		***11.2%***	***4.3%***	***-0.8%***	***20.6%***	***20.6%***	***3.1%***	***6.1%***	***0.5%***	***2.0%***



INTERGOVERNMENTAL REVENUE

CARES and ARPA grants support various one-time capital projects across multiple funds. Federal Transit Administration grants support operating and capital expenditures in the START Bus System Fund. Operating and Capital grants typically account for 57% and 80% of qualifying expenditures, respectively. WYDOT operating grants far exceeded historical levels in FY25. Therefore, increased funding is not expected in FY26.

INTERGOVERNMENTAL REVENUE (2017 - 2026)

Description	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Estimated	FY2026 Adopted
CARES & ARPA Grants	$ -	$ -	$ -	$ -	$ 4,585,468	$ 111,859	$ 1,692,110	$ 562,674	$ 2,041,000	$ 933,658
FTA/Wyoming 5311 Operations	1,798,236	1,588,610	2,081,219	2,533,025	3,006,489	3,104,832	3,761,784	3,786,593	3,623,630	4,185,700
FTA/Idaho 5311 Operations	130,852	70,472	195,024	364,313	396,652	463,705	549,377	480,327	499,011	726,300
FTA 5309 - Bus Replacement	560,984	-	-	-	-	-	-	-	-	-
FTA/WYDOT Bus Shelter	-	-	-	-	129,451	-	-	-	-	312,000
FTA/WYDOT 5304 Route Plan	-	-	-	30,969	49,031	-	74,093	45,518	-	-
BUILD Grant	-	-	-	-	-	-	-	2,724,318	-	1,542,000
FTA 5339/Wyoming Capital	20,921	23,363	20,407	239,175	1,880,000	-	4,163,076	-	-	4,378,000
Low-No Grant	-	-	-	-	2,050,825	-	-	-	-	-
Total	**$ 2,510,993**	**$ 1,682,445**	**$ 2,296,650**	**$ 3,167,482**	**$12,097,916**	**$ 3,680,396**	**$10,240,440**	**$ 7,599,430**	**$ 6,163,641**	**$ 12,077,658**

UTILITY REVENUES – CHARGES FOR SERVICES

In 2023, the Town passed ordinances updating tiered volume and base rates. The FY26 budget uses the new rates in the revenue forecasts in both utility services. Water and sewage sales do not include capital contributions such as capacity and tap fees. There are two customers accounting for more than 7% of water sales.

UTILITY REVENUES - CHARGES FOR SERVICES (2017 - 2026)

Description	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Estimated	FY2026 Adopted
Water Sales	$ 2,501,122	$ 2,425,940	$ 2,438,490	$ 2,396,841	$ 2,542,151	$ 2,617,787	$ 2,931,439	$ 2,868,814	$ 3,332,715	$ 3,358,101
Sewage Sales	2,381,480	2,381,767	2,386,369	2,321,974	2,405,970	2,373,210	2,524,439	2,620,182	2,542,000	2,612,000
Total	**$ 4,882,602**	**$ 4,807,707**	**$ 4,824,859**	**$ 4,718,815**	**$ 4,948,121**	**$ 4,990,997**	**$ 5,455,878**	**$ 5,488,996**	**$ 5,874,715**	**$ 5,970,101**

MAJOR EXPENDITURES

PERSONNEL

Personnel expenditure consists of wages and benefits for all full-time, part-time, and seasonal employees. The FY26 adopted budget includes an 7.2% salary increase and 3.64 new FTEs .

The budget maintains the deferred compensation match of $1,000 per employee.

PERSONNEL ALL FUNDS (2017 - 2026)

Description	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Estimated	FY2026 Adopted
Salaries & Wages - Regular	$ 6,862,447	$ 6,939,088	$ 7,373,311	$ 7,645,695	$ 7,510,847	$ 8,409,289	$ 9,595,304	$11,082,666	$12,914,609	$ 14,865,755
Salaries & Wages - Part-Time	1,122,860	977,465	1,157,930	1,078,722	804,935	775,806	746,668	1,173,266	1,225,697	1,555,673
Buyout - Compensated Absences	97,221	101,319	97,276	62,431	103,150	115,928	136,002	147,559	241,032	281,266
Overtime	131,491	333,252	363,833	182,120	238,626	364,102	405,009	420,192	438,332	428,751
Holiday Pay - PTO Buyback	21,580	31,619	59,993	48,706	55,801	65,325	76,585	92,789	87,241	87,196
FICA & Medicare	594,698	606,704	659,736	667,707	641,440	737,881	851,216	985,039	1,173,563	1,317,227
Health Insurance	2,106,754	2,224,765	2,335,545	2,520,753	2,075,934	2,539,410	2,790,434	2,740,063	2,798,217	2,808,583
Vision Insurance	20,710	20,955	22,186	24,095	21,644	26,831	26,004	25,911	25,440	24,972
Dental Insurance	96,745	101,355	108,651	117,059	74,891	151,862	131,042	130,240	127,331	125,361
Wyoming Retirement	933,434	953,649	1,020,991	1,107,255	1,107,562	1,295,648	1,596,095	1,835,527	2,210,656	2,509,813
Workers' Compensation	177,435	157,986	135,447	114,965	63,564	148,601	238,851	264,397	356,348	196,889
State Unemployment	27,860	26,292	17,614	22,492	74,578	8,065	-	8,095	54,860	56,701
Disability/Life Insurance	59,026	66,938	66,937	69,202	66,954	46,861	56,082	84,305	94,793	104,009
Total	**$12,252,260**	**$12,541,388**	**$13,419,449**	**$13,661,201**	**$12,839,927**	**$14,685,609**	**$16,649,294**	**$18,990,049**	**$21,748,119**	**$ 24,362,196**
Percent of Change	***13.3%***	***2.4%***	***7.0%***	***1.8%***	***-6.0%***	***14.4%***	***13.4%***	***14.1%***	***14.5%***	***12.0%***

PETROLEUM PRODUCTS

The Town of Jackson achieved significant reductions in energy consumption in pursuit of its 40X20 by goal. START Bus ridership has consistently increases year to year which increases routes and fuel consumption.

PETROLEUM PRODUCTS (ALL FUNDS 2017 - 2026)

Description	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Estimated	FY2026 Adopted
General Fund	$ 101,676	$ 90,560	$ 90,560	$ 118,247	$ 107,735	$ 123,897	$ 183,697	$ 144,078	$ 173,849	$ 159,984
START Bus System Fund	366,488	371,694	371,694	375,461	251,211	307,667	347,250	459,722	350,000	457,317
Utility Funds	18,296	15,817	15,817	13,534	13,272	16,817	20,622	19,919	25,295	25,295
Total	**$ 486,460**	**$ 478,071**	**$ 478,071**	**$ 507,242**	**$ 372,218**	**$ 448,381**	**$ 551,569**	**$ 623,719**	**$ 549,144**	**$ 642,596**
Percent of Change		***-1.7%***	***0.0%***	***6.1%***	***-26.6%***	***20.5%***	***23.0%***	***13.1%***	***-12.0%***	***17.0%***

Current Debt Obligations

Description	Original Amount	Remaining Amount	Interest Rate	Last Pay Year
2010 WWDC-Note	$ 1,158,046	$ 814,734	4.0%	2042
WBC Snow King	1,000,000	513,640	0.5%	2035
Total		$ 1,328,374		

Long-term debt consists of two notes from the State of Wyoming: a loan from the Wyoming Water Development Commission (WWDC) and a loan from the Wyoming Business Council (WBC). The Town has not adopted a formal debt policy. The WBC Snow King debt service is funded by Snow King Mountain lease payment.

The following schedule summarizes debt service payments for all two notes payable the next three years and beyond:

	Loans	
Year	Principal	Interest
2026	84,365	35,157
2027	85,990	33,532
2028	87,671	31,851
2029	89,410	30,111
2030	91,466	28,055
2031-42	889,472	180,521
Total	$ 1,328,374	$ 339,227

Legal Debt Margin

The Town's legal debt limit is four percent of its total assessed valuation. The 2025 assessed valuations are pending State approval in August. Based on the estimated 2025 assessed valuation of $872,338,998, the Town's legal debt margin can be calculated as follows:

Total Assessed Valuation (2025 Estimate)		$ 872,388,998
Debt Limit = 4% of Assessed Valuation		$ 34,895,560
Amount of Debt Applicable to Debt Limit:		
Total General Long-Term Debt Loans Payable	$ 1,328,374	
Less: Assets Available in Debt Service Fund	$ -	
Total Amount of Debt Applicable to Debt Limit		$ 1,328,374
Legal Debt Margin		$ 33,567,186

Transfers-In and Transfers-Out are typically the last items reported before the net change in fund balances on the GAAP based statement of revenues, expenditures, and changes in fund balances. In the budget, Transfers-In appear in the same grouping with revenues and Transfers-Out appear in the same grouping with expenditures. To reduce confusion, efforts should be made to reduce the number of interfund transfers.

General Fund transfers-in include allocation of costs for public works yard operations to the Water Utility Fund and Sewer Utility Fund. Some general government administrative-type costs are allocated to the utility funds on 10% basis and 3% to START Bus System. General Fund provides transfers-out to Affordable Housing and START to subsidize operational and capital expenditures. Finally, the repayment of interfund payables is not budgeted as a transfer.

ADOPTED BUDGET FOR FISCAL YEAR 2026
INTERFUND TRANSFERS MATRIX
ALL FUNDS

	TRANSFERS-IN											
TRANSFERS-OUT	General Fund	Animal Care Fund	START Bus System Fund	Lodging Tax Fund	Affordable Housing Fund	Employee Housing Fund	Capital Projects Fund	Water Utility Fund	Sewage Utility Fund	Employee Insurance Fund	Fleet Fund	Total Transfers Out
General Fund		$ -	$ -	$ -	$ 644,985	$ -	$ 6,209,500	$ -	$ -	$ -	92,302	$ 6,946,787
Animal Care Fund	100,000		-	-	-	-	-	-	-	-	-	100,000
START Bus System	466,478	-		-	-	-	-	-	-	-	-	466,478
Lodging Tax Fund	-	-	1,118,768		-	-	-	-	-	-	-	1,118,768
Affordable Housing	-	-	-	-		-	-	-	-	-	-	-
Employee Housing	150,038	-	-	-	-		-	-	-	-	-	150,038
Capital Projects Fund	-	-	-	-	-	-		330,000	330,000	-	-	695,000
Water Utility Fund	960,479	-	-	-	-	-	-		-	-	-	960,479
Sewage Utility Fund	960,479	-	-	-	-	-	-	-		-	-	960,479
Employee Insurance Fur	-	-	-	-	-	-	-	-	-		-	-
Fleet Fund	-	-	-	-	-	-	-	-	-	-		-
Total Transfers In	$ 2,637,474	$ -	$ 1,118,768	$ -	$ 644,985	$ -	$ 6,209,500	$ 330,000	$ 330,000	$ -	$ 92,302	$ 11,398,029

TOWN OF JACKSON, WYOMING
HISTORY OF DISTRIBUTION OF FULL-TIME EQUIVALENTS
ALL DEPARTMENTS - ALL FUNDS
FISCAL YEAR 2017 - 2026

DEPARTMENT	FISCAL YEAR 2017	FISCAL YEAR 2018	FISCAL YEAR 2019	FISCAL YEAR 2020	FISCAL YEAR 2021	FISCAL YEAR 2022	FISCAL YEAR 2023	FISCAL YEAR 2024	FISCAL YEAR 2025	FISCAL YEAR 2025	CHANGE FROM FY25 ADOPTED
General Government:											
Town Attorney	3.00	3.00	3.00	3.00	2.00	3.00	3.00	3.00	3.00	3.00	-
Municipal Judge	2.23	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.30	(0.20)
Administration	1.00	1.00	1.00	3.00	1.00	1.00	1.00	1.00	3.00	3.00	-
Town Clerk/Personnel	3.50	3.56	3.56	4.06	3.80	4.80	4.80	4.80	4.80	4.80	-
Finance	4.33	3.99	3.99	3.99	4.00	4.00	4.00	4.00	4.00	4.30	0.30
Community Development	-	-	-	-	2.00	3.00	4.00	4.00	2.00	2.00	-
Planning	5.25	5.25	5.25	4.25	4.00	4.00	4.00	5.00	5.00	5.00	-
Information Technology	3.60	3.60	3.60	3.60	3.60	5.70	5.70	6.00	6.00	4.80	(1.20)
Public Safety:											
Police	32.75	33.75	36.25	36.75	34.90	38.30	40.25	38.25	38.25	39.51	1.26
Building Inspection	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	-
Victim Witness	2.50	2.50	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	-
Animal Shelter	2.90	2.90	2.90	2.90	2.90	2.90	3.95	3.95	3.95	4.20	0.25
Public Works:											
Administration	1.50	1.50	1.50	2.33	2.33	2.33	2.33	2.83	2.52	3.02	0.50
Streets	8.00	8.00	8.00	8.00	8.00	8.50	9.16	9.00	9.66	9.16	(0.50)
Town Engineer	3.00	3.00	3.00	4.00	3.00	4.00	4.00	4.00	4.00	4.00	-
Water O&M	4.00	4.00	4.00	4.58	4.58	4.58	5.58	5.58	5.74	6.24	0.50
Water Billing and Accounting	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-
Sewer Plant Operations	5.00	5.00	5.00	4.58	4.58	4.58	4.58	4.08	2.83	2.83	-
Sewer O&M	2.00	2.00	2.00	2.00	2.00	2.00	3.00	3.00	4.41	4.91	0.50
Sewer Billing and Accounting	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-
Fleet Management	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	-
Cemetary	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.38	0.13
Transit:											-
START Bus	37.95	38.48	40.34	41.80	33.65	40.49	43.90	42.61	45.44	47.54	2.10
Total Full-time Equivalents	**133.76**	**135.28**	**140.14**	**145.60**	**133.10**	**149.94**	**160.02**	**157.86**	**161.36**	**165.00**	**3.64**

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TOWN OF JACKSON, WYOMING

Adopted Budget
For the Fiscal Year Ending June 30, 2026

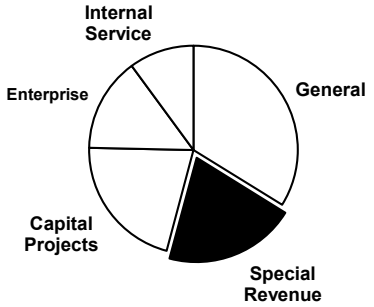
GENERAL FUND

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SCHEDULE OF REVENUE, EXPENDITURES, & CHANGES TO FUND BALANCES
ALL FUNDS

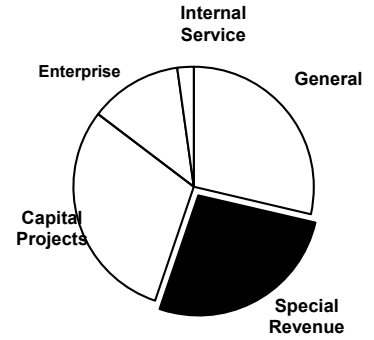
FUND DESCRIPTION	BALANCE JULY 1, 2025	REVENUE	TRANSFERS IN	EXPEND-ITURES	TRANSFERS OUT	BUDGETED BALANCE JUNE 30, 2026
General Fund	$ 16,905,952	$ 33,656,069	$ 2,637,474	$ 32,062,908	$ 6,946,787	14,189,800
Special Revenue Funds						
Affordable Housing	4,845,763	293,800	644,985	644,985	-	5,139,563
Parking Exactions	1,693,890	181,800	-	9,760	-	1,865,930
Park Exactions	646,693	50,900	-	600,000	-	97,593
Employee Housing	2,654,214	965,966	-	709,669	150,038	2,760,473
Animal Care Fund	504,406	60,200	-	20,000	100,000	444,606
Lodging Tax Fund	541,581	1,484,700	-	-	1,118,768	907,513
START Bus System	3,605,817	14,974,622	1,118,768	17,295,490	466,478	1,937,239
Total Special Revenue	14,492,364	18,011,988	1,763,753	19,279,904	1,835,284	13,152,917
Capital Project Funds						
Capital Projects (5th Cent)	6,970,570	6,399,645	6,209,500	12,403,300	695,000	6,481,415
2014 Specific Purpose Excise Tax	2,943,439	85,500	-	804,697	-	2,224,242
2016 Specific Purpose Excise Tax	340,106	13,600	-	-	-	353,706
2022 Specific Purpose Excise Tax	538,013	1,479,000	-	50,000	-	1,967,013
2019 Specific Purpose Excise Tax	10,474,549	200,000	-	6,800,000	-	3,874,549
Total Capital Projects	21,266,677	8,177,745	6,209,500	20,057,997	695,000	14,900,925
Enterprise Funds						
Water Utility	5,062,140	4,618,559	330,000	7,607,083	960,479	1,443,137
Sewage Utility	7,805,806	3,776,760	330,000	6,220,316	960,479	4,731,771
Total Enterprise Funds	12,867,946	8,395,319	660,000	13,827,399	1,920,958	6,174,908
Internal Service Funds						
Employee Insurance	1,850,635	3,032,916	-	4,164,260	-	719,291
Fleet Management	(219,632)	2,630,613	92,302	2,763,622	-	(260,339)
Central Equipment	91,780	788,300	35,000	485,349	-	429,731
IT Services	269,148	2,092,354	-	2,160,756	-	200,746
Total Internal Service Funds	1,991,931	8,544,183	127,302	9,573,987	-	1,089,429
Total All Funds	$ 67,524,870	$ 76,785,304	$ 11,398,029	$ 94,802,195	$ 11,398,029	$ 49,507,978

Note: Enterprise and Internal Service Funds are budgeted on a working-capital basis.

Total Appropriation (excluding transfers)
Fiscal Year Ending June 30, 2026



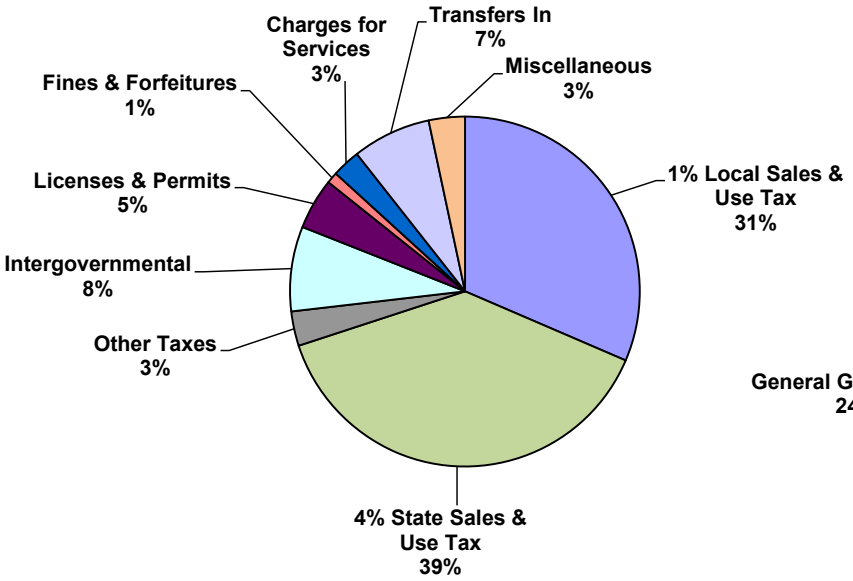
Estimated Ending Fund Balance
At June 30, 2026



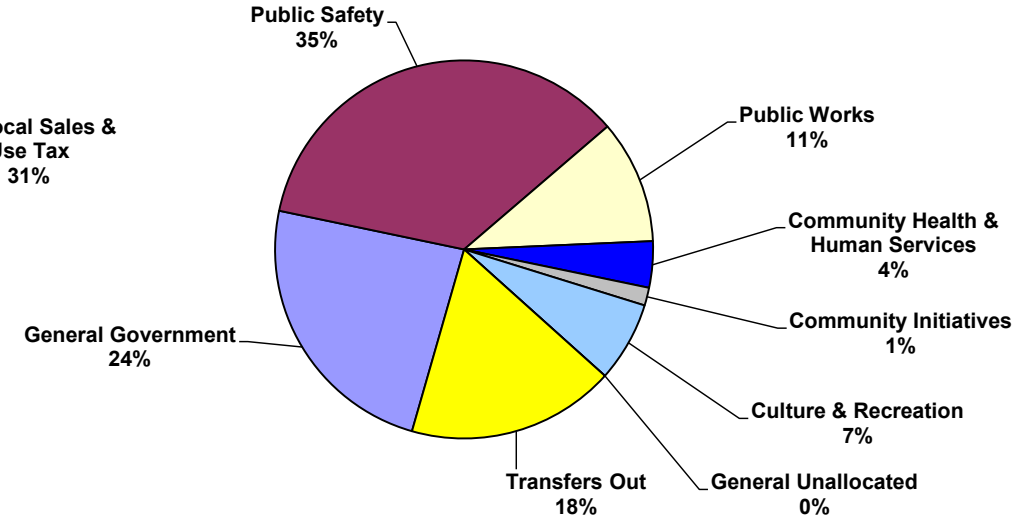
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
REVENUES , EXPENDITURES, & CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Beginning Fund Balance	**$ 24,865,353**	**$ 18,726,713**	**$ 19,072,428**	**$ 19,072,428**	**$ 16,905,952**	**$ 16,905,952**	**$ 16,905,952**	
Revenues:								
Taxes	11,566,156	12,286,329	12,362,549	12,509,412	12,572,826	12,572,826	12,572,826	1.7%
Licenses & Permits	1,636,675	2,033,967	1,534,843	1,682,258	1,781,231	1,781,231	1,710,578	10.3%
Intergovernmental	15,330,617	16,334,740	16,665,645	16,680,546	16,871,437	16,829,678	16,829,671	1.0%
Charges for Services	776,335	1,153,609	868,558	971,776	923,780	953,780	953,780	8.9%
Fines & Forfeitures	466,907	362,841	310,000	460,000	340,000	380,000	380,000	18.4%
Miscellaneous	873,861	1,569,423	1,229,764	1,392,842	1,209,214	1,209,214	1,209,214	-1.7%
Total Revenue	**30,650,551**	**33,740,909**	**32,971,359**	**33,696,834**	**33,698,488**	**33,726,729**	**33,656,069**	2.0%
Transfers In	1,894,246	1,944,808	2,409,398	2,409,398	2,678,862	2,637,700	2,637,474	8.6%
Total Sources	**32,544,797**	**35,685,717**	**35,380,757**	**36,106,232**	**36,377,350**	**36,364,429**	**36,293,543**	2.5%
Expenditures:								
General Government	6,748,115	7,359,713	8,829,264	8,515,259	9,428,600	9,297,653	9,296,372	5.0%
Public Safety	9,507,214	11,307,276	13,072,586	13,050,880	14,102,474	13,808,139	13,827,603	5.5%
Public Works	3,083,114	3,271,105	3,869,226	3,804,091	4,532,136	4,124,120	4,124,091	6.2%
Community Health & Human Services	1,216,307	1,419,651	1,567,651	1,553,151	1,942,347	1,548,632	1,548,632	-1.2%
Community Initiatives	352,002	458,706	720,975	726,463	776,149	478,700	597,200	-20.7%
Culture & Recreation	1,003,087	2,319,220	3,129,125	3,128,683	2,885,307	2,602,141	2,669,010	-17.2%
Total Expenditures	**21,909,839**	**26,135,671**	**31,188,827**	**30,778,527**	**33,667,013**	**31,859,385**	**32,062,908**	2.7%
Transfers Out	16,773,598	9,204,331	7,589,519	7,494,181	7,449,404	6,446,787	6,946,787	-9.3%
Total Uses	**38,683,437**	**35,340,002**	**38,778,346**	**38,272,708**	**41,116,417**	**38,306,172**	**39,009,695**	0.6%
Ending Fund Balance	**$ 18,726,713**	**$ 19,072,428**	**$ 15,674,839**	**$ 16,905,952**	**$ 12,166,885**	**$ 14,964,209**	**$ 14,189,800**	
Change in Fund Balance	***(6,138,640)***	***345,715***	***(3,397,589)***	***(2,166,476)***	***(4,739,067)***	***(1,941,743)***	***(2,716,152)***	

General Fund
Revenues and Other Sources



General Fund
Expenditures and Other Uses



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
REVENUES AND OTHER SOURCES

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
General Taxes								
1% Local Sales & Use Tax	$ 10,505,372	$ 11,147,256	$ 11,195,765	$ 11,195,765	$ 11,419,000	$ 11,419,000	$ 11,419,000	2.0%
Property Taxes	378,488	444,414	463,014	463,014	436,194	436,194	436,194	-5.8%
Motor Vehicle Fees	29,347	30,843	30,000	30,000	30,000	30,000	30,000	0.0%
Franchise Tax-Electric	193,463	192,268	192,268	198,220	198,218	198,218	198,218	3.1%
Franchise Tax-Gas&Propane	92,865	96,364	96,364	101,910	101,910	101,910	101,910	5.8%
Franchise Tax-Cable	131,871	126,828	128,000	121,998	122,000	122,000	122,000	-4.7%
Franchise Tax-Trash	210,080	232,220	215,000	376,000	243,000	243,000	243,000	13.0%
Franchise Tax-Phone	17,615	11,763	18,000	18,000	18,000	18,000	18,000	0.0%
Franchise Tax-Small Cell	3,038	-	20,000	-	-	-	-	-100.0%
Franchise Tax-Recycling	4,017	4,373	4,138	4,505	4,504	4,504	4,504	8.8%
Total	**11,566,156**	**12,286,329**	**12,362,549**	**12,509,412**	**12,572,826**	**12,572,826**	**12,572,826**	**1.7%**
Licenses & Permits								
Business Licenses	382,562	416,696	410,043	436,077	445,882	445,882	445,882	8.7%
Liquor Licenses	142,158	232,860	218,000	218,000	316,549	316,549	245,896	12.8%
Contractor Licenses	98,927	91,093	90,000	90,000	90,000	90,000	90,000	0.0%
COQ License Renewal	25,450	26,103	20,000	30,000	20,000	20,000	20,000	0.0%
Building Permits	586,994	787,860	400,000	400,000	425,000	425,000	425,000	6.3%
Special Event Permit	6,281	29,092	20,000	17,000	20,000	20,000	20,000	0.0%
Sign Permits	5,310	8,277	4,000	5,000	5,000	5,000	5,000	25.0%
Mechanical Permits	23,881	20,365	17,000	16,000	17,000	17,000	17,000	0.0%
Plumbing Permits	25,828	27,742	17,000	50,000	25,000	25,000	25,000	47.1%
Development Permits/Fees	48,816	46,813	30,000	40,000	35,000	35,000	35,000	16.7%
Grading/Erosion/Demo Permits	3,280	5,224	4,000	4,300	4,500	4,500	4,500	12.5%
Animal Licenses	4,051	5,245	4,800	2,000	2,300	2,300	2,300	-52.1%
Rodeo Contract Fees	283,137	336,597	300,000	373,881	375,000	375,000	375,000	25.0%
Total	**1,636,675**	**2,033,967**	**1,534,843**	**1,682,258**	**1,781,231**	**1,781,231**	**1,710,578**	**11.4%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
REVENUES AND OTHER SOURCES (Continued)

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Intergovernmental								
4% State Sales & Use Tax	12,850,112	13,636,881	13,706,733	13,706,732	13,981,000	13,981,000	13,981,000	2.0%
Lodging Tax - 10%	455,231	484,650	473,611	473,611	488,000	488,000	488,000	3.0%
Gasoline Tax	471,933	494,601	476,652	514,000	514,000	514,000	514,000	7.8%
Cigarette Tax	18,585	15,879	16,727	15,000	15,000	15,000	15,000	-10.3%
Severance Tax	390,457	383,921	385,000	380,310	385,000	385,000	385,000	0.0%
Federal Mineral Royalties	538,701	544,340	545,000	550,000	545,000	545,000	545,000	0.0%
CARES and ARPA Grants	-	29,615	-	-	-	-	-	---
DOT Charging Grant	-	-	-	5,000	20,000	20,000	20,000	
Lottery Distribution	61,025	53,621	30,000	30,000	30,000	30,000	30,000	0.0%
Skill Based	-	10,358	-	10,000	10,000	10,000	10,000	---
UW Equitable Climate Action	-	29,560	-	-	-	-	-	---
State/Federal Grants - Police	25,875	22,321	17,200	21,027	17,200	17,200	17,200	0.0%
WDH BHD - PD Mental Health	-	-	126,200	66,000	60,200	60,200	60,200	-52.3%
Victim Services Grant	89,348	92,831	90,925	99,000	90,925	90,925	90,925	0.0%
Teton Conservation District	-	5,573	20,000	20,000	-	-	-	-100.0%
TTB Destination Grant	-	14,000	210,000	210,000	-	-	-	-100.0%
County Reimburse - Joint Depts.	429,350	516,589	567,597	579,866	715,112	673,353	673,346	18.6%
Total	**15,330,617**	**16,334,740**	**16,665,645**	**16,680,546**	**16,871,437**	**16,829,678**	**16,829,671**	**1.0%**
Charges for Services								
Alarm Bond Income	16,185	14,286	5,000	8,000	8,000	8,000	8,000	60.0%
Special Police Services - Airport	604,081	763,781	756,058	763,776	763,780	763,780	763,780	1.0%
Special Police Services - School	65,000	65,000	-	-	-	-	-	---
Special Police Services - Other	38,949	12,617	50,000	15,000	40,000	40,000	40,000	-20.0%
Public Safety Education	-	-	500	-	-	-	-	-100.0%
VIN Inspections	13,900	15,960	14,000	12,000	14,000	14,000	14,000	0.0%
Plan Review Fees	33,780	277,578	40,000	170,000	95,000	125,000	125,000	212.5%
Cemetery Fees	4,440	4,387	3,000	3,000	3,000	3,000	3,000	0.0%
Total	**776,335**	**1,153,609**	**868,558**	**971,776**	**923,780**	**953,780**	**953,780**	**9.8%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
REVENUES AND OTHER SOURCES (Continued)

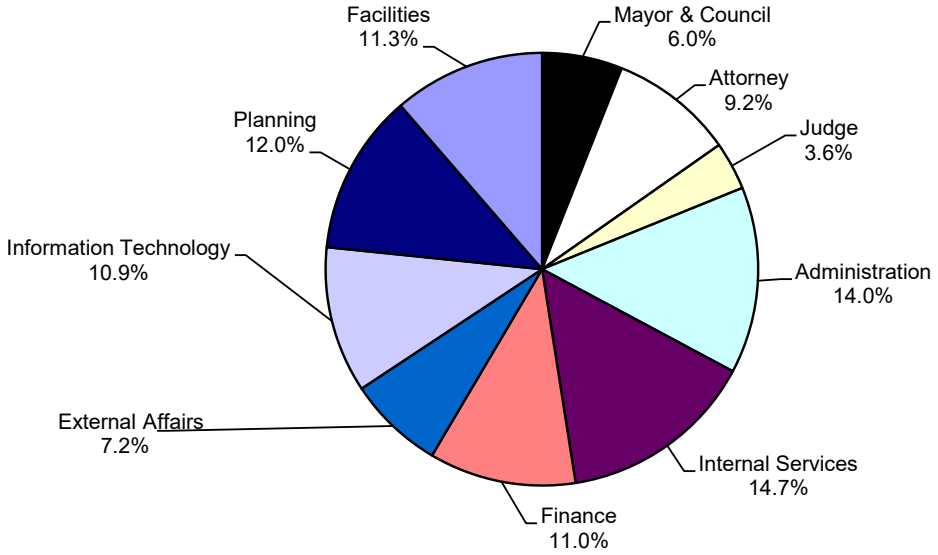
DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Fines & Forfeitures								
Parking Tickets	265,455	255,760	210,000	280,000	210,000	250,000	250,000	19.0%
Summons & Complaints	201,452	107,081	100,000	180,000	130,000	130,000	130,000	30.0%
Total	**466,907**	**362,841**	**310,000**	**460,000**	**340,000**	**380,000**	**380,000**	**22.6%**
Miscellaneous								
Interest Earnings	492,044	1,025,896	630,050	855,035	640,050	640,050	640,050	1.6%
Animal Shelter Fees	9,143	10,986	8,500	8,500	8,500	8,500	8,500	0.0%
Parking Garage Lease	69,786	74,183	61,921	61,921	63,179	63,179	63,179	2.0%
Snow King Center Lease	148,557	174,212	195,482	195,482	203,430	203,430	203,430	4.1%
South Park Rental Lease	41,126	42,700	42,696	42,696	42,696	42,696	42,696	0.0%
Vertical Harvest Lease	31,195	33,922	33,252	33,252	33,252	33,252	33,252	0.0%
Rental Income -155 E Pearl	-	126,747	129,279	129,279	139,830	139,830	139,830	8.2%
Cell Phone Lease - Fairgrounds	35,589	36,536	29,797	29,797	29,797	29,797	29,797	0.0%
DUI Impact Panel	2,765	2,240	2,900	2,300	2,300	2,300	2,300	-20.7%
Credit Card Fees	-	-	60,000	10,000	30,000	30,000	30,000	-50.0%
Miscellaneous Revenue	43,656	42,001	35,887	24,580	16,180	16,180	16,180	-54.9%
Total	**873,861**	**1,569,423**	**1,229,764**	**1,392,842**	**1,209,214**	**1,209,214**	**1,209,214**	**-1.7%**
Transfers In								
Animal Care	58,713	61,392	166,549	166,549	35,000	100,000	100,000	-40.0%
Utility Funds	1,450,224	1,570,546	1,824,630	1,824,630	2,024,346	1,921,156	1,920,958	5.3%
START Fund	114,345	134,087	164,987	164,987	469,478	466,506	466,478	182.7%
Employee Housing	86,109	87,846	134,687	134,687	150,038	150,038	150,038	11.4%
Employee Insurance	184,855	90,937	118,545	118,545	-	-	-	-100.0%
Total	**1,894,246**	**1,944,808**	**2,409,398**	**2,409,398**	**2,678,862**	**2,637,700**	**2,637,474**	**9.5%**
Total General Fund	**$ 32,544,797**	**$ 35,685,717**	**$ 35,380,757**	**$ 36,106,232**	**$ 36,377,350**	**$ 36,364,429**	**$ 36,293,543**	**2.6%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
EXPENDITURES BY FUNCTION AND DEPARTMENT

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
General Government	**$ 6,748,115**	**$ 7,359,713**	**$ 8,829,264**	**$ 8,515,259**	**$ 9,428,600**	**$ 9,297,653**	**$ 9,296,372**	**5.3%**
Mayor & Town Council	422,973	430,102	512,536	510,369	557,798	559,647	559,647	9.2%
Town Attorney	610,517	709,512	829,144	771,426	863,152	859,456	859,447	3.7%
Municipal Judge	305,625	315,799	330,695	329,882	350,238	334,461	334,154	1.0%
Administration	468,053	891,176	1,262,615	1,062,200	1,389,576	1,297,644	1,297,633	2.8%
Internal Services	1,099,601	1,075,491	1,257,090	1,219,853	1,371,141	1,365,167	1,365,155	8.6%
Finance	773,973	849,985	924,062	916,161	1,022,587	1,021,200	1,020,287	10.4%
External Affairs	570,939	458,649	725,038	648,245	672,101	670,129	670,124	-7.6%
Information Technology	911,188	1,056,336	1,190,632	1,190,907	1,015,010	1,017,100	1,017,088	-14.6%
Planning	852,244	802,389	992,714	966,424	1,133,202	1,119,054	1,119,042	12.7%
Town Facilities	733,002	770,274	804,738	899,792	1,053,795	1,053,795	1,053,795	30.9%
Public Safety	**9,507,214**	**11,307,276**	**13,072,586**	**13,050,880**	**14,102,474**	**13,808,139**	**13,827,603**	**5.8%**
Police	5,584,578	5,923,395	7,208,262	7,174,374	8,218,045	8,007,875	8,007,791	11.1%
Fire/EMS (County)	1,820,776	3,153,873	3,336,868	3,336,868	3,216,014	3,126,458	3,146,023	-5.7%
Emergency Management (County)	65,953	91,005	87,594	90,000	101,063	99,451	99,451	13.5%
Communications Center (County)	805,802	772,737	910,001	910,001	970,596	970,596	970,596	6.7%
Victim Services	345,592	397,571	447,616	444,292	474,705	476,206	476,201	6.4%
Animal Shelter/Control	403,933	432,769	503,393	523,852	511,987	513,064	513,058	1.9%
Building Inspections	480,580	535,926	578,852	571,493	610,064	614,489	614,483	6.2%
Public Works	**3,083,114**	**3,271,105**	**3,869,226**	**3,804,091**	**4,532,136**	**4,124,120**	**4,124,091**	**6.6%**
Public Works Administration	426,213	455,443	671,943	660,751	782,266	583,238	583,233	-13.2%
Streets	1,889,596	2,023,602	2,304,337	2,254,672	2,671,328	2,588,673	2,588,659	12.3%
Engineering	719,484	754,256	845,204	842,970	1,019,939	893,606	893,596	5.7%
Yard Operations	47,821	37,804	47,742	45,698	58,603	58,603	58,603	22.7%
Community Health & Human Services	**1,216,307**	**1,419,651**	**1,567,651**	**1,553,151**	**1,942,347**	**1,548,632**	**1,548,632**	**-1.2%**
Community Health & Human Services	1,216,307	1,419,651	1,567,651	1,553,151	1,942,347	1,548,632	1,548,632	-1.2%
Community Initiatives	**352,002**	**458,706**	**720,975**	**726,463**	**776,149**	**478,700**	**597,200**	**-17.2%**
Community Initiatives	352,002	458,706	720,975	726,463	776,149	478,700	597,200	-17.2%
Culture & Recreation	**1,003,087**	**2,319,220**	**3,129,125**	**3,128,683**	**2,885,307**	**2,602,141**	**2,669,010**	**-14.7%**
Parks & Recreation (County)	935,219	2,253,822	2,919,210	2,919,210	2,666,335	2,399,676	2,466,545	-15.5%
Pathways (County)	46,796	51,839	129,456	129,456	122,584	122,584	122,584	-5.3%
Memorial Park (Cemetery)	21,072	13,559	80,459	80,017	96,388	79,881	79,881	-0.7%
Total Expenditures	**$ 21,909,839**	**$ 26,135,671**	**$ 31,188,827**	**$ 30,778,527**	**$ 33,667,013**	**$ 31,859,385**	**$ 32,062,908**	**2.80%**

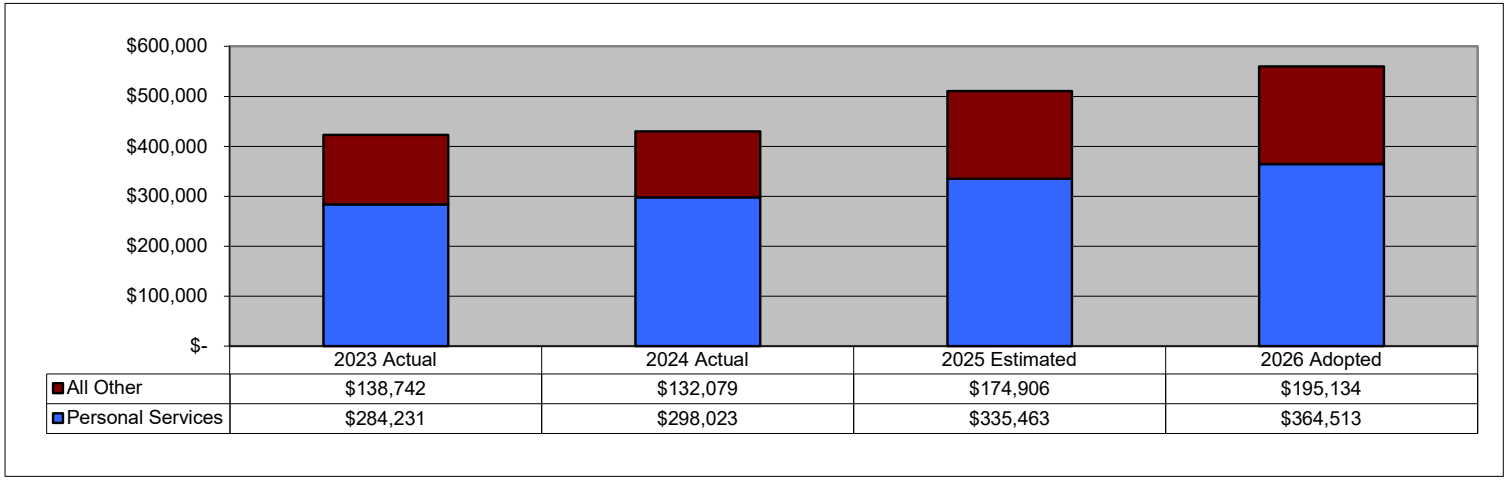
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL GOVERNMENT

DIVISIONS WITHIN GENERAL GOVERNMENT	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Mayor & Town Council	$ 422,973	$ 430,102	$ 512,536	$ 510,369	$ 557,798	$ 559,647	$ 559,647	9.2%
Town Attorney	610,517	709,512	829,144	771,426	863,152	859,456	859,447	3.7%
Municipal Judge	305,625	315,799	330,695	329,882	350,238	334,461	334,154	1.0%
Administration	468,053	891,176	1,262,615	1,062,200	1,389,576	1,297,644	1,297,633	2.8%
Internal Services	1,099,601	1,075,491	1,257,090	1,219,853	1,371,141	1,365,167	1,365,155	8.6%
Finance	773,973	849,985	924,062	916,161	1,022,587	1,021,200	1,020,287	10.4%
External Affairs	570,939	458,649	725,038	648,245	672,101	670,129	670,124	-7.6%
Information Technology	911,188	1,056,336	1,190,632	1,190,907	1,015,010	1,017,100	1,017,088	-14.6%
Planning	852,244	802,389	992,714	966,424	1,133,202	1,119,054	1,119,042	12.7%
Town Facilities	733,002	770,274	804,738	899,792	1,053,795	1,053,795	1,053,795	30.9%
Total	**$ 6,748,115**	**$ 7,359,713**	**$ 8,829,264**	**$ 8,515,259**	**$ 9,428,600**	**$ 9,297,653**	**$ 9,296,372**	5.3%



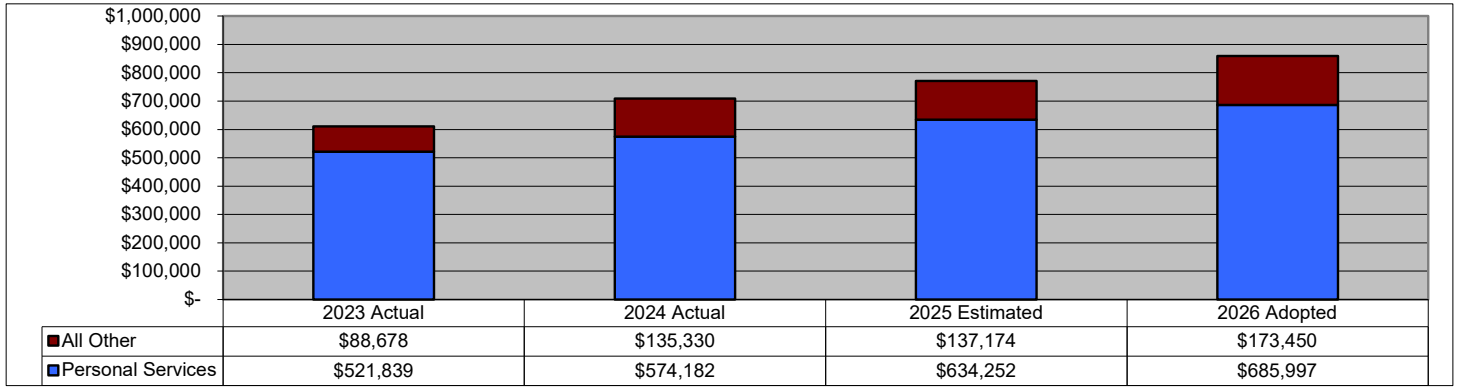
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
MAYOR & TOWN COUNCIL

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 165,800	$ 176,800	$ 196,733	$ 196,733	$ 209,000	$ 209,000	$ 209,000	6.2%
FICA & Medicare	11,576	12,425	15,050	15,050	15,989	15,989	15,989	6.2%
Health Insurance	76,209	76,209	81,884	81,884	93,348	95,197	95,197	16.3%
Vision Insurance	538	909	810	810	914	914	914	12.8%
Dental Insurance	2,790	4,036	4,036	4,036	4,440	4,440	4,440	10.0%
Wyoming Retirement	26,999	27,325	36,615	36,615	38,586	38,586	38,586	5.4%
Disability/Life Insurance	319	319	335	335	387	387	387	15.5%
General/Office Supplies	250	29	1,000	978	300	300	300	-70.0%
Printing & Publication	-	-	4,150	4,156	150	150	150	-96.4%
Dues & Subscriptions	14,431	721	30,008	29,556	16,950	16,950	16,950	-43.5%
Professional Services	43,198	50,169	66,250	66,235	60,000	60,000	60,000	-9.4%
Training, Travel, & Meetings	19,370	27,300	15,000	13,000	15,000	15,000	15,000	0.0%
Retreat/In-Service	22,585	18,018	25,000	25,000	22,000	22,000	22,000	-12.0%
Town-Wide IT Charge	37,677	34,725	34,602	34,602	53,921	53,921	53,921	55.8%
Departmental Software					25,750	25,750	25,750	---
Liability Insurance	1,231	1,118	1,063	1,379	1,063	1,063	1,063	0.0%
Total	**$ 422,973**	**$ 430,102**	**$ 512,536**	**$ 510,369**	**$ 557,798**	**$ 559,647**	**$ 559,647**	**9.2%**



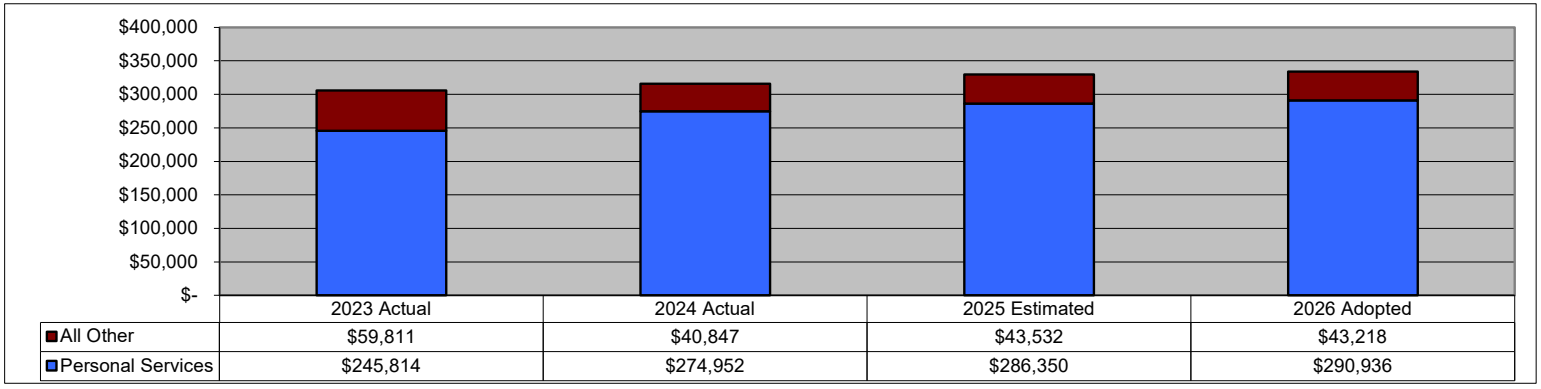
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
TOWN ATTORNEY

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 372,346	$ 404,430	$ 449,755	$ 441,655	$ 485,982	$ 485,982	$ 485,982	8.1%
Buyout - Compensated Absences	4,922	5,798	8,649	8,649	9,346	9,346	9,346	8.1%
FICA & Medicare	27,292	27,232	35,068	34,582	37,893	37,893	37,893	8.1%
Health Insurance	42,725	55,336	58,103	58,103	58,684	59,846	59,846	3.0%
Vision Insurance	473	535	540	540	374	374	374	-30.7%
Dental Insurance	2,204	2,641	2,641	2,641	2,641	2,641	2,641	0.0%
Wyoming Retirement	62,337	67,438	74,986	74,913	80,663	80,663	80,663	7.6%
Workers' Compensation	8,040	8,616	10,184	10,184	6,168	6,168	6,168	-39.4%
State Unemployment	-	155	831	831	831	831	831	0.0%
Disability/Life Insurance	1,501	2,002	2,154	2,154	2,253	2,253	2,253	4.6%
General/Office Supplies	173	296	400	700	700	700	700	75.0%
Small Tools & Equipment <$10K	-	185	250	250	250	250	250	0.0%
Dues & Subscriptions	1,214	1,364	1,700	1,700	1,700	1,700	1,700	0.0%
Professional Services	41,276	101,376	70,000	60,426	58,000	53,000	53,000	-24.3%
Litigation	708	1,046	70,000	30,000	30,000	30,000	30,000	-57.1%
Training, Travel, & Meetings	8,440	(383)	10,000	10,000	10,000	10,000	10,000	0.0%
Books & Publications	5,963	5,109	7,255	7,470	7,470	7,470	7,470	3.0%
Town-Wide IT Charge	28,801	23,682	23,347	23,347	34,263	34,263	34,263	46.8%
Departmental Software					32,611	32,611	32,611	---
Liability Insurance	2,103	2,654	3,281	3,281	3,323	3,465	3,456	5.3%
Total	**$ 610,517**	**$ 709,512**	**$ 829,144**	**$ 771,426**	**$ 863,152**	**$ 859,456**	**$ 859,447**	3.7%



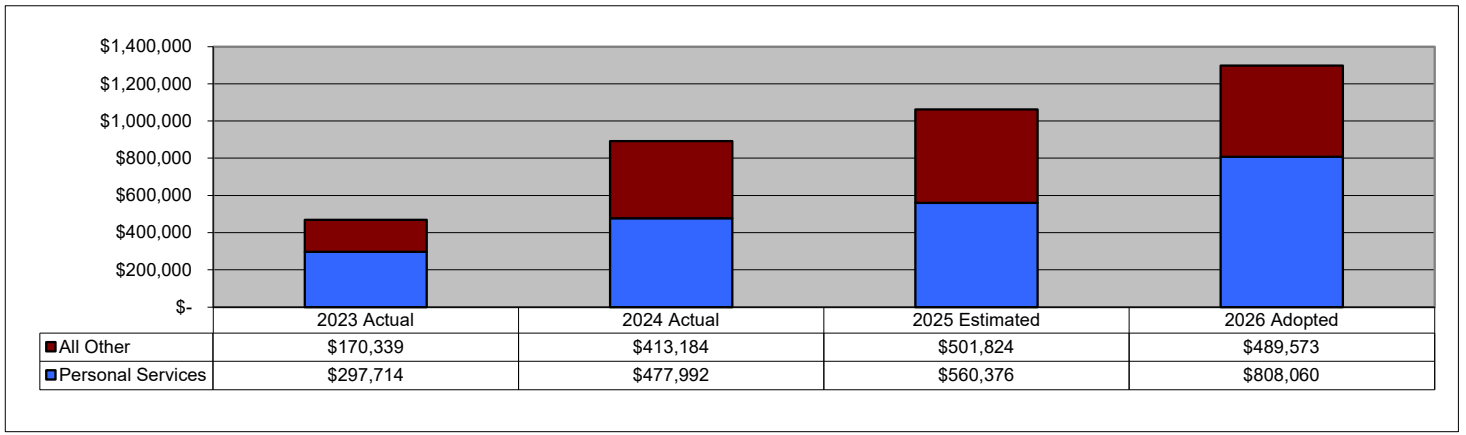
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
MUNICIPAL JUDGE

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 157,565	$ 182,211	$ 195,841	$ 195,841	$ 192,009	$ 191,973	$ 191,973	-2.0%
Bailiff	-	-	-	-	30,576	15,288	15,288	---
Overtime	696	-	-	-	-	-	-	---
Buyout - Compensated Absences	1,309	67	3,766	3,766	3,692	3,692	3,692	-2.0%
FICA & Medicare	11,907	13,514	15,270	15,270	17,310	16,138	16,138	5.7%
Health Insurance	44,011	44,011	32,970	32,970	26,094	26,611	26,611	-19.3%
Vision Insurance	453	453	353	353	303	303	303	-14.2%
Dental Insurance	2,220	2,220	1,666	1,666	1,414	1,414	1,414	-15.1%
Wyoming Retirement	26,306	30,404	33,682	33,682	32,658	32,961	32,658	-3.0%
Workers' Compensation	370	437	497	497	466	409	409	-17.7%
State Unemployment	-	100	693	693	886	886	886	27.8%
Disability/Life Insurance	977	1,535	1,612	1,612	1,564	1,564	1,564	-3.0%
General/Office Supplies	219	284	450	250	450	450	450	0.0%
Jury Expenditures	-	-	65	-	65	65	65	0.0%
Professional Services	6,508	3,325	7,650	6,000	7,650	7,650	7,650	0.0%
Public Defender	6,068	7,679	6,500	6,500	6,500	6,500	6,500	0.0%
Training, Travel, & Meetings	995	2,229	2,500	3,000	3,500	3,500	3,500	40.0%
Books & Publications	6,883	5,689	5,600	6,202	5,600	5,600	5,600	0.0%
Town-Wide IT Charge	38,128	20,496	20,151	20,151	14,079	14,079	14,079	-30.1%
Departmental Software					3,900	3,900	3,900	---
Liability Insurance	1,010	1,145	1,429	1,429	1,522	1,478	1,474	3.1%
Total	**$ 305,625**	**$ 315,799**	**$ 330,695**	**$ 329,882**	**$ 350,238**	**$ 334,461**	**$ 334,154**	**1.0%**



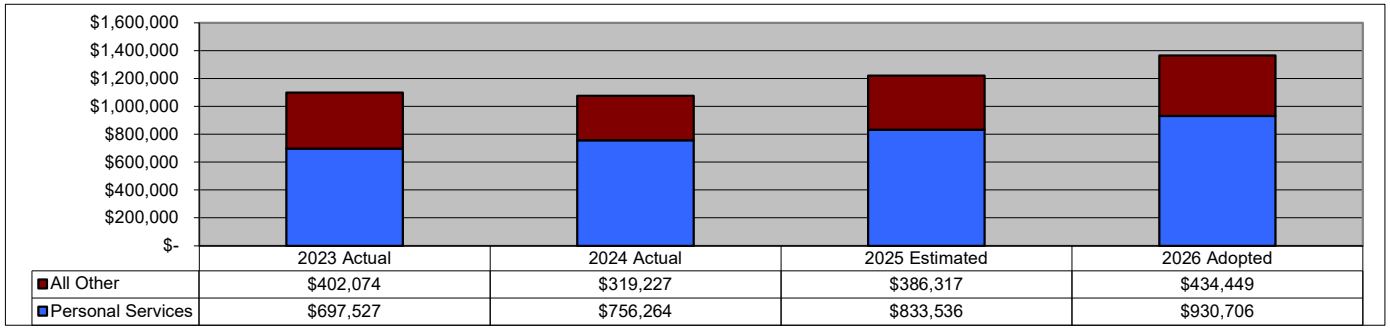
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
ADMINISTRATION

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 213,330	$ 337,786	$ 422,058	$ 359,558	$ 565,585	$ 565,585	$ 565,585	34.0%
Salaries & Wages - Part-Time	-	1,600	8,649	8,649	-	-	-	-100.0%
Buyout - Compensated Absences	4,850	6,445	9,559	9,559	10,877	10,877	10,877	13.8%
FICA & Medicare	14,781	22,073	33,778	30,028	44,099	44,099	44,099	30.6%
Health Insurance	22,649	44,462	71,345	71,345	72,058	73,485	73,485	3.0%
Vision Insurance	269	363	706	706	706	706	706	0.0%
Dental Insurance	1,395	1,765	3,631	3,631	3,631	3,631	3,631	0.0%
Wyoming Retirement	35,346	55,942	72,071	62,696	98,960	98,960	98,960	37.3%
Workers' Compensation	4,862	6,017	11,398	11,398	7,470	7,470	7,470	-34.5%
State Unemployment	-	107	831	831	831	831	831	0.0%
Disability/Life Insurance	232	1,432	1,975	1,975	2,416	2,416	2,416	22.3%
General/Office Supplies	75	-	6,000	4,000	500	500	500	-91.7%
Printing & Publication	-	-	1,000	-	1,000	1,000	1,000	0.0%
Dues & Subscriptions	-	533	8,000	3,610	12,000	12,000	12,000	50.0%
Professional Services	92,160	95,178	50,000	1,000	50,000	50,000	50,000	0.0%
Prof Services - Ecosystem	21,500	99,243	186,000	115,000	147,000	147,000	147,000	-21.0%
County Managed Jt Transp Proj	43,025	108,360	190,000	190,000	187,050	93,525	93,525	-50.8%
County Tranportation Staff	-	89,934	103,201	103,201	137,208	137,208	137,208	33.0%
Training, Travel, & Meetings	1,747	11,542	6,000	10,000	12,000	12,000	12,000	100.0%
Town-Wide IT Charge	9,615	6,985	12,786	12,786	22,318	22,318	22,318	74.6%
Liability Insurance	1,217	1,409	3,627	3,627	3,867	4,033	4,022	10.9%
Contingency	1,000	-	60,000	58,600	10,000	10,000	10,000	-83.3%
Total	**$ 468,053**	**$ 891,176**	**$ 1,262,615**	**$ 1,062,200**	**$ 1,389,576**	**$ 1,297,644**	**$ 1,297,633**	**2.8%**



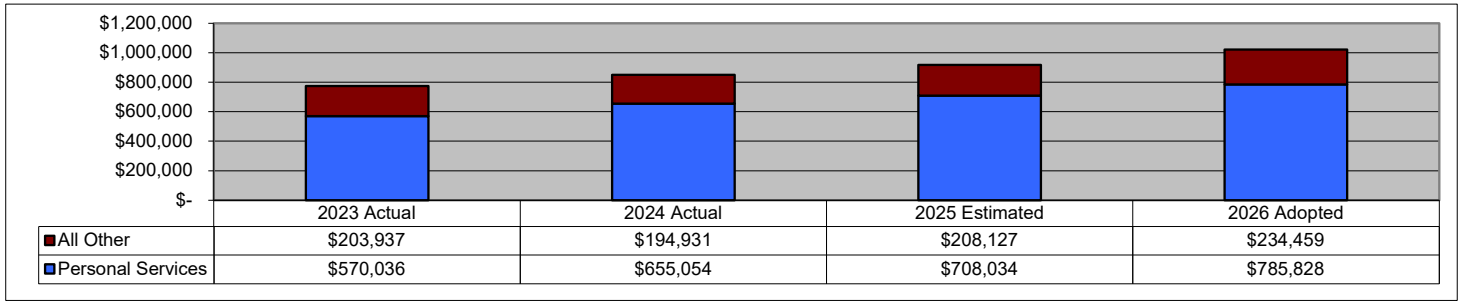
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
INTERNAL SERVICES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 476,144	$ 520,588	$ 569,291	$ 569,291	$ 603,283	$ 603,283	$ 603,283	6.0%
Interns	-	-	13,937	-	47,880	47,880	47,880	243.5%
Buyout - Compensated Absences	6,952	9,996	10,948	10,948	11,602	11,602	11,602	6.0%
Overtime	80	1,306	1,500	1,000	1,500	1,500	1,500	0.0%
FICA & Medicare	33,071	36,363	44,503	44,503	50,815	50,815	50,815	14.2%
Health Insurance	88,023	88,390	92,424	92,424	93,348	95,197	95,197	3.0%
Vision Insurance	807	709	813	813	813	813	813	0.0%
Dental Insurance	3,943	3,987	4,468	4,468	4,468	4,468	4,468	0.0%
Wyoming Retirement	80,257	86,949	98,039	98,039	103,658	103,658	103,658	5.7%
Workers' Compensation	1,113	1,256	4,679	4,679	3,374	3,374	3,374	-27.9%
State Unemployment	-	218	1,385	1,385	1,873	1,873	1,873	35.2%
Disability/Life Insurance	2,544	3,838	3,486	3,486	3,743	3,743	3,743	7.4%
General/Office Supplies	2,339	1,236	1,500	2,000	1,500	1,500	1,500	0.0%
Small Tools & Equipment <$10K	2,254	1,428	1,500	500	1,000	1,000	1,000	-33.3%
Printing & Publication	45,826	56,047	61,900	61,900	65,000	65,000	65,000	5.0%
Dues & Subscriptions	9,210	9,575	10,175	10,375	10,175	10,175	10,175	0.0%
Professional Service	92,731	2,278	65,000	45,000	70,500	70,500	70,500	8.5%
Training, Travel, & Meetings	88,883	118,468	112,500	110,000	111,300	111,300	111,300	-1.1%
Recording & Filing Fees	500	200	500	500	500	500	500	0.0%
Employee Assistance	275	-	-	-	500	500	500	---
Employee Education Reimb	3,270	885	6,150	6,150	4,000	4,000	4,000	-35.0%
Employee Events	18,718	18,158	20,000	20,000	30,000	22,000	22,000	10.0%
Employee Recruitment	57,615	53,100	69,000	69,000	69,000	69,000	69,000	0.0%
Employee Recognition Program	6,823	7,103	10,500	10,500	10,000	10,000	10,000	-4.8%
Town-Wide IT Charge	75,211	49,966	48,738	48,738	58,761	58,761	58,761	20.6%
Departmental Software					8,423	8,423	8,423	---
Liability Insurance	3,012	3,447	4,154	4,154	4,125	4,302	4,290	3.3%
Total	**$ 1,099,601**	**$ 1,075,491**	**$ 1,257,090**	**$ 1,219,853**	**$ 1,371,141**	**$ 1,365,167**	**$ 1,365,155**	**8.6%**



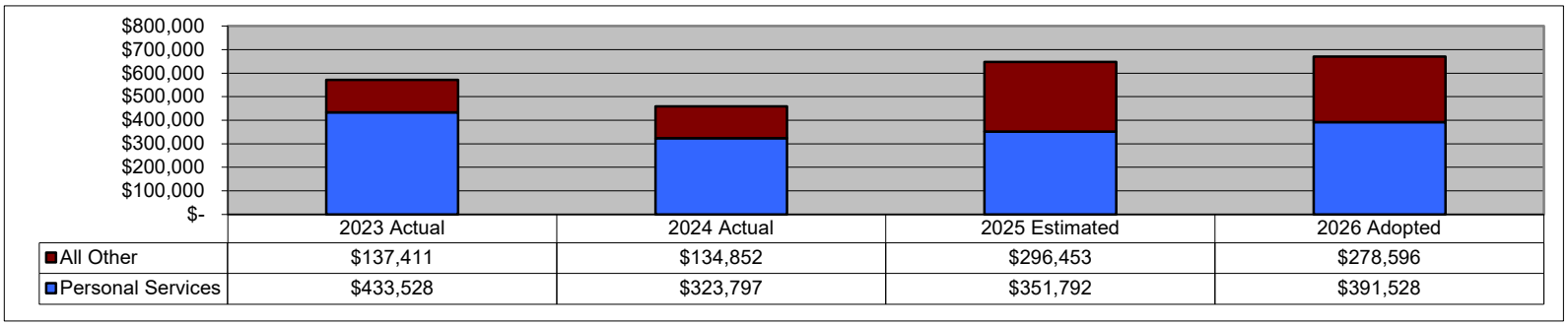
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
FINANCE

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 382,505	$ 443,570	$ 476,759	$ 476,759	$ 531,109	$ 530,305	$ 530,305	11.2%
Buyout - Compensated Absences	2,868	5,779	9,168	9,168	10,214	10,198	10,198	11.2%
FICA & Medicare	28,950	32,793	37,173	37,173	41,411	41,348	41,348	11.2%
Health Insurance	84,290	90,596	95,126	95,126	103,283	105,329	105,329	10.7%
Vision Insurance	631	659	667	667	714	714	714	7.0%
Dental Insurance	3,728	3,961	3,961	3,961	3,688	3,688	3,688	-6.9%
Wyoming Retirement	64,285	73,876	80,043	80,043	88,845	89,748	88,845	11.0%
Workers' Compensation	898	1,071	1,210	1,210	1,079	1,077	1,077	-11.0%
State Unemployment	-	199	1,108	1,108	1,191	1,191	1,191	7.5%
Disability/Life Insurance	1,847	2,550	2,819	2,819	3,133	3,133	3,133	11.1%
General/Office Supplies	3,691	4,071	5,600	6,877	6,050	6,050	6,050	8.0%
Printing & Publication	631	460	560	500	560	560	560	0.0%
Dues & Subscriptions	170	230	170	170	170	170	170	0.0%
Postage	8,013	11,890	10,000	13,254	19,300	15,700	15,700	57.0%
Snow Making Loan Payment	52,551	52,552	52,552	52,552	52,552	52,552	52,552	0.0%
Surety Bonds	609	610	700	1,048	1,048	1,048	1,048	49.7%
Commuter Subsidy	-	-	2,500	-	-	-	-	-100.0%
Professional Services	204	2,896	2,000	-	3,050	3,050	3,050	52.5%
Auditing Services	65,000	65,000	70,000	66,000	70,000	70,000	70,000	0.0%
Banking Fees	3,635	3,502	8,700	8,880	9,000	9,000	9,000	3.4%
Credit Card Fees	14,483	18,779	19,000	18,500	19,000	19,000	19,000	0.0%
Training, Travel, & Meetings	1,470	807	4,400	500	2,400	2,400	2,400	-45.5%
Town-Wide IT Charge	50,354	30,494	35,364	35,364	8,946	8,946	8,946	-74.7%
Departmental Software					41,212	41,212	41,212	---
Liability Insurance	3,126	3,640	4,482	4,482	4,632	4,781	4,771	6.4%
Total	**$ 773,973**	**$ 849,985**	**$ 924,062**	**$ 916,161**	**$1,022,587**	**$1,021,200**	**$1,020,287**	**10.4%**



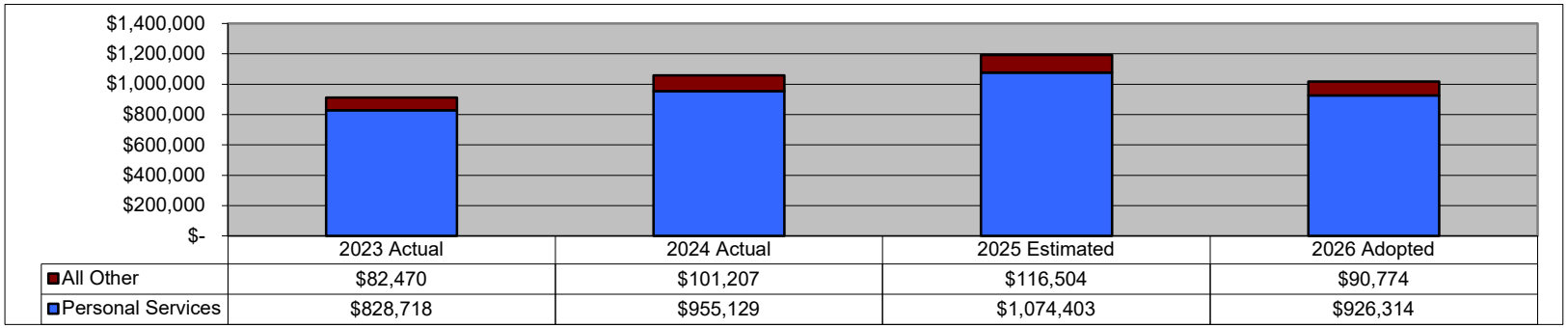
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
EXTERNAL AFFAIRS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 253,742	$ 221,456	$ 248,593	$ 239,218	$ 263,633	$ 263,633	$ 263,633	6.1%
Salaries & Wages - Part-Time	11,151	4,198	3,141	3,141	-	-	-	-100.0%
Buyout - Compensated Absences	5,358	4,286	4,781	4,781	5,070	5,070	5,070	6.0%
FICA & Medicare	20,445	17,210	19,698	19,136	20,556	20,556	20,556	4.4%
Health Insurance	90,596	33,523	34,321	34,321	48,039	48,990	48,990	42.7%
Vision Insurance	1,076	441	374	374	540	540	540	44.4%
Dental Insurance	5,580	2,271	1,799	1,799	2,264	2,264	2,264	25.8%
Wyoming Retirement	41,479	35,950	41,009	39,603	44,077	44,077	44,077	7.5%
Workers' Compensation	1,527	650	6,571	6,571	3,306	3,306	3,306	-49.7%
State Unemployment	-	86	554	554	554	554	554	0.0%
Disability/Life Insurance	1,671	1,453	1,494	1,494	1,538	1,538	1,538	2.9%
General/Office Supplies	903	2,273	1,000	800	1,000	1,000	1,000	0.0%
Downtown Parklet Ambassador	-	-	48,000	-	-	-	-	-100.0%
Printing & Publication	17,776	25,062	47,250	40,000	46,250	46,250	46,250	-2.1%
Dues & Subscriptions	2,954	4,370	4,000	2,000	3,000	3,000	3,000	-25.0%
Professional Services	39,118	27,879	170,000	170,000	147,500	147,500	147,500	-13.2%
Equity Task Force Stipend	47,269	40,792	48,600	43,600	48,600	48,600	48,600	0.0%
Training, Travel, & Meetings	8,222	5,904	8,000	5,000	11,000	8,000	8,000	0.0%
Town-Wide IT Charge	19,197	28,852	34,040	34,040	14,171	14,171	14,171	-58.4%
Departmental Software					9,200	9,200	9,200	---
Liability Insurance	2,875	1,993	1,813	1,813	1,803	1,880	1,875	3.4%
Total	**$ 570,939**	**$ 458,649**	**$ 725,038**	**$ 648,245**	**$ 672,101**	**$ 670,129**	**$ 670,124**	**-7.6%**



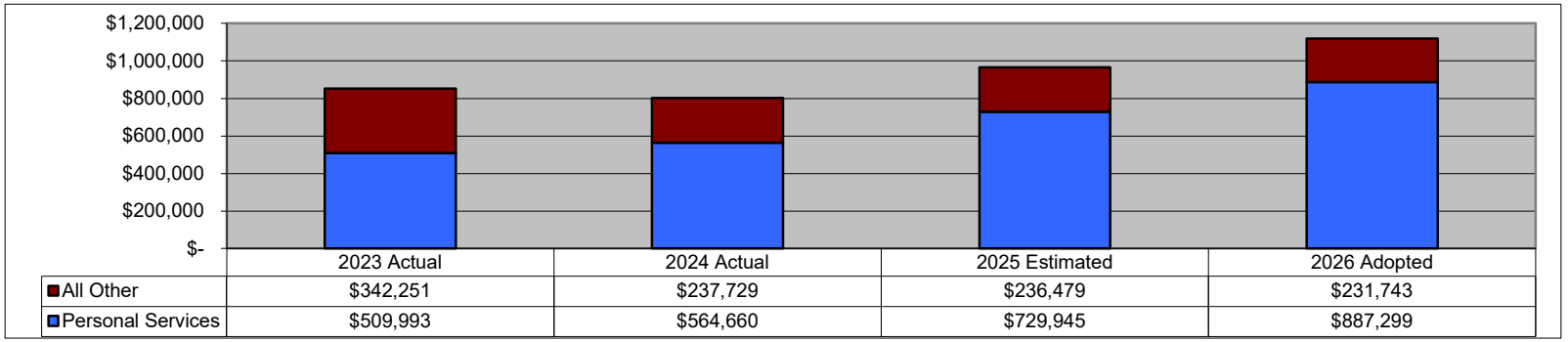
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
INFORMATION TECHNOLOGY

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 542,392	$ 654,157	$ 737,215	$ 737,214	$ 639,484	$ 639,484	$ 639,484	-13.3%
Salaries & Wages - Part Time	19,155	-	-	-	-	-	-	---
Buyout - Compensated Absences	9,928	11,195	14,177	14,177	12,298	12,298	12,298	-13.3%
FICA & Medicare	42,631	48,466	57,481	57,481	49,861	49,861	49,861	-13.3%
Health Insurance	106,451	110,209	111,773	111,773	96,077	97,980	97,980	-12.3%
Vision Insurance	1,022	1,056	968	968	945	945	945	-2.4%
Dental Insurance	5,156	5,259	4,824	4,824	4,733	4,733	4,733	-1.9%
Wyoming Retirement	85,668	105,741	122,268	122,268	107,659	107,659	107,659	-11.9%
Workers' Compensation	13,696	14,806	19,463	19,463	8,215	8,215	8,215	-57.8%
State Unemployment	-	330	1,717	1,717	1,385	1,385	1,385	-19.3%
Disability/Life Insurance	2,619	3,910	4,518	4,518	3,754	3,754	3,754	-16.9%
Dues & Subscriptions	124	-	250	125	125	125	125	-50.0%
General/Office Supplies	-	-	1,800	1,800	1,800	1,800	1,800	0.0%
Repair & Maint - Shop Parts	-	39	157	157	135	135	135	-14.0%
Repair & Maint - Shop Labor	-	25	460	861	260	260	260	-43.5%
Petroleum Products	460	563	495	495	612	612	612	23.6%
Training, Travel, & Meetings	23,845	21,250	37,500	37,500	22,500	22,500	22,500	-40.0%
Central Equipment Fund Rental	-	4,700	5,900	5,900	5,900	5,900	5,900	0.0%
Town-Wide IT Charge	54,271	70,230	64,288	64,288	54,654	54,654	54,654	-15.0%
Departmental Software					240	240	240	---
Liability Insurance	3,770	4,400	5,378	5,378	4,373	4,560	4,548	-15.4%
Total	**$ 911,188**	**$ 1,056,336**	**$ 1,190,632**	**$ 1,190,907**	**$ 1,015,010**	**$ 1,017,100**	**$ 1,017,088**	**-14.6%**



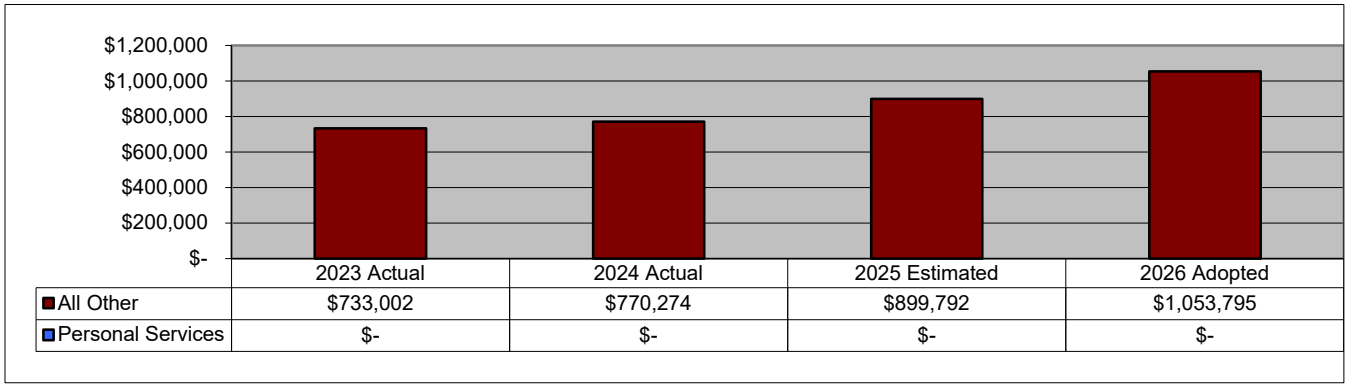
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
PLANNING

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 353,582	$ 377,320	$ 488,869	$ 488,869	$ 602,873	$ 602,873	$ 602,873	23.3%
Salaries & Wages - Part Time	3,820	-	3,820	3,820	3,820	3,820	3,820	0.0%
Buyout - Compensated Absences	1,742	5,484	10,555	10,555	11,594	11,594	11,594	9.8%
Overtime	66	87	5,000	363	5,000	5,000	5,000	0.0%
FICA & Medicare	27,001	28,693	38,881	38,881	47,681	47,681	47,681	22.6%
Health Insurance	52,763	75,412	81,884	81,884	94,713	96,588	96,588	18.0%
Vision Insurance	470	844	810	810	945	945	945	16.7%
Dental Insurance	2,054	4,003	4,064	4,064	4,761	4,761	4,761	17.2%
Wyoming Retirement	59,116	62,106	82,983	82,983	101,159	101,159	101,159	21.9%
Workers Compensation	7,491	7,926	13,060	13,060	7,714	7,714	7,714	-40.9%
State Unemployment Tax	-	214	1,385	1,385	1,385	1,385	1,385	0.0%
Disability/Life Insurance	1,888	2,571	3,271	3,271	3,779	3,779	3,779	15.5%
General/Office Supplies	943	324	1,000	622	750	750	750	-25.0%
Printing & Publication	1,490	1,137	700	1,236	700	700	700	0.0%
Dues & Subscriptions	1,890	2,195	4,000	4,000	4,500	4,500	4,500	12.5%
Professional Services	38,860	19,643	37,000	25,000	50,000	35,000	35,000	-5.4%
County Planning Services	211,375	143,933	103,344	97,533	78,798	78,798	78,798	-23.8%
Training, Travel, & Meetings	5,668	1,803	7,000	5,000	9,200	8,000	8,000	14.3%
Travel & Meetings (Board)	-	-	3,000	1,000	3,000	3,000	3,000	0.0%
Town-Wide IT Charge	79,750	65,477	98,056	98,056	77,230	77,230	77,230	-21.2%
Departmental Software					19,451	19,451	19,451	---
Liability Insurance	2,275	3,217	4,032	4,032	4,149	4,326	4,314	7.0%
Total	**$ 852,244**	**$ 802,389**	**$ 992,714**	**$ 966,424**	**$ 1,133,202**	**$ 1,119,054**	**$ 1,119,042**	**12.7%**



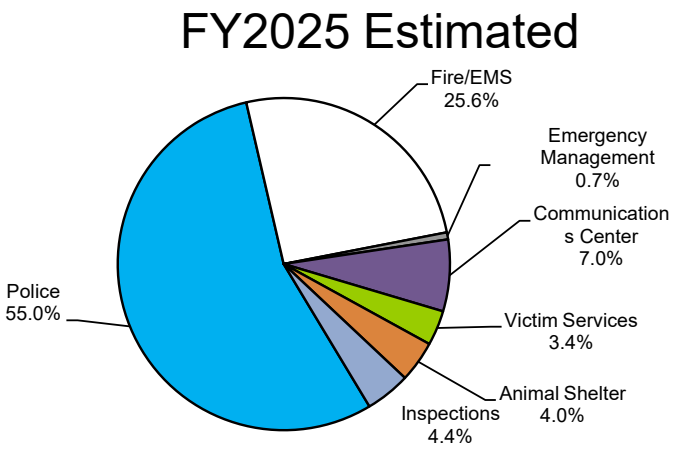
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
TOWN FACILITIES

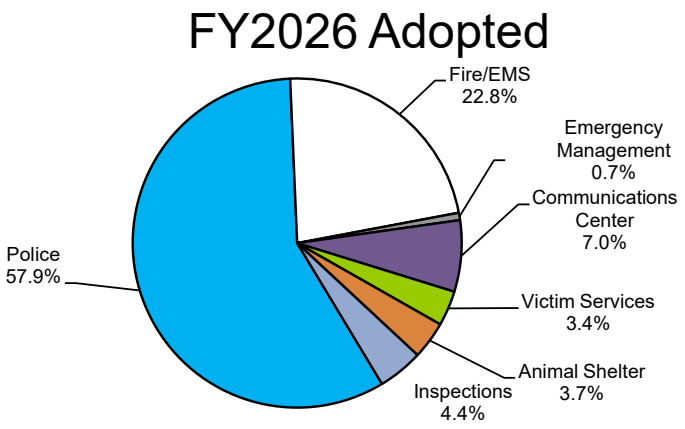
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Town Hall	$ 165,056	$ 198,137	$ 182,860	$ 231,198	$ 249,588	$ 249,588	$ 249,588	36.5%
155 Pearl St	73,387	66,255	103,975	111,325	123,617	123,617	123,617	18.9%
PW Yard	111,118	140,369	108,198	134,098	143,642	143,642	143,642	32.8%
Core Maintenance Facility	39,520	27,211	5,000	-	-	-	-	-100.0%
Parks Maintenance Building	22,738	24,085	26,786	34,415	46,688	46,688	46,688	74.3%
Vertical Harvest	13,263	15,286	43,680	42,080	20,398	20,398	20,398	-53.3%
Snow King Sports & Events Cente	121,041	97,414	106,237	113,745	118,347	118,347	118,347	11.4%
Parking Garage	66,039	68,229	61,857	78,269	117,378	117,378	117,378	89.8%
Recreation Center	25,819	37,584	37,467	37,467	84,711	84,711	84,711	126.1%
South Park Business Rental	18,605	20,086	22,076	22,010	17,242	17,242	17,242	-21.9%
Town Square Stage Stop	321	-	500	500	4,092	4,092	4,092	718.4%
Home Ranch Restrooms	46,734	44,322	61,963	58,818	73,466	73,466	73,466	18.6%
Deloney Restrooms	25,656	25,772	39,362	32,322	43,152	43,152	43,152	9.6%
Miller Park Restrooms	3,705	5,524	4,777	3,545	11,474	11,474	11,474	140.2%
Total	**$ 733,002**	**$ 770,274**	**$ 804,738**	**$ 899,792**	**$1,053,795**	**$1,053,795**	**$1,053,795**	**30.9%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
PUBLIC SAFETY

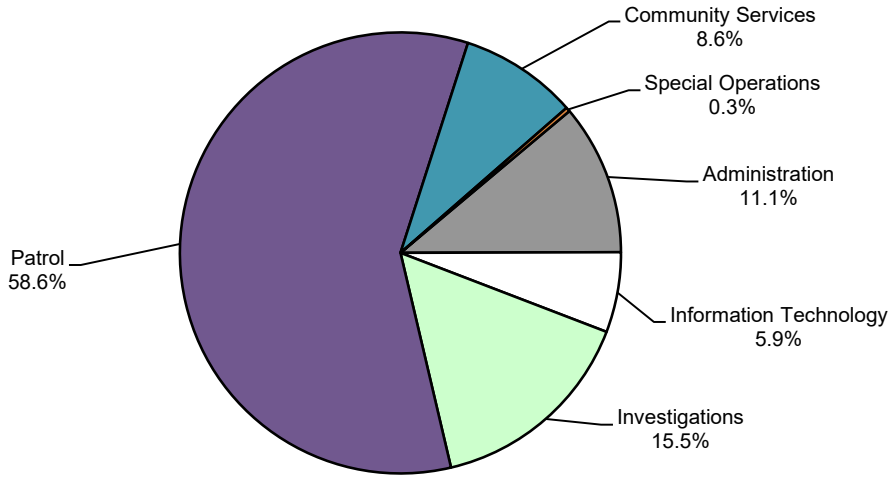
DEPARTMENTS WITHIN PUBLIC SAFETY	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Police (Consolidated)	$ 5,584,578	$ 5,923,395	$ 7,208,262	$ 7,174,374	$ 8,218,045	$ 8,007,875	$ 8,007,791	11.1%
Fire/EMS (County)	1,820,776	3,153,873	3,336,868	3,336,868	3,216,014	3,126,458	3,146,023	-5.7%
Emergency Management (County)	65,953	91,005	87,594	90,000	101,063	99,451	99,451	13.5%
Communications Center (County)	805,802	772,737	910,001	910,001	970,596	970,596	970,596	6.7%
Victim Services	345,592	397,571	447,616	444,292	474,705	476,206	476,201	6.4%
Animal Shelter/Control	403,933	432,769	503,393	523,852	511,987	513,064	513,058	1.9%
Building Inspections	480,580	535,926	578,852	571,493	610,064	614,489	614,483	6.2%
Total	**$ 9,507,214**	**$ 11,307,276**	**$ 13,072,586**	**$ 13,050,880**	**$ 14,102,474**	**$ 13,808,139**	**$ 13,827,603**	**5.8%**





TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
POLICE DIVISIONS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Administration	$ 705,851	$ 752,756	$ 1,063,147	$ 1,016,473	$ 883,669	$ 884,994	$ 884,985	-16.8%
Information Technology	-	-	-	-	469,752	470,784	470,778	---
Investigations	583,103	716,505	1,017,900	1,030,583	1,240,473	1,242,194	1,242,181	22.0%
Patrol	3,636,912	3,751,549	4,312,215	4,308,881	4,910,500	4,694,872	4,694,823	8.9%
Community Service	644,795	687,392	788,550	790,987	687,831	689,211	689,204	-12.6%
Special Operations	13,917	15,193	26,450	27,450	25,820	25,820	25,820	-2.4%
Total	**$ 5,584,578**	**$ 5,923,395**	**$ 7,208,262**	**$ 7,174,374**	**$ 8,218,045**	**$ 8,007,875**	**$ 8,007,791**	**11.1%**

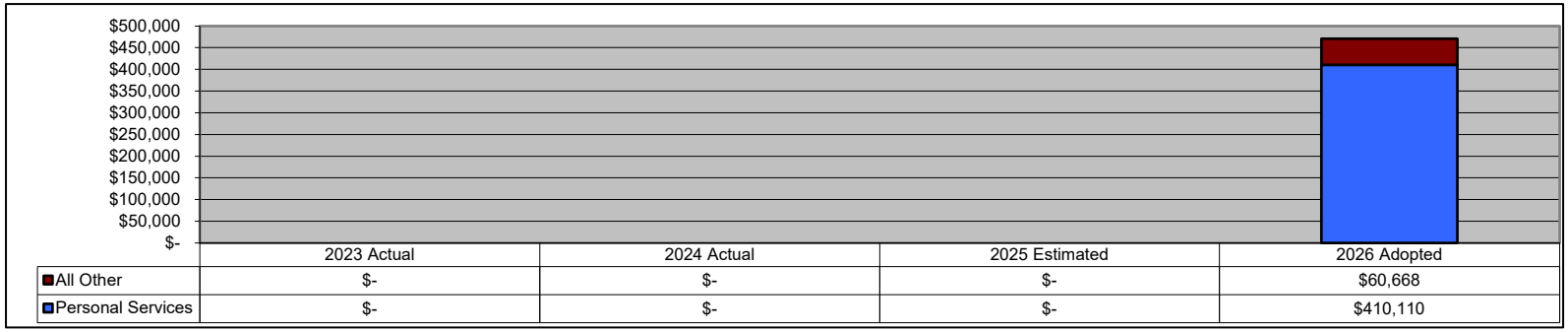


TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
POLICE ADMINISTRATION

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 402,095	$ 449,620	$ 541,377	$ 541,377	$ 461,920	$ 461,920	$ 461,920	-14.7%
Buyout - Compensated Absences	7,373	8,335	10,530	10,530	8,883	8,883	8,883	-15.6%
Overtime	600	2,140	1,900	1,900	1,900	1,900	1,900	0.0%
FICA & Medicare	30,286	33,949	42,366	42,366	36,162	36,162	36,162	-14.6%
Health Insurance	63,417	58,373	66,588	66,588	60,048	61,238	61,238	-8.0%
Vision Insurance	705	638	668	668	415	415	415	-37.9%
Dental Insurance	2,798	2,402	2,577	2,577	2,103	2,103	2,103	-18.4%
Wyoming Retirement	48,417	56,382	72,936	72,936	63,527	63,527	63,527	-12.9%
Workers' Compensation	8,473	9,103	12,714	12,714	5,111	5,111	5,111	-59.8%
State Unemployment	-	170	1,330	1,330	1,108	1,108	1,108	-16.7%
Disability/Life Insurance	1,552	2,002	2,918	2,918	2,354	2,354	2,354	-19.3%
General/Office Supplies	2,770	3,201	3,100	3,100	3,100	3,100	3,100	0.0%
Training Supplies	-	-	400	400	400	400	400	0.0%
Uniforms	438	1,684	2,500	2,500	2,500	2,500	2,500	0.0%
Small Tools & Equipment <$10K	2,634	2,390	3,000	4,174	3,000	3,000	3,000	0.0%
Shop With A Cop	-	-	15,510	15,510	-	-	-	-100.0%
Mental Health Grant WY Dept He	-	-	126,200	66,000	60,200	60,200	60,200	-52.3%
Wellness Program	8,996	9,834	5,000	5,809	5,000	5,000	5,000	0.0%
Postage	141	319	500	500	500	500	500	0.0%
Printing & Publication	2,138	1,628	2,500	2,500	2,500	2,500	2,500	0.0%
Dues and Subscriptions	1,444	1,884	2,955	2,955	2,955	2,955	2,955	0.0%
Utilities - Car Storage	2,131	1,794	1,850	1,850	1,850	1,850	1,850	0.0%
Vehicle Towing	1,675	1,738	1,000	2,918	1,356	1,356	1,356	35.6%
Repair & Maint - Shop Parts	5,963	5,251	5,400	11,304	8,312	8,312	8,312	53.9%
Repair & Maint - Shop Labor	1,000	1,980	4,600	6,359	5,460	5,460	5,460	18.7%
Petroleum Products	3,811	7,407	5,940	5,940	6,052	6,052	6,052	1.9%
Repair & Maint - Office	-	98	1,200	1,200	1,200	1,200	1,200	0.0%
Training & Meetings	3,130	2,454	3,000	3,000	3,000	3,000	3,000	0.0%
Travel	5,139	3,793	4,800	4,800	4,800	4,800	4,800	0.0%
Employee Overnight Lodging	-	614	200	200	200	200	200	0.0%
Prisoner Expense	10,656	12,077	21,000	22,839	14,500	14,500	14,500	-31.0%
Employee Recognition Program	1,843	3,326	2,950	2,950	2,950	2,950	2,950	0.0%
Public Education	3,802	5,211	5,450	5,450	5,450	5,450	5,450	0.0%
Central equipment Fund Rental	17,700	17,700	33,000	33,000	25,900	25,900	25,900	-21.5%
Town-Wide IT Charge	57,980	38,007	46,972	46,972	54,392	54,392	54,392	15.8%
Departmental Software					16,434	16,434	16,434	---
Property Insurance	4,017	4,203	4,582	4,582	4,968	4,968	4,968	8.4%
Liability Insurance	2,727	3,049	3,634	3,757	3,159	3,294	3,285	-9.6%
Total	**$ 705,851**	**$ 752,756**	**$ 1,063,147**	**$ 1,016,473**	**$ 883,669**	**$ 884,994**	**$ 884,985**	**-16.8%**

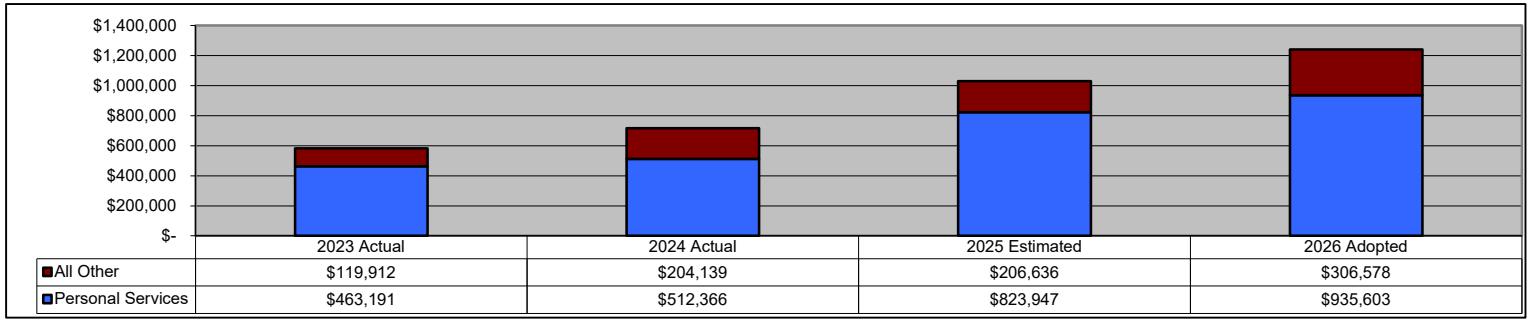
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
POLICE INFORMATION TECHONOLGY

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ -	$ -	$ -	$ -	$ 277,226	$ 277,226	$ 277,226	---
Buyout - Compensated Absences	-	-	-	-	5,331	5,331	5,331	---
FICA & Medicare	-	-	-	-	21,616	21,616	21,616	---
Health Insurance	-	-	-	-	48,039	48,990	48,990	---
Vision Insurance	-	-	-	-	436	436	436	---
Dental Insurance	-	-	-	-	2,236	2,236	2,236	---
Wyoming Retirement	-	-	-	-	48,580	48,580	48,580	---
Workers' Compensation	-	-	-	-	3,452	3,452	3,452	---
State Unemployment	-	-	-	-	554	554	554	---
Disability/Life Insurance	-	-	-	-	1,689	1,689	1,689	---
Repair & Maint - Shop Parts	-	-	-	-	1,620	1,620	1,620	---
Repair & Maint - Shop Labor	-	-	-	-	2,600	2,600	2,600	---
Petroleum Products	-	-	-	-	4,488	4,488	4,488	---
Training & Meetings	-	-	-	-	15,000	15,000	15,000	---
Central Equipment Fund Rental	-	-	-	-	13,000	13,000	13,000	---
Town-Wide IT Charge	-	-	-	-	21,989	21,989	21,989	---
Liability Insurance	-	-	-	-	1,896	1,977	1,971	---
Total	**$ -**	**$ -**	**$ -**	**$ -**	**$ 469,752**	**$ 470,784**	**$ 470,778**	**---**



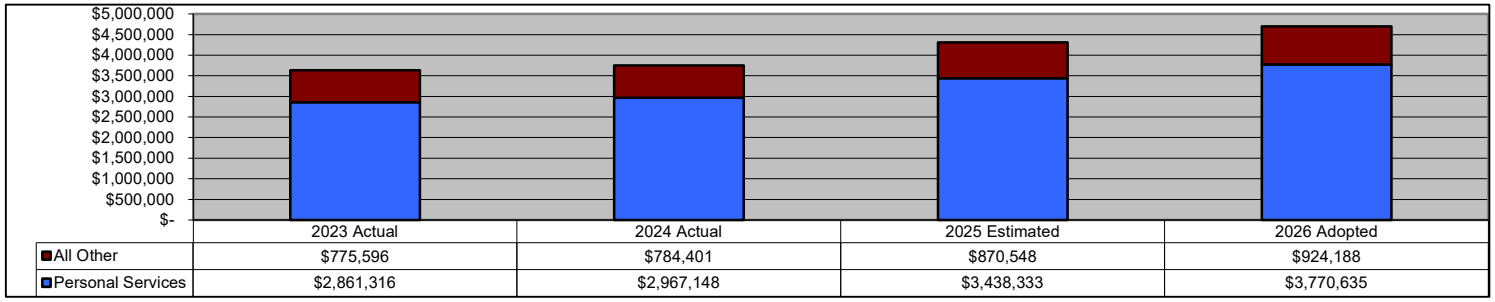
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
POLICE INVESTIGATIONS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 301,671	$ 338,385	$ 542,980	$ 542,980	$ 653,072	$ 653,072	$ 653,072	20.3%
Salaries & Wages - Part-Time	321	12,042	10,000	12,162	-	-	-	-100.0%
Buyout - Compensated Absences	4,960	2,483	11,155	11,155	12,559	12,559	12,559	12.6%
Overtime	16,710	11,484	17,000	16,276	17,000	17,000	17,000	0.0%
Holiday Pay - PTO Buyback	3,177	3,806	2,934	5,729	2,934	2,934	2,934	0.0%
FICA & Medicare	24,822	27,361	44,682	44,682	52,446	52,446	52,446	17.4%
Health Insurance	62,800	62,800	89,722	89,722	77,245	78,775	78,775	-12.2%
Vision Insurance	677	572	956	956	790	790	790	-17.4%
Dental Insurance	3,013	2,459	4,408	4,408	3,417	3,417	3,417	-22.5%
Wyoming Retirement	40,255	45,732	74,615	74,615	99,331	99,331	99,331	33.1%
Workers' Compensation	4,354	4,531	14,857	14,857	8,521	8,521	8,521	-42.6%
State Unemployment	-	40	2,216	2,216	1,939	1,939	1,939	-12.5%
Disability/Life Insurance	431	671	4,189	4,189	4,819	4,819	4,819	15.0%
General/Office Supplies	2,872	2,941	3,000	3,000	3,000	3,000	3,000	0.0%
Uniforms	1,676	2,326	3,000	3,000	3,000	3,000	3,000	0.0%
Small Tools & Equipment <$10K	3,835	1,902	5,500	5,500	5,500	5,500	5,500	0.0%
Postage	391	512	1,300	5,000	1,000	1,000	1,000	-23.1%
Professional Services	259	989	2,000	2,000	2,000	2,000	2,000	0.0%
Repair & Maint - Shop Parts	3,424	7,130	8,370	8,370	7,621	7,621	7,621	-8.9%
Repair & Maint - Shop Labor	2,600	2,846	10,350	10,350	7,930	7,930	7,930	-23.4%
Repair & Maint - Equipment	-	3,500	5,000	5,000	5,000	5,000	5,000	0.0%
Petroleum Products	4,480	6,433	5,280	10,016	11,560	11,560	11,560	118.9%
Training & Meetings	3,467	2,658	3,000	3,000	3,000	3,000	3,000	0.0%
Travel	2,203	2,854	2,800	2,814	2,800	2,800	2,800	0.0%
Central Equipment Fund Rental	13,300	17,200	19,900	19,900	19,900	19,900	19,900	0.0%
Town-Wide IT Charge	78,780	150,180	124,623	124,623	43,422	43,422	43,422	-65.2%
Departmental Software					186,201	186,201	186,201	---
Liability Insurance	2,625	2,668	4,063	4,063	4,466	4,657	4,644	14.3%
Total	**$ 583,103**	**$ 716,505**	**$ 1,017,900**	**$ 1,030,583**	**$ 1,240,473**	**$ 1,242,194**	**$ 1,242,181**	**22.0%**



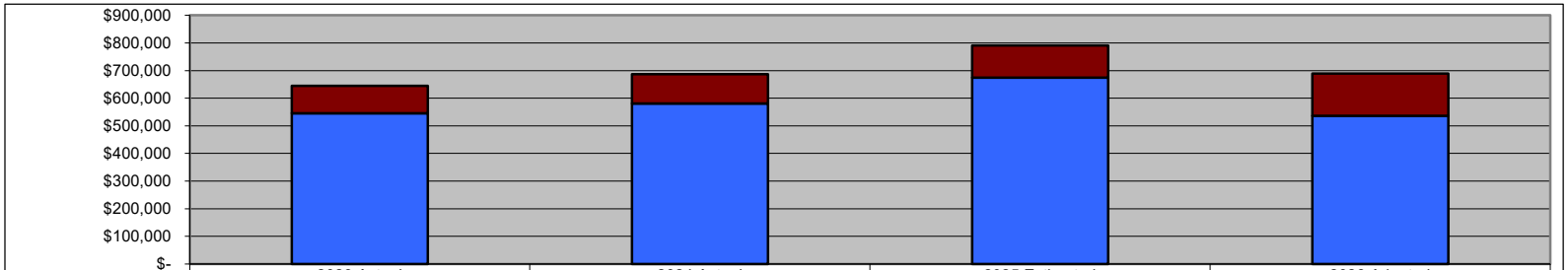
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
POLICE PATROL

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 1,839,281	$ 1,844,458	$ 2,244,776	$ 2,244,776	$ 2,593,641	$ 2,533,410	$ 2,533,410	12.9%
Salaries & Wages - Part-Time	11,214	19,657	21,021	21,021	11,952	11,952	11,952	-43.1%
Buyout - Compensated Absences	25,010	28,806	44,215	44,215	49,878	48,719	48,719	10.2%
Overtime	110,243	121,412	110,671	111,730	100,000	100,000	100,000	-9.6%
Holiday Pay - PTO Buyback	33,866	48,920	45,361	45,361	45,361	45,361	45,361	0.0%
FICA & Medicare	153,745	158,873	188,651	188,651	214,264	209,567	209,567	11.1%
Health Insurance	382,205	430,077	366,994	366,994	370,664	378,004	378,004	3.0%
Vision Insurance	4,143	4,437	3,909	3,909	3,701	3,701	3,701	-5.3%
Dental Insurance	21,039	23,457	19,644	19,644	18,536	18,536	18,536	-5.6%
Wyoming Retirement	224,920	232,542	330,359	330,359	394,526	387,326	387,326	17.2%
Workers' Compensation	55,650	54,509	61,673	61,673	34,073	34,059	34,059	-44.8%
State Unemployment	-	1,428	7,202	7,202	7,479	7,479	7,479	3.8%
Disability/Life Insurance	13,851	18,393	16,146	16,146	19,024	19,024	19,024	17.8%
General/Office Supplies	4,180	6,058	6,750	6,750	6,750	6,750	6,750	0.0%
Uniforms	10,782	12,591	13,000	16,329	13,000	13,000	13,000	0.0%
Small Tools & Equipment <$10K	15,196	33,138	23,125	23,125	23,125	23,125	23,125	0.0%
Professional Services	7,880	26,650	10,000	12,528	19,570	19,570	19,570	95.7%
Repair & Maint - Shop Parts	31,858	27,160	54,000	54,000	43,124	43,124	43,124	-20.1%
Repair & Maint - Shop Labor	18,000	30,047	63,250	63,250	50,830	50,830	50,830	-19.6%
Repair & Maint - Equipment	1,776	3,745	3,450	3,450	3,450	3,450	3,450	0.0%
Petroleum Products	67,744	45,062	61,050	61,050	50,660	50,660	50,660	-17.0%
Uniform Cleaning	2,110	2,986	5,250	5,000	5,000	5,000	5,000	-4.8%
Training & Meetings	47,658	48,270	60,070	50,070	50,070	50,070	50,070	-16.6%
Travel	12,198	8,691	13,000	13,000	13,000	13,000	13,000	0.0%
Range Training	12,315	10,626	12,650	12,650	12,650	12,650	12,650	0.0%
Alcohol/Tobacco Grant Enforcement	2,330	2,119	4,020	4,020	4,020	4,020	4,020	0.0%
Central Equipment Fund Rental	212,700	230,900	242,400	242,400	206,100	206,100	206,100	-15.0%
Town-Wide IT Charge	302,420	263,124	263,928	263,928	181,652	181,652	181,652	-31.2%
Departmental Software					346,583	196,583	196,583	---
Liability Insurance	12,598	13,413	15,650	15,650	17,817	18,150	18,101	15.7%
Total	**$ 3,636,912**	**$ 3,751,549**	**$ 4,312,215**	**$ 4,308,881**	**$ 4,910,500**	**$ 4,694,872**	**$ 4,694,823**	**8.9%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
POLICE COMMUNITY SERVICE OFFICERS

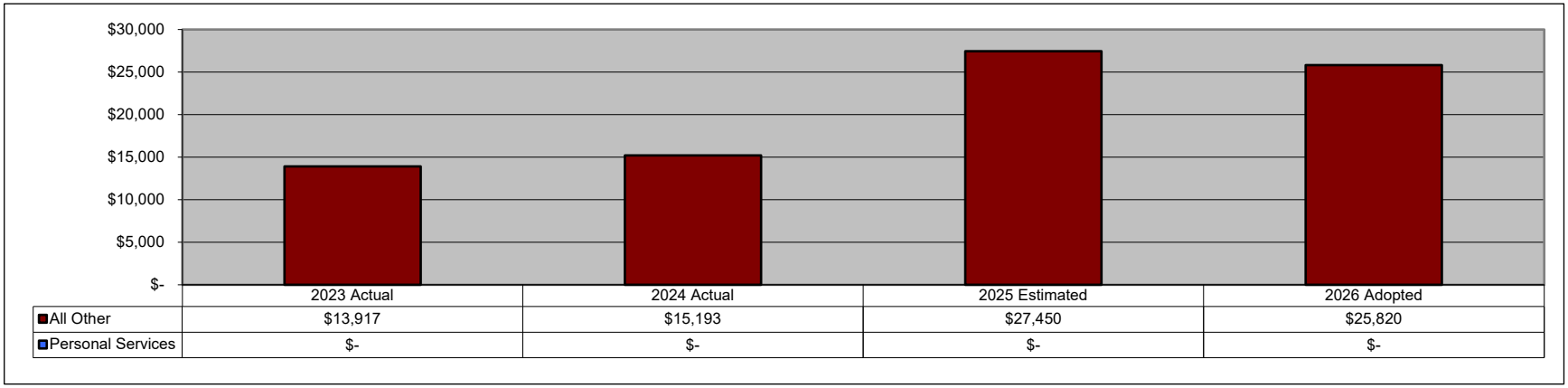
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 332,451	$ 369,865	$ 417,995	$ 417,995	$ 342,540	$ 342,540	$ 342,540	-18.1%
Salaries & Wages - Part-Time	-	2,560	9,872	9,872	6,200	6,200	6,200	-37.2%
Buyout - Compensated Absences	4,412	3,584	8,022	8,022	6,587	6,587	6,587	-17.9%
Overtime	11,702	10,246	13,651	13,651	13,651	13,651	13,651	0.0%
Holiday Pay - PTO Buyback	1,801	1,302	3,151	3,151	3,151	3,151	3,151	0.0%
FICA & Medicare	26,161	28,520	34,631	34,631	28,468	28,468	28,468	-17.8%
Health Insurance	106,142	96,104	100,910	100,910	64,525	65,803	65,803	-34.8%
Vision Insurance	1,040	997	839	839	611	611	611	-27.2%
Dental Insurance	5,141	4,272	3,718	3,718	2,877	2,877	2,877	-22.6%
Wyoming Retirement	49,429	53,802	65,325	65,325	57,915	57,915	57,915	-11.3%
Workers' Compensation	5,973	6,700	11,668	11,668	4,635	4,635	4,635	-60.3%
State Unemployment	-	183	1,330	1,330	1,330	1,330	1,330	0.0%
Disability/Life Insurance	1,761	2,445	2,905	2,905	2,587	2,587	2,587	-10.9%
General/Office Supplies	3,505	5,755	7,300	7,000	7,300	7,300	7,300	0.0%
Uniforms	967	3,464	3,500	3,754	3,500	3,500	3,500	0.0%
Small Tools & Equipment <$10K	678	2,480	3,500	3,500	3,500	3,500	3,500	0.0%
Professional Services	-	-	600	600	600	600	600	0.0%
Repair & Maint - Shop Parts	3,206	4,513	3,254	5,737	4,617	4,617	4,617	41.9%
Repair & Maint - Shop Labor	2,560	4,232	4,025	4,025	6,630	6,630	6,630	64.7%
Repair & Maint - Equipment	-	-	1,450	1,450	1,450	1,450	1,450	0.0%
Petroleum Products	9,533	5,081	6,600	6,600	5,100	5,100	5,100	-22.7%
Training & Meetings	9,051	4,602	10,804	10,804	10,804	10,804	10,804	0.0%
Travel	649	-	850	850	850	850	850	0.0%
Central Equipment Fund Rental	24,300	25,400	20,700	20,700	24,100	24,100	24,100	16.4%
Town-Wide IT Charge	41,655	48,770	48,934	48,934	52,541	52,541	52,541	7.4%
Departmental Software					29,377	29,377	29,377	---
Liability Insurance	2,678	2,514	3,016	3,016	2,385	2,487	2,480	-17.8%
Total	**$ 644,795**	**$ 687,392**	**$ 788,550**	**$ 790,987**	**$ 687,831**	**$ 689,211**	**$ 689,204**	**-12.9%**



	2023 Actual	2024 Actual	2025 Estimated	2026 Adopted
All Other	$98,782	$106,812	$116,970	$152,849
Personal Services	$546,013	$580,580	$674,017	$536,355

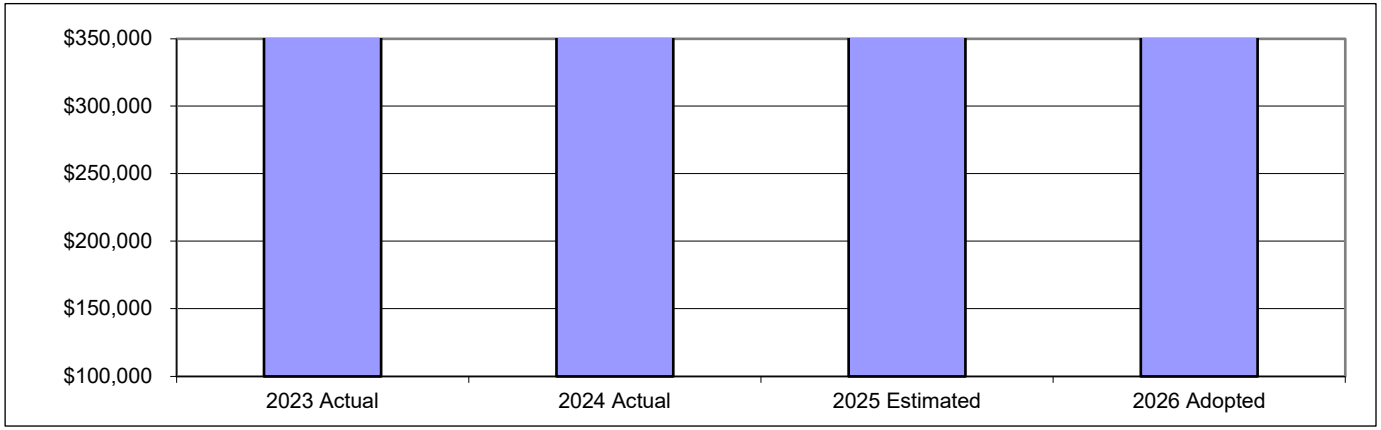
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
POLICE SPECIAL OPERATIONS

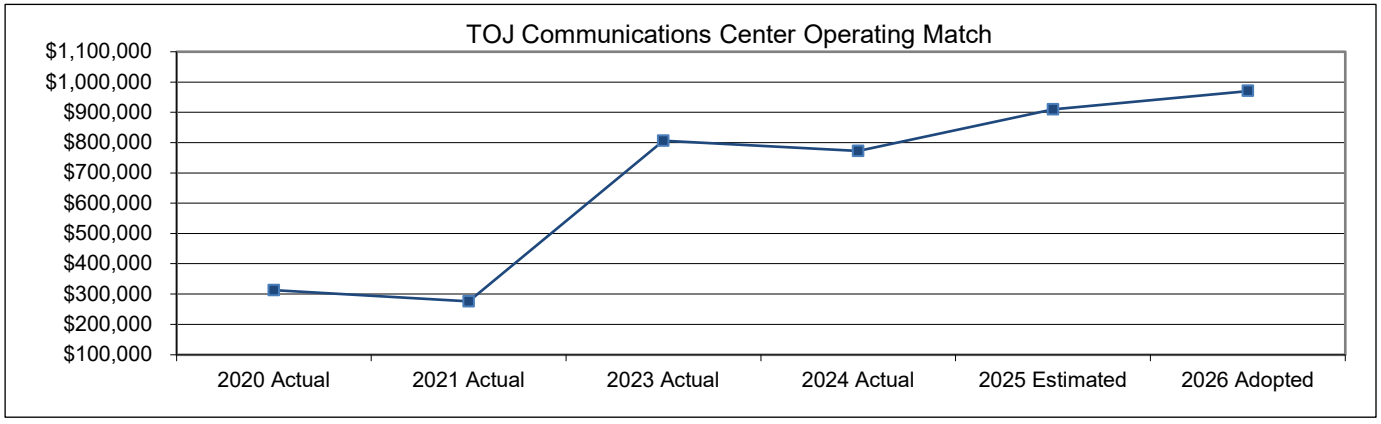
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Supplies & Materials	$ 8,805	$ 5,706	$ 7,350	$ 7,350	$ 7,350	$ 7,350	$ 7,350	0.0%
Uniforms	3,181	2,668	2,600	2,600	2,600	2,600	2,600	0.0%
Repair & Maint - Shop Parts	-	-	-	885	-	-	-	---
Repair & Maint - Shop Labor	-	-	575	690	260	260	260	-54.8%
Repairs and Maintenance-Equip	645	1,614	2,400	2,400	2,400	2,400	2,400	0.0%
Training & Meetings	735	3,062	5,950	5,950	5,950	5,950	5,950	0.0%
Travel	551	2,143	7,000	7,000	7,000	7,000	7,000	0.0%
Total	**$ 13,917**	**$ 15,193**	**$ 26,450**	**$ 27,450**	**$ 25,820**	**$ 25,820**	**$ 25,820**	**-2.4%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
COMMUNICATIONS CENTER

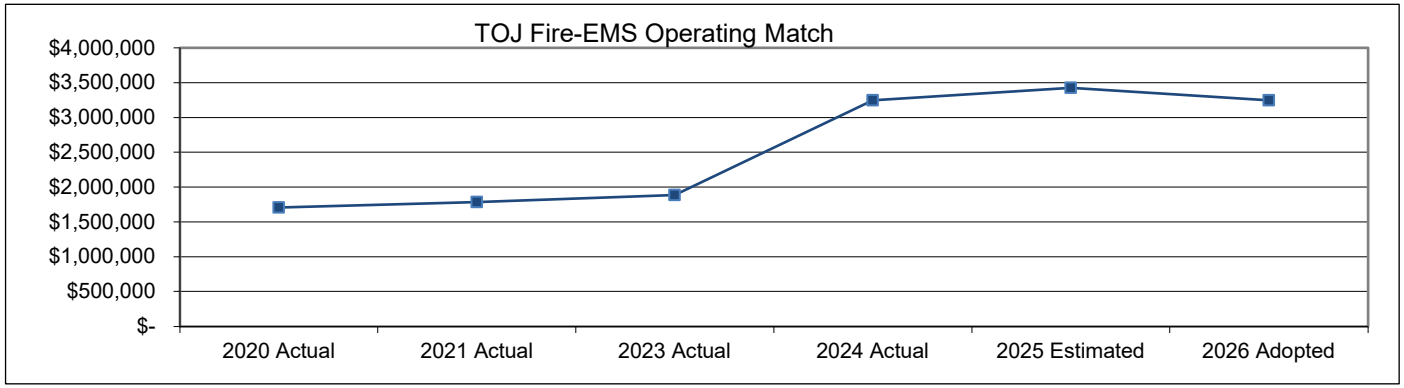
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Contracted Services (County)	$ 805,802	$ 772,737	$ 910,001	$ 910,001	$ 970,596	$ 970,596	$ 970,596	6.7%
Total	**$ 805,802**	**$ 772,737**	**$ 910,001**	**$ 910,001**	**$ 970,596**	**$ 970,596**	**$ 970,596**	**6.7%**





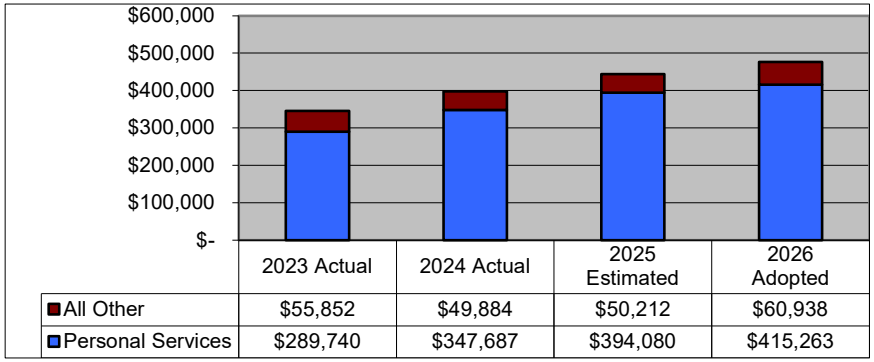
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
FIRE/EMS

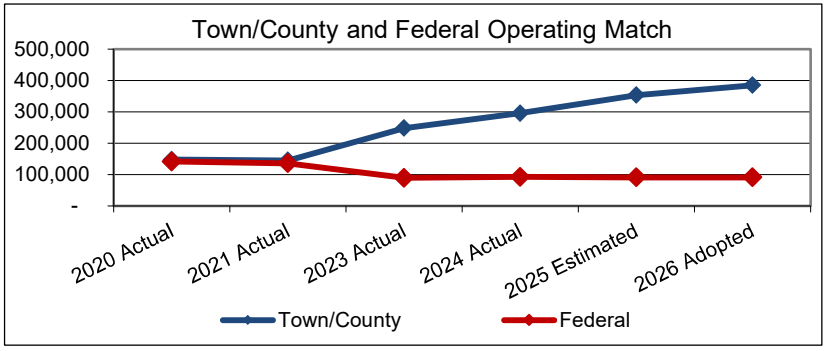
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Contracted Services (County)	$ 1,820,776	$ 3,153,873	$ 3,336,868	$ 3,336,868	$ 3,216,014	$ 3,126,458	$ 3,146,023	-5.7%
Emergency Management (County)	65,953	91,005	87,594	90,000	101,063	99,451	99,451	13.5%
Total	**$ 1,886,729**	**$ 3,244,878**	**$ 3,424,462**	**$ 3,426,868**	**$ 3,317,077**	**$ 3,225,909**	**$ 3,245,474**	**-5.2%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
VICTIM SERVICES

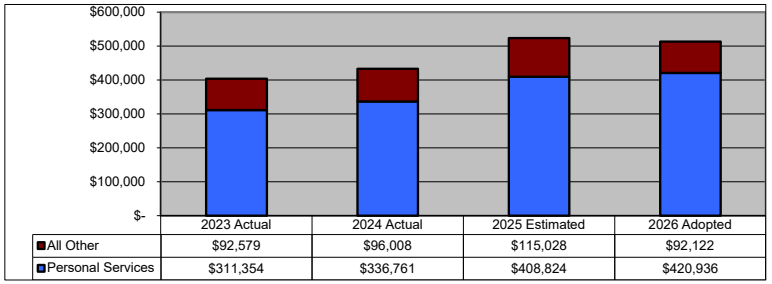
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 179,660	$ 198,230	$ 231,783	$ 231,783	$ 255,411	$ 255,411	$ 255,411	10.2%
Buyout - Compensated Absences	4,188	4,058	4,457	4,457	4,912	4,912	4,912	10.2%
Overtime	6,263	6,530	6,000	6,376	6,000	6,000	6,000	0.0%
FICA & Medicare	14,146	15,994	18,531	18,531	20,374	20,374	20,374	9.9%
Health Insurance	45,323	78,474	79,025	79,025	72,058	73,485	73,485	-7.0%
Vision Insurance	371	498	501	501	605	605	605	20.8%
Dental Insurance	2,204	3,631	3,077	3,077	3,631	3,631	3,631	18.0%
Wyoming Retirement	31,698	33,880	41,212	41,212	44,599	44,599	44,599	8.2%
Workers' Compensation	4,758	4,996	6,275	6,275	3,317	3,317	3,317	-47.1%
State Unemployment	-	133	831	831	831	831	831	0.0%
Disability/Life Insurance	1,129	1,263	2,012	2,012	2,098	2,098	2,098	4.3%
General/Office Supplies	3,498	3,467	3,539	3,539	3,539	3,539	3,539	0.0%
Phone Communications	120	-	1,872	1,872	1,872	1,872	1,872	0.0%
Professional Services	-	-	3,700	-	3,700	3,700	3,700	0.0%
Translation Services	600	916	1,000	1,000	1,000	1,000	1,000	0.0%
Training, Travel, & Meetings	2,109	708	2,109	2,109	2,109	2,109	2,109	0.0%
Employee Recruitment	228	-	1,500	1,500	1,500	1,500	1,500	0.0%
Old Bill's Grant	8,104	9,488	6,500	6,500	6,500	6,500	6,500	0.0%
Emergency Assistance	2,619	2,596	2,626	2,626	2,626	2,626	2,626	0.0%
Advertising & Outreach	7,710	8,417	6,350	6,350	6,350	6,350	6,350	0.0%
Town-Wide IT Charge	29,598	22,876	23,025	23,025	27,766	27,766	27,766	20.6%
Departmental Software					2,160	2,160	2,160	---
Liability Insurance	1,266	1,415	1,691	1,691	1,747	1,821	1,816	7.4%
Total	**$ 345,592**	**$ 397,571**	**$ 447,616**	**$ 444,292**	**$ 474,705**	**$ 476,206**	**$ 476,201**	**6.4%**

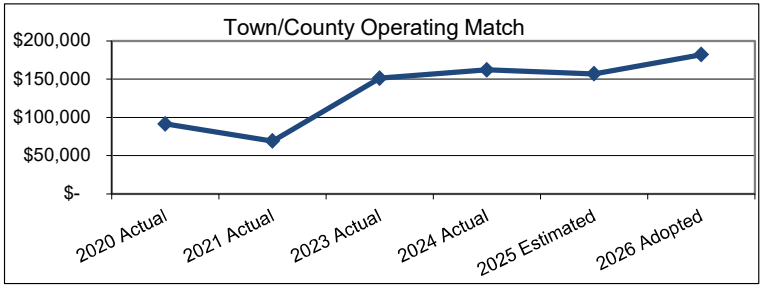




TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
ANIMAL SHELTER

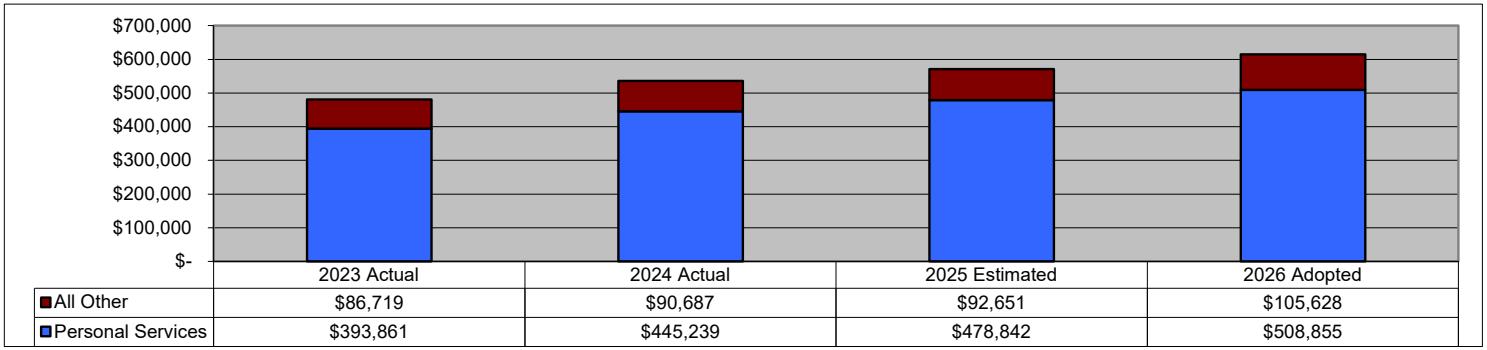
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 170,044	$ 210,702	$ 219,609	$ 239,609	$ 238,808	$ 238,808	$ 238,808	8.7%
Salaries & Wages - Part-Time	21,154	6,740	35,139	35,139	47,840	47,840	47,840	36.1%
Buyout - Compensated Absences	2,238	2,616	3,919	3,919	4,592	4,592	4,592	17.2%
Overtime	13,399	7,587	5,000	5,000	5,000	5,000	5,000	0.0%
Holiday Pay - PTO Buyback	1,182	184	500	500	500	500	500	0.0%
FICA & Medicare	15,100	15,561	20,208	20,208	22,701	22,701	22,701	12.3%
Health Insurance	51,482	54,332	54,834	54,834	50,113	51,106	51,106	-6.8%
Vision Insurance	506	339	241	241	407	407	407	68.9%
Dental Insurance	2,372	1,381	977	977	1,818	1,818	1,818	86.1%
Wyoming Retirement	26,909	28,749	38,917	38,917	41,295	41,295	41,295	6.1%
Workers' Compensation	6,020	6,409	6,547	6,547	3,696	3,696	3,696	-43.5%
State Unemployment	-	275	1,163	1,163	1,163	1,163	1,163	0.0%
Disability/Life Insurance	948	1,886	1,770	1,770	2,010	2,010	2,010	13.6%
Operating Supplies	13,213	17,455	17,492	17,492	11,500	11,500	11,500	-34.3%
Uniforms	1,032	1,250	1,000	1,000	1,000	1,000	1,000	0.0%
Small Tools & Equipment <$10K	2,583	4,681	4,550	4,550	4,550	4,550	4,550	0.0%
Printing & Publication	1,355	1,585	2,300	2,300	2,300	2,300	2,300	0.0%
Utilities	11,261	8,949	10,200	10,200	10,200	10,200	10,200	0.0%
Medical & Legal Services	10,565	10,939	10,285	10,285	10,285	10,285	10,285	0.0%
Repair & Maint - Shop Parts	607	36	338	845	234	234	234	-30.8%
Repair & Maint - Shop Labor	880	396	1,150	1,150	650	650	650	-43.5%
Petroleum Products	245	465	400	549	591	591	591	47.8%
Repair & Maint - Buildings	6,455	10,023	7,000	7,803	7,000	7,000	7,000	0.0%
Trash Collection	2,000	2,095	1,750	1,750	1,750	1,750	1,750	0.0%
Training, Travel, & Meetings	223	796	1,700	1,700	1,700	1,700	1,700	0.0%
Preventive Animal Care	8,021	7,473	28,331	28,331	8,025	8,025	8,025	-71.7%
Employee Recruitment	-	2,000	2,000	1,000	1,000	1,000	1,000	-50.0%
Central Equipment Fund Rental	3,900	3,900	3,900	3,900	3,900	3,900	3,900	0.0%
IT Services	27,182	20,745	20,436	20,436	22,483	22,483	22,483	10.0%
Departmental Software					2,916	2,916	2,916	---
Property Insurance	1,670	1,667	-	-	-	-	-	---
Liability Insurance	1,387	1,553	1,737	1,737	1,960	2,044	2,038	17.3%
Total	**$ 403,933**	**$ 432,769**	**$ 503,393**	**$ 523,852**	**$ 511,987**	**$ 513,064**	**$ 513,058**	**1.9%**





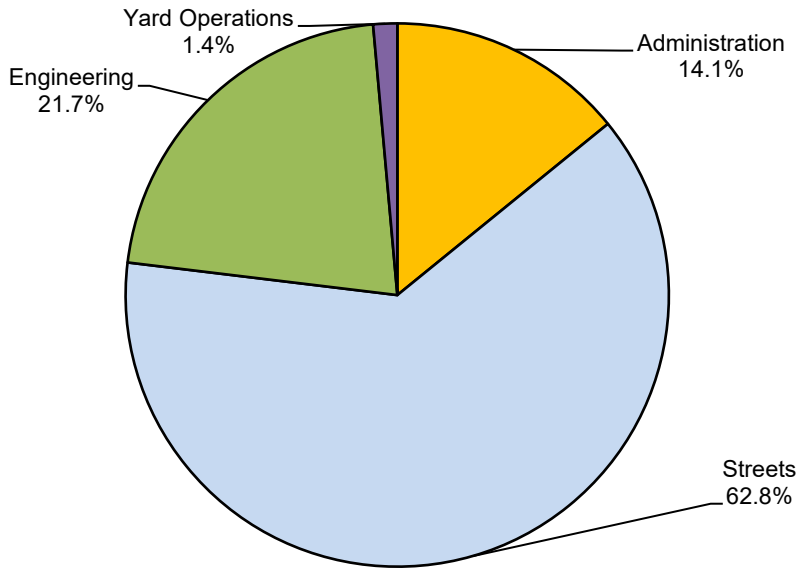
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
BUILDING INSPECTIONS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 249,716	$ 290,922	$ 311,617	$ 311,617	$ 333,728	$ 336,016	$ 336,016	7.8%
Buyout - Compensated Absences	3,581	4,101	5,993	5,993	6,418	6,462	6,462	7.8%
FICA & Medicare	18,963	21,424	24,297	24,297	26,021	26,200	26,200	7.8%
Health Insurance	67,947	67,947	71,345	71,345	72,058	73,485	73,485	3.0%
Vision Insurance	702	597	602	602	602	602	602	0.0%
Dental Insurance	3,631	3,077	3,077	3,077	3,077	3,077	3,077	0.0%
Wyoming Retirement	43,218	49,637	52,643	52,643	56,196	56,564	56,564	7.4%
Workers' Compensation	4,617	5,258	6,198	6,198	3,269	3,274	3,274	-47.2%
State Unemployment	-	143	831	831	831	831	831	0.0%
Disability/Life Insurance	1,486	2,132	2,239	2,239	2,344	2,344	2,344	4.7%
General/Office Supplies	14	753	1,500	750	750	750	750	-50.0%
Uniforms	-	-	416	416	433	433	433	4.1%
Dues & Subscriptions	245	104	884	884	919	919	919	4.0%
Professional Services	28,494	31,130	31,000	25,660	31,000	31,000	31,000	0.0%
Bank/Credit Card Fees	6,943	9,379	10,000	8,400	9,000	9,000	9,000	-10.0%
Repair & Maint - Shop Parts	399	360	338	338	243	243	243	-28.1%
Repair & Maint - Shop Labor	657	792	805	805	1,040	1,040	1,040	29.2%
Petroleum Products	782	746	924	924	748	748	748	-19.0%
Training, Travel, & Meetings	1,977	5,526	8,000	8,350	8,350	8,350	8,350	4.4%
Books & Publications	(1,117)	418	5,000	4,981	3,500	3,500	3,500	-30.0%
Central Equipment Fund Rental	5,000	6,000	6,000	6,000	8,600	8,600	8,600	43.3%
Town-Wide IT Charge	41,665	33,636	32,870	32,870	30,585	30,585	30,585	-7.0%
Departmental Software					8,070	8,070	8,070	---
Liability Insurance	1,660	1,843	2,273	2,273	2,282	2,396	2,390	5.1%
Total	**$ 480,580**	**$ 535,926**	**$ 578,852**	**$ 571,493**	**$ 610,064**	**$ 614,489**	**$ 614,483**	**6.2%**



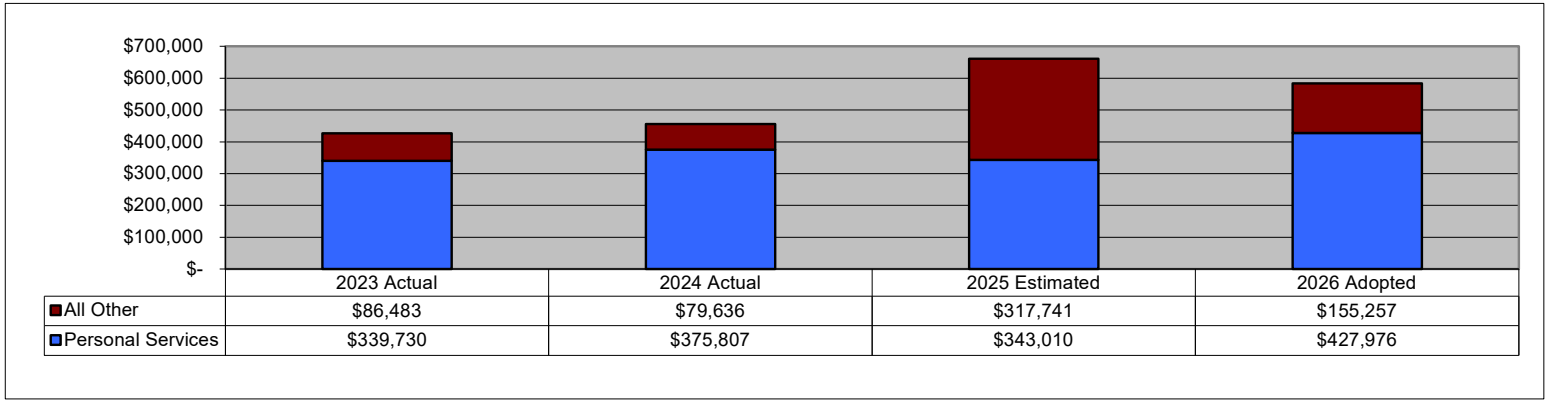
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
PUBLIC WORKS

DEPARTMENTS WITHIN PUBLIC WORKS	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Public Works Administration	$ 426,213	$ 455,443	$ 671,943	$ 660,751	$ 782,266	$ 583,238	$ 583,233	-13.2%
Streets	1,889,596	2,023,602	2,304,337	2,254,672	2,671,328	2,588,673	2,588,659	12.3%
Engineering	719,484	754,256	845,204	842,970	1,019,939	893,606	893,596	5.7%
Yard Operations	47,821	37,804	47,742	45,698	58,603	58,603	58,603	22.7%
Total	**$ 3,083,114**	**$ 3,271,105**	**$ 3,869,226**	**$ 3,804,091**	**$ 4,532,136**	**$ 4,124,120**	**$ 4,124,091**	**6.6%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
PUBLIC WORKS ADMINSTRATION

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 202,709	$ 243,544	$ 215,366	$ 215,366	$ 381,847	$ 272,884	$ 272,884	26.7%
Salaries & Wages - Part-Time	21,314	-	-	-	-	-	-	---
Buyout - Compensated Absences	1,273	2,638	4,526	4,526	7,343	5,248	5,248	16.0%
Overtime	1,909	1,861	8,500	2,672	2,500	2,500	2,500	-70.6%
Holiday Pay - PTO Buyback	-	-	900	-	-	-	-	-100.0%
FICA & Medicare	16,923	18,043	17,541	17,541	29,964	21,468	21,468	22.4%
Health Insurance	52,840	57,859	53,309	53,309	98,037	67,155	67,155	26.0%
Vision Insurance	628	679	597	597	1,042	680	680	13.9%
Dental Insurance	3,255	3,457	3,020	3,020	5,324	3,455	3,455	14.4%
Wyoming Retirement	33,158	41,092	38,439	38,439	65,690	48,248	48,248	25.5%
Workers' Compensation	4,979	5,133	5,330	5,330	4,588	3,330	3,330	-37.5%
State Unemployment	-	75	698	698	1,208	837	837	19.9%
Disability/Life Insurance	742	1,426	1,512	1,512	3,296	2,171	2,171	43.6%
General/Office Supplies	-	-	-	-	18,700	5,200	5,200	---
Flat Creek Watershed Imp. District	12,000	12,000	12,000	12,000	12,000	12,000	12,000	0.0%
Employee Recruitment	210	5,088	7,500	3,000	1,000	1,000	1,000	-86.7%
Training, Travel, & Meetings	16,484	4,798	6,500	6,500	10,000	10,000	10,000	53.8%
Stormwater Management Program	-	-	240,000	240,000	50,000	50,000	50,000	-79.2%
Town-Wide IT Charge	56,485	56,123	54,536	54,536	84,026	72,026	72,026	32.1%
Departmental Software					3,090	3,090	3,090	---
Liability Insurance	1,304	1,627	1,669	1,705	2,611	1,946	1,941	16.3%
Total	**$ 426,213**	**$ 455,443**	**$ 671,943**	**$ 660,751**	**$ 782,266**	**$ 583,238**	**$ 583,233**	**-13.2%**

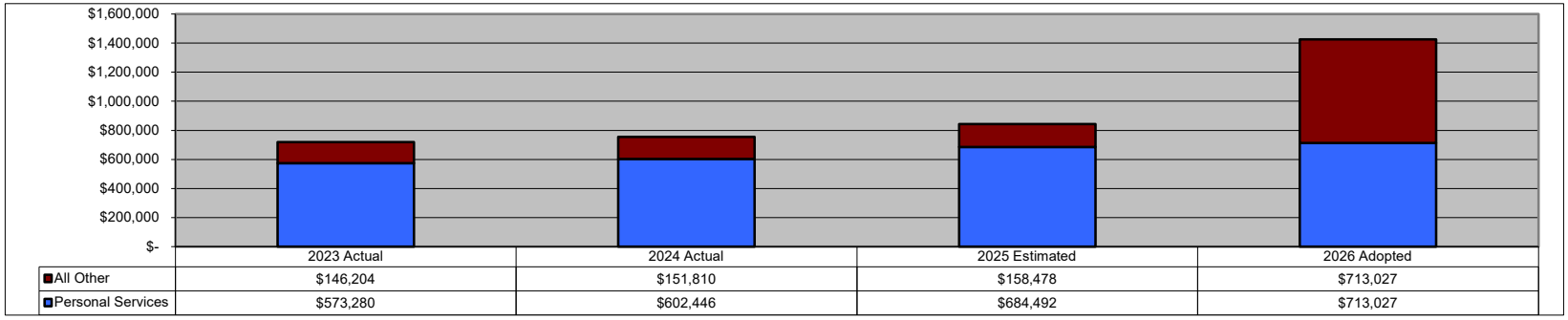


TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
STREETS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 390,610	$ 513,044	$ 540,040	$ 540,040	$ 742,276	$ 657,288	$ 657,288	21.7%
Salaries & Wages - Part-Time	25,718	1,249	34,400	1,000	2,400	39,540	39,540	14.9%
Buyout - Compensated Absences	6,465	7,377	11,823	11,823	14,275	12,640	12,640	6.9%
Holiday Pay - PTO Buyback	4,712	6,553	-	-	-	-	-	---
Overtime	38,919	48,304	20,000	55,569	51,000	51,000	51,000	155.0%
FICA & Medicare	34,651	42,567	46,441	46,441	61,961	58,176	58,176	25.3%
Health Insurance	160,989	125,717	119,203	119,203	202,800	194,568	194,568	63.2%
Vision Insurance	1,713	1,347	1,435	1,435	1,848	1,663	1,663	15.9%
Dental Insurance	8,564	6,379	7,281	7,281	9,377	8,680	8,680	19.2%
Wyoming Retirement	69,923	92,341	97,523	97,523	131,867	122,418	122,418	25.5%
Workers' Compensation	14,602	15,965	16,299	16,299	9,910	10,176	10,176	-37.6%
State Unemployment	-	555	2,631	2,631	3,047	2,632	2,632	0.0%
Disability/Life Insurance	2,640	4,713	3,906	3,906	6,444	5,892	5,892	50.8%
General/Office Supplies	5,093	7,456	7,700	5,000	11,000	7,000	7,000	-9.1%
Uniforms	1,341	465	2,000	2,862	2,500	2,500	2,500	25.0%
Small Tools & Equipment <$10K	13,395	5,096	5,800	5,231	5,600	5,600	5,600	-3.4%
Utilities	39,064	40,629	47,500	46,000	48,750	48,750	48,750	2.6%
Repair & Maint - Shop Parts	230,556	248,263	218,660	224,971	248,400	248,400	248,400	13.6%
Repair & Maint - Shop Labor	59,655	82,679	108,500	108,500	115,900	115,900	115,900	6.8%
Petroleum Products	93,382	75,387	84,930	84,930	76,360	76,360	76,360	-10.1%
R & M - Snow Clearing	29,106	8,238	20,000	8,000	8,000	8,000	8,000	-60.0%
R & M - Street Lights	17,200	14,519	24,000	24,000	24,000	24,000	24,000	0.0%
R & M - Streets	21,060	9,016	15,400	12,000	12,500	12,500	12,500	-18.8%
R & M - Boardwalks	5,378	8,405	12,000	13,147	8,000	8,000	8,000	-33.3%
R & M - Alleys	-	-	5,000	1,000	1,000	1,000	1,000	-80.0%
R & M - Storm Drainage	34,847	26,092	40,000	41,914	51,560	51,560	51,560	28.9%
R & M - Winter Sanding	74,425	84,392	93,000	85,213	90,000	90,000	90,000	-3.2%
R & M - Ice/Flood Control	9,687	2,790	15,000	1,734	5,000	5,000	5,000	-66.7%
R & M - Signs	19,396	43,815	30,000	30,000	30,000	30,000	30,000	0.0%
R & M - Paint Projects	14,081	7,047	23,000	23,000	23,000	23,000	23,000	0.0%
R & M - Asphalt and Gravel	10,492	10,777	14,850	11,000	11,000	11,000	11,000	-25.9%
R & M - Sidewalks/Crosswalks	7,020	21,009	15,000	15,000	20,000	20,000	20,000	33.3%
R & M - Parking Lot Maintenance	56,090	26,680	40,000	40,000	40,000	40,000	40,000	0.0%
R & M - Antler Arch	-	1,500	35,000	35,000	35,000	35,000	35,000	0.0%
R & M - Trash Receptacles	1,999	-	4,000	1,000	1,500	1,500	1,500	-62.5%
R & M - Tree Removal & Replace	3,750	11,848	25,000	25,000	25,000	25,000	25,000	0.0%
Uniform Cleaning	1,221	2,263	3,500	2,000	2,500	2,500	2,500	-28.6%
Dump Fees	8,906	10,848	20,500	15,004	17,000	17,000	17,000	-17.1%
Training, Travel, & Meetings	7,237	6,661	15,000	12,000	15,000	15,000	15,000	0.0%
Central Equipment Fund Rental	318,300	352,700	419,800	419,800	436,800	436,800	436,800	4.0%
Town-Wide IT Charge	30,197	29,417	31,228	31,228	35,892	29,892	29,892	-4.3%
Departmental Software					6,738	6,738	6,738	---
Property Insurance	10,407	10,794	7,062	7,062	8,031	8,031	8,031	13.7%
Liability Insurance	4,280	6,310	7,925	7,925	8,092	7,969	7,955	0.4%
Equipment Rental	2,525	2,395	12,000	12,000	10,000	10,000	10,000	-16.7%
Total	**$ 1,889,596**	**$ 2,023,602**	**$ 2,304,337**	**$ 2,254,672**	**$ 2,671,328**	**$ 2,588,673**	**$ 2,588,659**	**12.3%**

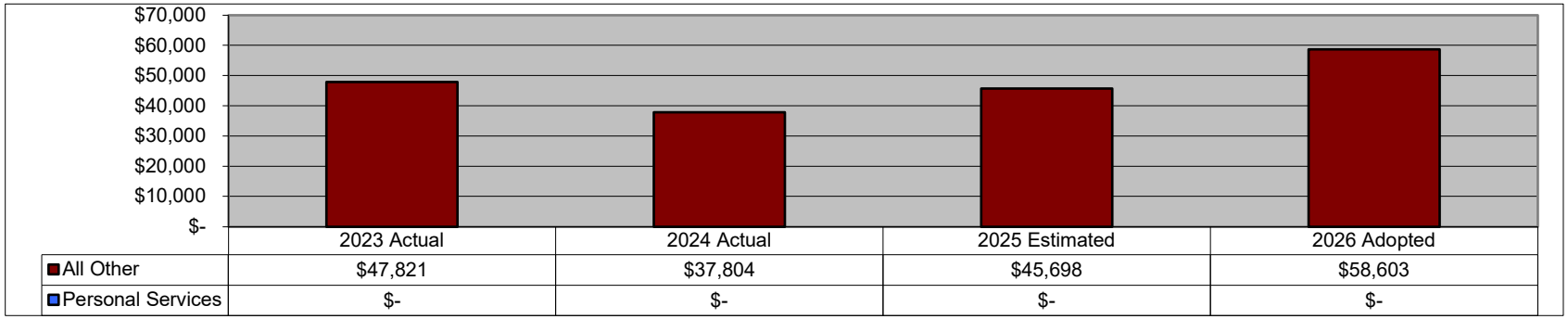
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
ENGINEERING

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 389,845	$ 416,143	$ 456,227	$ 456,227	$ 554,788	$ 485,032	$ 485,032	6.3%
Salaries & Wages - Part-Time	5,435	1,565	3,393	3,393	-	-	-	-100.0%
Buyout - Compensated Absences	3,551	2,709	8,552	8,552	10,669	9,328	9,328	9.1%
FICA & Medicare	29,123	30,868	35,918	35,918	43,257	37,819	37,819	5.3%
Health Insurance	65,374	65,374	81,884	81,884	106,723	84,341	84,341	3.0%
Vision Insurance	640	640	813	813	979	709	709	-12.8%
Dental Insurance	3,599	3,599	4,589	4,589	5,431	4,036	4,036	-12.1%
Wyoming Retirement	63,655	68,515	76,737	76,737	93,576	81,366	81,366	6.0%
Workers' Compensation	9,981	10,049	12,128	12,128	7,045	6,156	6,156	-49.2%
State Unemployment	-	210	1,108	1,108	1,385	1,108	1,108	0.0%
Disability/Life Insurance	2,077	2,774	3,143	3,143	3,972	3,132	3,132	-0.3%
Small Tools & Equipment <$10K	-	2,909	750	279	21,150	15,950	15,950	2026.7%
Dues & Subscriptions	961	683	1,230	1,230	2,150	2,150	2,150	74.8%
Professional Services	40,945	32,878	40,000	40,000	45,000	45,000	45,000	12.5%
Repair & Maint - Shop Parts	13,923	7,362	6,062	6,062	8,358	8,358	8,358	37.9%
Repair & Maint - Shop Labor	2,380	3,292	2,875	2,875	3,640	3,640	3,640	26.6%
Petroleum Products	3,261	2,934	2,770	2,770	3,553	3,553	3,553	28.3%
Training, Travel, & Meetings	4,600	4,005	10,000	8,000	10,000	10,000	10,000	0.0%
Central Equipment Fund Rental	12,700	15,300	15,300	15,300	12,700	12,700	12,700	-17.0%
Town-Wide IT Charge	64,979	79,682	78,740	78,740	47,835	41,835	41,835	-46.9%
Departmental Software					33,934	33,934	33,934	---
Liability Insurance	2,455	2,765	2,985	3,222	3,794	3,459	3,449	15.5%
Total	**$ 719,484**	**$ 754,256**	**$ 845,204**	**$ 842,970**	**$ 1,019,939**	**$ 893,606**	**$ 893,596**	**5.7%**



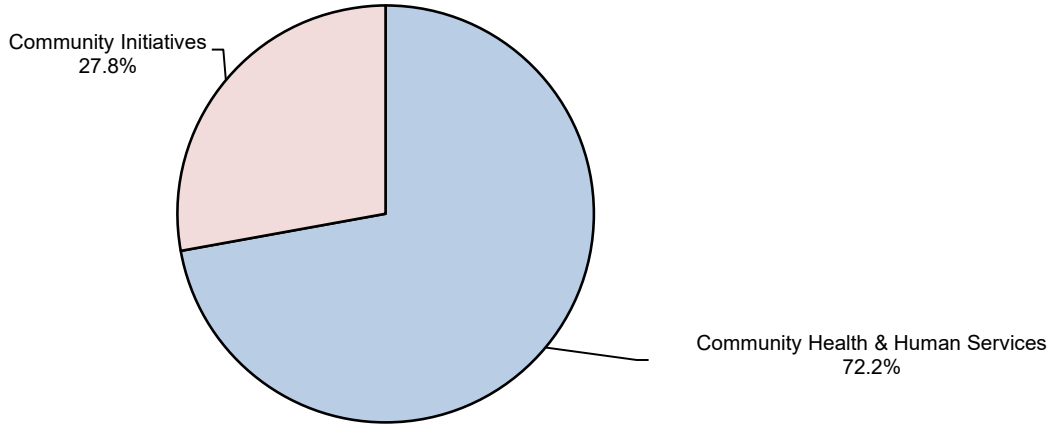
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
YARD OPERATIONS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
General/Office Supplies	$ 8,504	$ 4,409	$ 4,500	$ 3,500	$ 3,500	$ 3,500	$ 3,500	-22.2%
Operating Supplies	8,193	6,312	6,000	5,434	5,400	5,400	5,400	-10.0%
OSHA Safety Supplies	9,574	11,193	10,050	10,050	11,000	11,000	11,000	9.5%
Uniforms	2,066	50	1,500	2,022	1,500	1,500	1,500	0.0%
Radio Services	-	4,428	5,440	5,440	11,000	11,000	11,000	102.2%
Physicals	620	930	1,000	1,500	1,000	1,000	1,000	0.0%
Drug & Alcohol Testing	2,885	1,885	3,500	2,000	2,000	2,000	2,000	-42.9%
Town-Wide IT Charge	15,979	8,597	15,752	15,752	19,959	19,959	19,959	26.7%
Departmental Software					3,244	3,244	3,244	---
Total	**$ 47,821**	**$ 37,804**	**$ 47,742**	**$ 45,698**	**$ 58,603**	**$ 58,603**	**$ 58,603**	**22.7%**



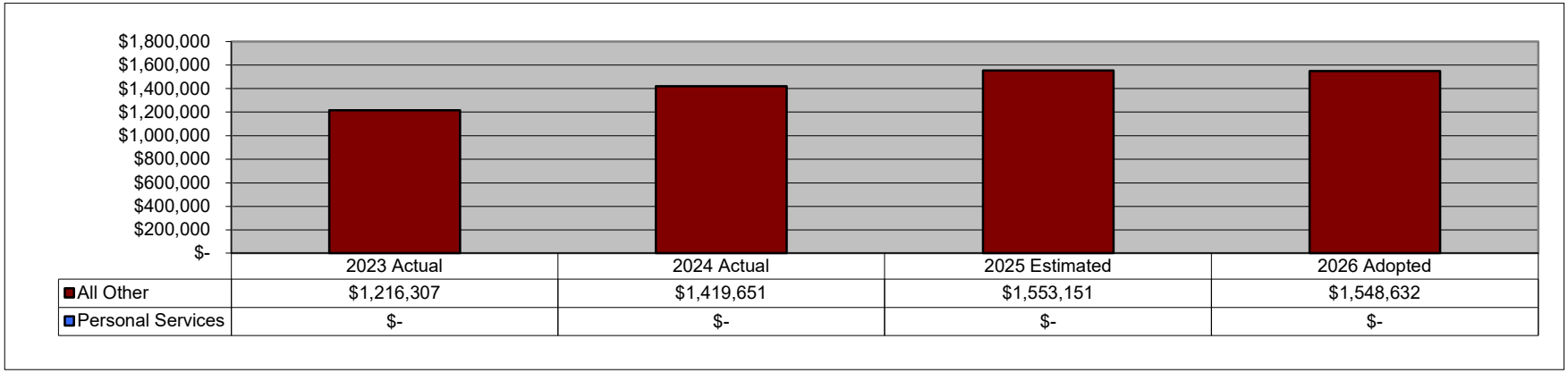
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
COMMUNITY HEALTH & HUMAN SERVICES AND COMMUNITY INITIATIVES

FUNCTION DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Community Health & Human Services	$ 1,216,307	$ 1,419,651	$ 1,567,651	$ 1,553,151	$ 1,942,347	$ 1,548,632	$ 1,548,632	-1.2%
Community Initiatives	352,002	458,706	720,975	726,463	776,149	478,700	597,200	-17.2%
Total	**$ 1,568,309**	**$ 1,878,357**	**$ 2,288,626**	**$ 2,279,614**	**$ 2,718,496**	**$ 2,027,332**	**$ 2,145,832**	**-6.2%**



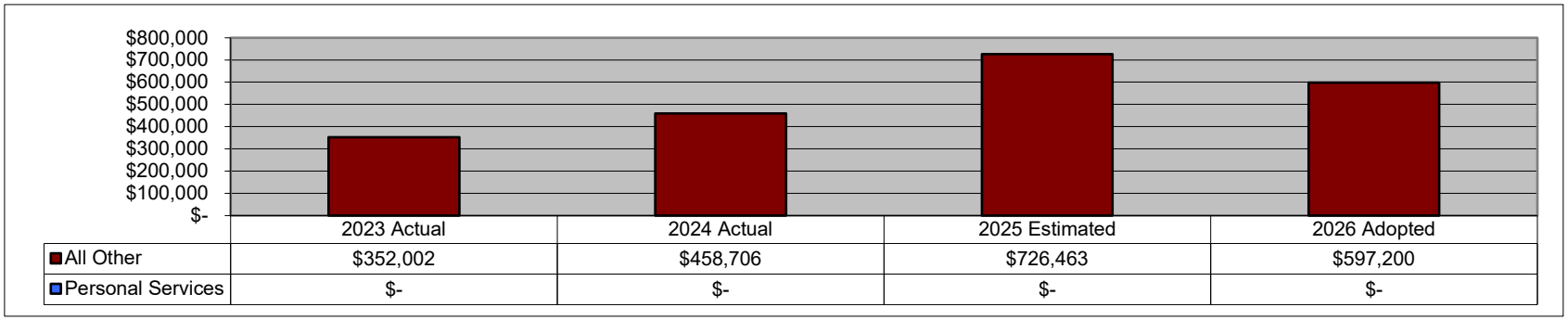
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
COMMUNITY HEALTH & HUMAN SERVICES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Community Entry Services	$ 130,000	$ 180,000	$ 180,000	$ 180,000	$ 200,000	$ 180,000	$ 180,000	0.0%
Mental Health & Recovery Services of JH	119,335	181,000	185,000	185,000	185,000	185,000	185,000	0.0%
Teton Youth & Family Services	308,904	408,904	420,000	420,000	421,171	420,000	420,000	0.0%
Children Learning Center	117,011	151,291	151,291	151,291	158,855	151,291	151,291	0.0%
Senior Center	133,981	142,020	142,020	142,020	142,000	142,020	142,020	0.0%
Community Safety Network	62,000	70,000	80,000	80,000	80,000	80,000	80,000	0.0%
ONE22	150,000	162,000	180,000	180,000	195,000	180,000	180,000	0.0%
Curran-Seeley	53,075	-	-	-	-	-	-	---
Teton Literacy Program	26,800	26,800	47,145	47,145	47,145	47,145	47,145	0.0%
DUI/Drug Court	41,951	23,511	53,070	53,070	84,051	84,051	84,051	58.4%
CLIMB Wyoming	6,125	6,125	6,125	6,125	6,125	6,125	6,125	0.0%
Hole Food Rescue	20,000	25,000	25,000	25,000	25,000	25,000	25,000	0.0%
JH Children's Museum	20,000	20,000	30,000	30,000	25,000	25,000	25,000	-16.7%
Immigrant Hope Wyoming Idaho	5,625	8,000	8,000	8,000	8,000	8,000	8,000	0.0%
Voices JH	15,000	15,000	20,000	20,000	-	-	-	-100.0%
Wyoming Immigrant Advocacy Project	-	-	15,000	15,000	15,000	15,000	15,000	0.0%
Cultivate	6,500	-	-	-	-	-	-	---
Good Samaritan Mission	-	-	-	-	350,000	-	-	---
Childcare	-	-	25,000	10,500	-	-	-	-100.0%
Total	**$ 1,216,307**	**$ 1,419,651**	**$ 1,567,651**	**$ 1,553,151**	**$ 1,942,347**	**$ 1,548,632**	**$ 1,548,632**	**-1.2%**



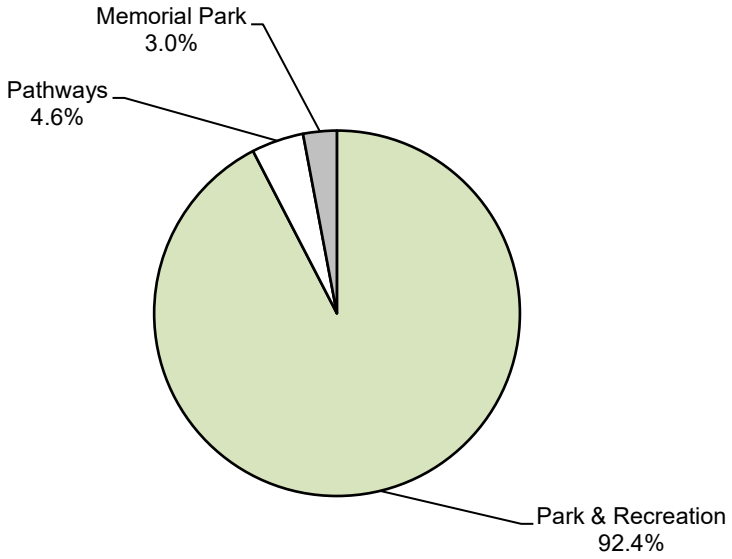
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
COMMUNITY INITIATIVES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Local Initiatives	$ 13,500	$ 28,795	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	0.0%
MT2030	-	-	175,000	175,000	-	-	-	-100.0%
CAST	-	-	25,000	25,000	-	-	-	-100.0%
Trash Collection	123,147	136,093	163,000	164,000	170,000	170,000	170,000	4.3%
Recycling Services	20,180	19,205	20,000	24,488	25,000	25,000	25,000	25.0%
Rodeo Grounds/Fair	80,000	80,000	80,000	80,000	80,000	80,000	80,000	0.0%
Historical Center	26,250	28,875	30,000	30,000	32,000	30,000	30,000	0.0%
4th of July Fireworks	-	-	5,000	5,000	-	-	-	-100.0%
Jackson Hole Air	15,000	15,000	15,000	15,000	18,000	15,000	15,000	0.0%
Leadership Jackson Hole	8,000	-	9,000	9,000	-	-	-	-100.0%
Energy Conservation Works	35,000	35,000	35,000	35,000	35,000	35,000	35,000	0.0%
JH Public Art	10,000	12,038	12,000	12,000	15,000	12,000	12,000	0.0%
TC Historic Preservation Board	13,425	53,700	93,975	93,975	61,200	53,700	53,700	-42.9%
Teton Trust for Historic Place	7,500	25,000	30,000	30,000	34,000	30,000	30,000	0.0%
Legacy Philanthropy Works	-	-	-	-	10,000	-	-	---
Central Wyoming College	-	-	-	-	237,949	-	118,500	---
Arts for All	-	10,000	10,000	10,000	15,000	10,000	10,000	0.0%
JH Climate Action Collective	-	10,000	-	-	-	-	-	---
Wyoming Stargazing	-	-	3,000	3,000	3,000	3,000	3,000	0.0%
Coombs Outdoors	-	-	-	-	25,000	-	-	---
Yellowstone Teton Clean Cities	-	5,000	-	-	-	-	-	---
Total	**$ 352,002**	**$ 458,706**	**$ 720,975**	**$ 726,463**	**$ 776,149**	**$ 478,700**	**$ 597,200**	**-17.2%**



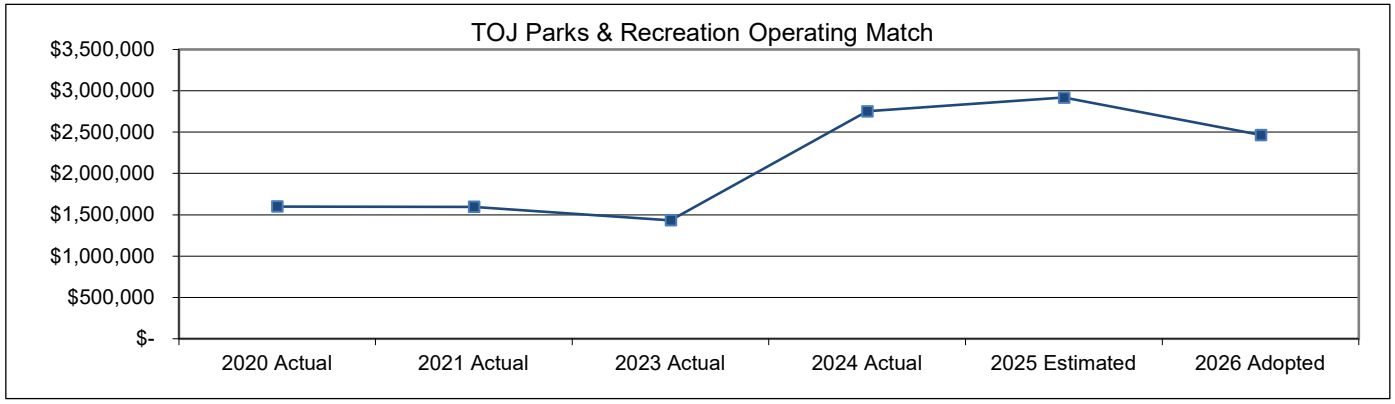
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CULTURE & RECREATION

DEPARTMENTS WITHIN CULTURE & RECREATION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Parks & Recreation (County)	$ 935,219	$ 2,253,822	$ 2,919,210	$ 2,919,210	$ 2,666,335	$ 2,399,676	$ 2,466,545	-15.5%
Pathways (County)	46,796	51,839	129,456	129,456	122,584	122,584	122,584	-5.3%
Memorial Park (Cemetery)	21,072	13,559	80,459	80,017	96,388	79,881	79,881	-0.7%
Total	**$ 1,003,087**	**$ 2,319,220**	**$ 3,129,125**	**$ 3,128,683**	**$ 2,885,307**	**$ 2,602,141**	**$ 2,669,010**	**-14.7%**



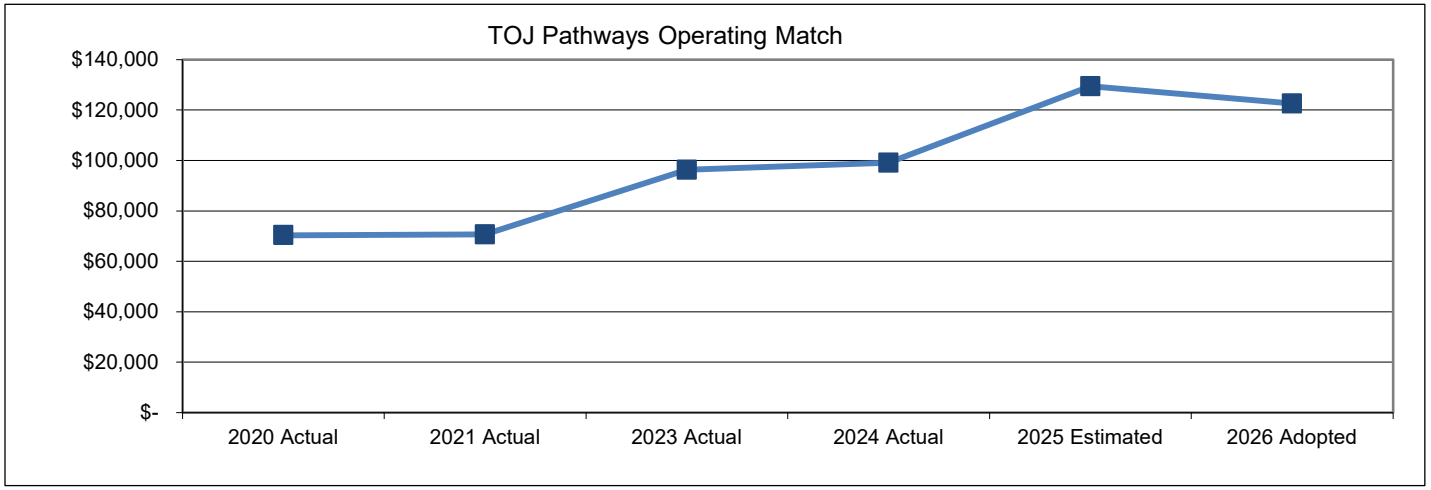
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
PARKS AND RECREATION

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Contracted Services (County)	$ 935,219	$ 2,253,822	$ 2,919,210	$ 2,919,210	$ 2,666,335	$ 2,399,676	$ 2,466,545	-15.5%
Total	**$ 935,219**	**$ 2,253,822**	**$ 2,919,210**	**$ 2,919,210**	**$ 2,666,335**	**$ 2,399,676**	**$ 2,466,545**	**-15.5%**



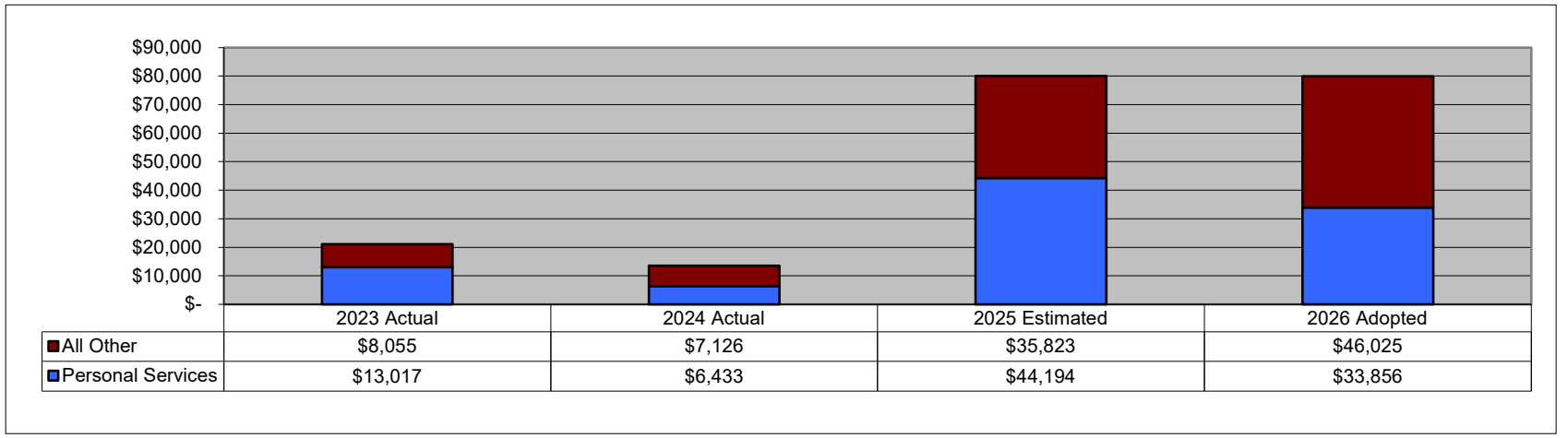
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
PATHWAYS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Contracted Services (County)	$ 46,796	$ 51,839	$ 129,456	$ 129,456	$ 122,584	$ 122,584	$ 122,584	-5.3%
Total	**$ 46,796**	**$ 51,839**	**$ 129,456**	**$ 129,456**	**$ 122,584**	**$ 122,584**	**$ 122,584**	**-5.3%**



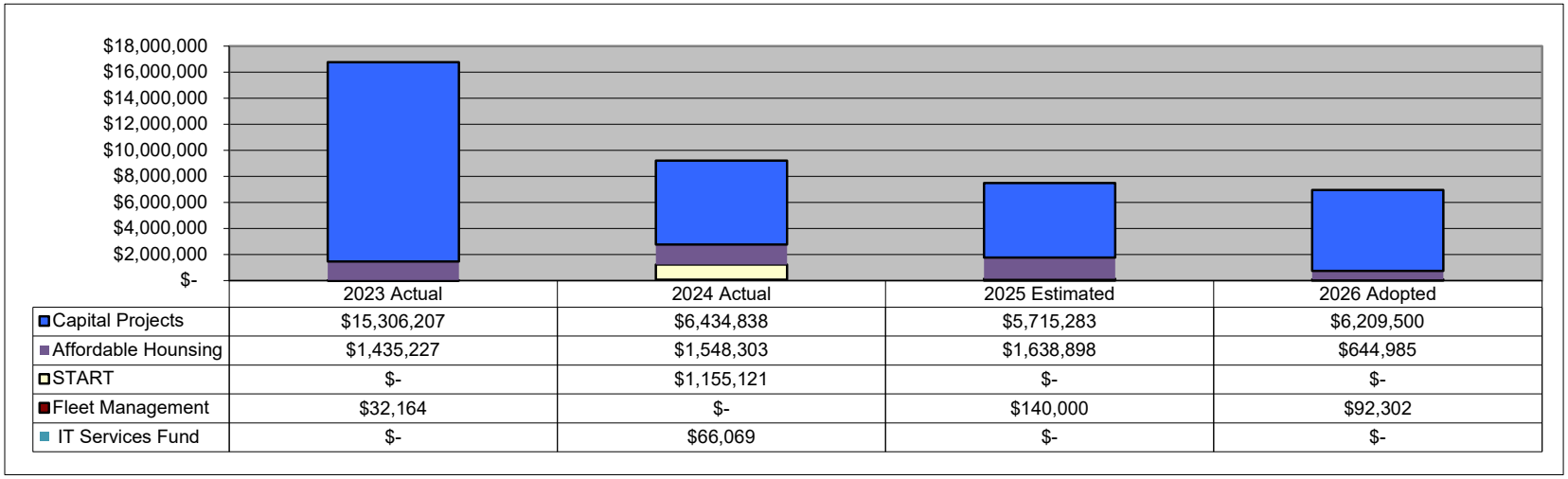
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
MEMORIAL PARK (CEMETERY)

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 11,908	$ 5,867	$ 40,270	$ 40,270	$ 46,130	$ 31,054	$ 31,054	-22.9%
FICA & Medicare	830	380	3,070	3,070	3,529	2,376	2,376	-22.6%
Workers' Compensation	279	120	577	577	333	149	149	-74.2%
State Unemployment	-	66	277	277	277	277	277	0.0%
Operating Supplies	98	101	200	258	200	200	200	0.0%
Utilities	253	608	350	350	350	350	350	0.0%
Water & Sewer Charges	2,146	3,050	4,000	6,000	4,000	4,000	4,000	0.0%
Professional Services	294	-	28,000	26,000	37,000	37,000	37,000	32.1%
Dust Abatement/Road Maint	-	-	500	-	-	-	-	-100.0%
Town-Wide IT Charge	5,169	3,222	3,040	3,040	4,254	4,254	4,254	39.9%
Liability Insurance	95	145	175	175	315	221	221	26.3%
Total	**$ 21,072**	**$ 13,559**	**$ 80,459**	**$ 80,017**	**$ 96,388**	**$ 79,881**	**$ 79,881**	**-0.7%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
TRANSFERS OUT

TRANSFER OUT DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Transfers to Special Revenue Funds								
START Bus Fund - Operations	$ -	$ 121,815	$ 95,338	$ -	$ -	$ -	$ -	-100.0%
START Bus Fund - Capital	-	1,033,306	-	-	-	-	-	---
Affordable Housing - Operations	435,227	548,303	638,898	638,898	647,602	644,985	644,985	1.0%
Affordable Housing - Capital	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	-	-	-100.0%
Transfer to Capital Projects Funds	15,306,207	6,434,838	5,715,283	5,715,283	5,709,500	5,709,500	6,209,500	8.6%
Transfers to Internal Service Funds								---
Fleet Management Fund	32,164	-	140,000	140,000	92,302	92,302	92,302	-34.1%
IT Services Fund	-	66,069	-	-	-	-	-	---
Total	**$16,773,598**	**$ 9,204,331**	**$ 7,589,519**	**$ 7,494,181**	**$ 7,449,404**	**$ 6,446,787**	**$ 6,946,787**	**-8.5%**



	2023 Actual	2024 Actual	2025 Estimated	2026 Adopted
Capital Projects	$15,306,207	$6,434,838	$5,715,283	$6,209,500
Affordable Hounsing	$1,435,227	$1,548,303	$1,638,898	$644,985
START	$-	$1,155,121	$-	$-
Fleet Management	$32,164	$-	$140,000	$92,302
IT Services Fund	$-	$66,069	$-	$-

TOWN OF JACKSON, WYOMING

Adopted Budget
For the Fiscal Year Ending June 30, 2026

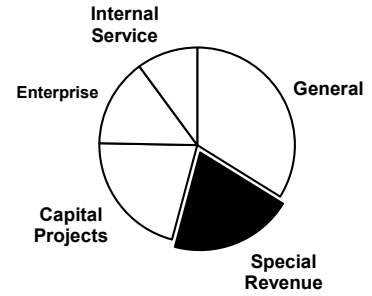
SPECIAL REVENUE FUNDS

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SCHEDULE OF REVENUE, EXPENDITURES, & CHANGES TO FUND BALANCES
ALL FUNDS

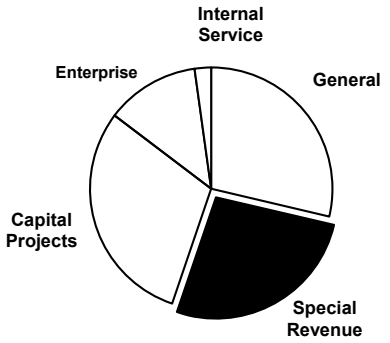
FUND DESCRIPTION	BALANCE JULY 1, 2025	REVENUE	TRANSFERS IN	EXPEND-ITURES	TRANSFERS OUT	BUDGETED BALANCE JUNE 30, 2026
General Fund	$ 16,905,952	$ 33,656,069	$ 2,637,474	$ 32,062,908	$ 6,946,787	14,189,800
Special Revenue Funds						
Affordable Housing	4,845,763	293,800	644,985	644,985	-	5,139,563
Parking Exactions	1,693,890	181,800	-	9,760	-	1,865,930
Park Exactions	646,693	50,900	-	600,000	-	97,593
Employee Housing	2,654,214	965,966	-	709,669	150,038	2,760,473
Animal Care Fund	504,406	60,200	-	20,000	100,000	444,606
Lodging Tax Fund	541,581	1,484,700	-	-	1,118,768	907,513
START Bus System	3,605,817	14,974,622	1,118,768	17,295,490	466,478	1,937,239
Total Special Revenue	14,492,364	18,011,988	1,763,753	19,279,904	1,835,284	13,152,917
Capital Project Funds						
Capital Projects (5th Cent)	6,970,570	6,399,645	6,209,500	12,403,300	695,000	6,481,415
2014 Specific Purpose Excise Tax	2,943,439	85,500	-	804,697	-	2,224,242
2016 Specific Purpose Excise Tax	340,106	13,600	-	-	-	353,706
2022 Specific Purpose Excise Tax	538,013	1,479,000	-	50,000	-	1,967,013
2019 Specific Purpose Excise Tax	10,474,549	200,000	-	6,800,000	-	3,874,549
Total Capital Projects	21,266,677	8,177,745	6,209,500	20,057,997	695,000	14,900,925
Enterprise Funds						
Water Utility	5,062,140	4,618,559	330,000	7,607,083	960,479	1,443,137
Sewage Utility	7,805,806	3,776,760	330,000	6,220,316	960,479	4,731,771
Total Enterprise Funds	12,867,946	8,395,319	660,000	13,827,399	1,920,958	6,174,908
Internal Service Funds						
Employee Insurance	1,850,635	3,032,916	-	4,164,260	-	719,291
Fleet Management	(219,632)	2,630,613	92,302	2,763,622	-	(260,339)
Central Equipment	91,780	788,300	35,000	485,349	-	429,731
IT Services	269,148	2,092,354	-	2,160,756	-	200,746
Total Internal Service Funds	1,991,931	8,544,183	127,302	9,573,987	-	1,089,429
Total All Funds	$ 67,524,870	$ 76,785,304	$ 11,398,029	$ 94,802,195	$ 11,398,029	$ 49,507,978

Note: Enterprise and Internal Service Funds are budgeted on a working-capital basis.

Total Appropriation (excluding transfers)
Fiscal Year Ending June 30, 2026



Estimated Ending Fund Balance
At June 30, 2026



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
AFFORDABLE HOUSING FUND
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Fund Balance	**$ 4,172,361**	**$ 2,526,947**	**$ 2,418,875**	**$ 2,418,875**	**$ 4,845,763**	**$ 4,845,763**	**$ 4,845,763**	
Revenues:								
Intergovernmental	72,000	72,000	-	1,250,000	-	-	-	---
Licenses & Permits	910,585	743,453	450,000	125,000	100,000	100,000	100,000	-77.8%
Miscellaneous Revenue	94,755	126,475	96,100	84,200	193,800	193,800	193,800	101.7%
Total Revenue	**1,077,340**	**941,928**	**546,100**	**1,459,200**	**293,800**	**293,800**	**293,800**	**-46.2%**
Transfers In	1,435,227	1,548,303	1,638,898	1,638,898	1,647,602	644,985	644,985	-60.6%
Total Sources	**2,512,567**	**2,490,231**	**2,184,998**	**3,098,098**	**1,941,402**	**938,785**	**938,785**	**-57.0%**
Expenditures:								
Community Development	4,157,981	2,598,303	1,671,211	671,210	1,647,602	644,985	644,985	-61.4%
Total Expenditures	**4,157,981**	**2,598,303**	**1,671,211**	**671,210**	**1,647,602**	**644,985**	**644,985**	**-61.4%**
Transfers Out	-	-	-	-	-	-	-	---
Total Uses	**4,157,981**	**2,598,303**	**1,671,211**	**671,210**	**1,647,602**	**644,985**	**644,985**	**-61.4%**
Restricted Workforce Housing	420,316	1,206,612	1,319,589	1,319,589	1,473,118	1,473,118	1,473,118	
Assigned Funds	2,106,631	1,212,263	1,613,073	3,526,174	3,666,445	3,666,445	3,666,445	
Ending Fund Balance	**$ 2,526,947**	**$ 2,418,875**	**$ 2,932,662**	**$ 4,845,763**	**$ 5,139,563**	**$ 5,139,563**	**$ 5,139,563**	
Net Change in Fund Balance	*$ (1,645,414)*	*$ (108,072)*	*$ 513,787*	*$ 2,426,888*	*$ 293,800*	*$ 293,800*	*$ 293,800*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
AFFORDABLE HOUSING FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
County Reimbursement	$ 72,000	$ 72,000	$ -	$ -	$ -	$ -	$ -	---
ARPA SLIB Grant - Flat Creek	-	-	-	1,250,000	-	-	-	---
Total Intergovernmental	**72,000**	**72,000**	**-**	**1,250,000**	**-**	**-**	**-**	**---**
Affordable Workforce Exactions	910,585	743,453	450,000	125,000	100,000	100,000	100,000	-77.8%
Total Licenses & Permits	**910,585**	**743,453**	**450,000**	**125,000**	**100,000**	**100,000**	**100,000**	-77.8%
Interest Earnings	94,755	126,475	96,100	84,200	193,800	193,800	193,800	101.7%
Total Miscellaneous Revenue	**94,755**	**126,475**	**96,100**	**84,200**	**193,800**	**193,800**	**193,800**	**101.7%**
Transfer from General	1,435,227	1,548,303	1,638,898	1,638,898	1,647,602	644,985	644,985	-60.6%
Total Transfers In	**1,435,227**	**1,548,303**	**1,638,898**	**1,638,898**	**1,647,602**	**644,985**	**644,985**	**-60.6%**
Total Affordable Housing Fund	**$ 2,512,567**	**$ 2,490,231**	**$ 2,184,998**	**$ 3,098,098**	**$ 1,941,402**	**$ 938,785**	**$ 938,785**	**---** **-57.0%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
AFFORDABLE HOUSING FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
JH Community Housing Trust	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	0.0%
Affordable Housing Dept (County)	385,227	548,303	588,898	588,898	597,602	594,985	594,985	1.0%
Housing Supply Plan	-	-	1,000,000	-	1,000,000	-	-	-100.0%
174 North King	1,108	-	-	-	-	-	-	---
S4 Flats	1,471,646	-	32,313	32,312	-	-	-	-100.0%
Flat Creek Apartments	2,250,000	-	-	-	-	-	-	---
90 Virginian Lane	-	2,000,000	-	-	-	-	-	---
Total Expenditures	**4,157,981**	**2,598,303**	**1,671,211**	**671,210**	**1,647,602**	**644,985**	**644,985**	**-61.4%**
Total Affordable Housing Fund	**$ 4,157,981**	**$ 2,598,303**	**$ 1,671,211**	**$ 671,210**	**$ 1,647,602**	**$ 644,985**	**$ 644,985**	**-61.4%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
PARKING EXACTIONS
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Fund Balance	**$ 1,686,970**	**$ 1,368,797**	**$ 1,823,293**	**$ 1,823,293**	**$ 1,693,890**	**$ 1,693,890**	**$ 1,693,890**	
Revenues:								
License and Permits	446,635	373,193	17,000	8,000	17,000	17,000	17,000	0.0%
Charges for Services	-	-	4,500	4,500	90,000	90,000	90,000	1900.0%
Miscellaneous Revenue	38,155	82,751	74,300	45,000	74,800	74,800	74,800	0.7%
Total Revenue	**484,790**	**455,944**	**95,800**	**57,500**	**181,800**	**181,800**	**181,800**	**89.8%**
Transfers In	-	-	-	-	-	-	-	---
Total Sources	**484,790**	**455,944**	**95,800**	**57,500**	**181,800**	**181,800**	**181,800**	**89.8%**
Expenditures:								
Community Development	2,963	1,448	189,000	186,903	9,760	9,760	9,760	-94.8%
Total Expenditures	**2,963**	**1,448**	**189,000**	**186,903**	**9,760**	**9,760**	**9,760**	**-94.8%**
Transfers Out	800,000	-	-	-	-	-	-	---
Total Uses	**802,963**	**1,448**	**189,000**	**186,903**	**9,760**	**9,760**	**9,760**	**-94.8%**
Restricted Parking Exactions	216,181	228,723	229,186	229,186	256,055	256,055	256,055	
Assigned Funds	1,152,616	1,594,570	1,500,907	1,464,704	1,609,875	1,609,875	1,609,875	
Ending Fund Balance	**$ 1,368,797**	**$ 1,823,293**	**$ 1,730,093**	**$ 1,693,890**	**$ 1,865,930**	**$ 1,865,930**	**$ 1,865,930**	**7.9%**
Net Change in Fund Balance	*$ (318,173)*	*$ 454,496*	*$ (93,200)*	*$ (129,403)*	*$ 172,040*	*$ 172,040*	*$ 172,040*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
PARKING EXACTIONS
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Parking Exactions	$ 35,250	$ -	$ 17,000	$ 8,000	$ 17,000	$ 17,000	$ 17,000	0.0%
Encroachment Fees	411,385	373,193	-	-	-	-	-	---
Total Licenses & Permits	**446,635**	**373,193**	**17,000**	**8,000**	**17,000**	**17,000**	**17,000**	**0.0%**
Parking Garage Fees	-	-	4,500	4,500	90,000	90,000	90,000	1900.0%
Total Charges for Services	**-**	**-**	**4,500**	**4,500**	**90,000**	**90,000**	**90,000**	**1900.0%**
Interest Earnings	38,155	82,751	74,300	45,000	74,800	74,800	74,800	0.7%
Total Miscellaneous Revenue	**38,155**	**82,751**	**74,300**	**45,000**	**74,800**	**74,800**	**74,800**	**0.7%**
Total Fee In Lieu of Parking Fund	**$ 484,790**	**$ 455,944**	**$ 95,800**	**$ 57,500**	**$ 181,800**	**$ 181,800**	**$ 181,800**	**89.8%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
PARKING EXACTIONS
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Bank/Credit Card Fees	$ 2,963	$ 1,448	$ 5,500	$ 3,403	$ -	$ -	$ -	-100.0%
Parking Garage Management	-	-	183,500	183,500	9,760	9,760	9,760	-94.7%
Total Expenditures	**2,963**	**1,448**	**189,000**	**186,903**	**9,760**	**9,760**	**9,760**	**-94.8%**
Transfer to Capital Projects	800,000	-	-	-	-	-	-	---
Total Transfers Out	**800,000**	**-**	**-**	**-**	**-**	**-**	**-**	**---**
Total Parking Exactions Fund	**$ 802,963**	**$ 1,448**	**$ 189,000**	**$ 186,903**	**$ 9,760**	**$ 9,760**	**$ 9,760**	**-94.8%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
PARKS EXACTIONS FUND
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Restricted Fund Balance	**$ 444,138**	**$ 547,244**	**$ 601,793**	**$ 601,793**	**$ 646,693**	**$ 646,693**	**$ 646,693**	
Revenues:								
Licenses & Permits	93,375	28,279	50,000	35,000	25,000	25,000	25,000	-50.0%
Miscellaneous Revenue	9,731	31,120	26,200	14,900	25,900	25,900	25,900	-1.1%
Total Revenue	**103,106**	**59,399**	**76,200**	**49,900**	**50,900**	**50,900**	**50,900**	**-33.2%**
Transfers In	-	-	-	-	-	-	-	---
Total Sources	**103,106**	**59,399**	**76,200**	**49,900**	**50,900**	**50,900**	**50,900**	-33.2%
Expenditures:								
Culture and Recreation	-	4,850	550,000	5,000	600,000	600,000	600,000	9.1%
Total Expenditures	**-**	**4,850**	**550,000**	**5,000**	**600,000**	**600,000**	**600,000**	9.1%
Transfers Out	-	-	-	-	-	-	-	---
Total Uses	**-**	**4,850**	**550,000**	**5,000**	**600,000**	**600,000**	**600,000**	9.1%
Ending Restricted Fund Balance	**$ 547,244**	**$ 601,793**	**$ 127,993**	**$ 646,693**	**$ 97,593**	**$ 97,593**	**$ 97,593**	**-23.8%**
Net Change in Fund Balance	*$ 103,106*	*$ 54,549*	*$ (473,800)*	*$ 44,900*	*$ (549,100)*	*$ (549,100)*	*$ (549,100)*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
PARKS EXACTIONS FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Subdivision Exactions	$ 93,375	$ 28,279	$ 50,000	$ 35,000	$ 25,000	$ 25,000	$ 25,000	-50.0%
Total Licenses & Permits	**93,375**	**28,279**	**50,000**	**35,000**	**25,000**	**25,000**	**25,000**	**-50.0%**
Interest Earnings	9,731	31,120	26,200	14,900	25,900	25,900	25,900	-1.1%
Total Miscellaneous Revenue	**9,731**	**31,120**	**26,200**	**14,900**	**25,900**	**25,900**	**25,900**	**-1.1%**
Total Park Exactions Fund	**$ 103,106**	**$ 59,399**	**$ 76,200**	**$ 49,900**	**$ 50,900**	**$ 50,900**	**$ 50,900**	**-33.2%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
PARKS EXACTIONS FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Karns Meadow Park Master Plan and Conditional Use P	$ 4,850	$ 200,000	$ 5,000	$ 600,000	$ 600,000	$ 600,000	200.0%
Miller Park Improvements to include dog off-lease area	-	350,000	-	-	-	-	-100.0%
Total Expenditures	**-**	**4,850**	**550,000**	**5,000**	**600,000**	**600,000**	**600,000**	**9.1%**
Total Park Exactions Fund	**$ -**	**$ 4,850**	**$ 550,000**	**$ 5,000**	**$ 600,000**	**$ 600,000**	**$ 600,000**	**9.1%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
EMPLOYEE HOUSING FUND
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Assigned Fund Balance	**$ 2,191,013**	**$ 2,346,780**	**$ 2,641,070**	**$ 2,641,070**	**$ 2,654,214**	**$ 2,654,214**	**$ 2,654,214**	
Revenues:								
Miscellaneous Revenue	648,353	770,793	903,415	806,474	965,966	965,966	965,966	6.9%
Total Revenue	**648,353**	**770,793**	**903,415**	**806,474**	**965,966**	**965,966**	**965,966**	**6.9%**
Transfers In	-	-	-	-	-	-	-	**---**
Total Sources	**648,353**	**770,793**	**903,415**	**806,474**	**965,966**	**965,966**	**965,966**	**6.9%**
Expenditures:								---
General Government	406,477	388,657	1,049,312	658,643	709,669	709,669	709,669	-32.4%
Total Expenditures	**406,477**	**388,657**	**1,049,312**	**658,643**	**709,669**	**709,669**	**709,669**	**-32.4%**
Transfers Out	86,109	87,846	134,687	134,687	150,038	150,038	150,038	11.4%
Total Uses	**492,586**	**476,503**	**1,183,999**	**793,330**	**859,707**	**859,707**	**859,707**	**-27.4%**
Ending Assigned Fund Balance	**$ 2,346,780**	**$ 2,641,070**	**$ 2,360,486**	**$ 2,654,214**	**$ 2,760,473**	**$ 2,760,473**	**$ 2,760,473**	**16.9%**
Net Change in Fund Balance	*$ 155,767*	*$ 294,290*	*$ (280,584)*	*$ 13,144*	*$ 106,259*	*$ 106,259*	*$ 106,259*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
EMPLOYEE HOUSING FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Interest Earnings	$ 54,262	$ 140,348	$ 107,400	$ 116,000	$ 109,000	$ 109,000	$ 109,000	1.5%
Rents - 955 Maple Way	17,748	18,348	21,372	17,748	22,920	22,920	22,920	7.2%
Rents - 915 Simon Lane	2,906	-	-	9,600	-	-	-	---
Rents - 930 Simon Lane	20,700	21,300	23,976	20,700	26,376	26,376	26,376	10.0%
Rents - 940 Simon Lane	22,208	20,583	30,120	26,112	30,120	30,120	30,120	0.0%
Rents - 685 East Hansen	20,100	20,700	-	-	-	-	-	---
Rents - 145 West Hansen	53,514	50,248	65,790	45,378	66,138	66,138	66,138	0.5%
Rents - 410 Scott Lane	18,900	19,500	23,796	18,900	26,196	26,196	26,196	10.1%
Rents - 455 Vine Street	46,319	56,754	66,136	48,383	90,960	90,960	90,960	37.5%
Rents- Virginian Condos	33,552	34,752	40,800	33,552	45,600	45,600	45,600	11.8%
Rents - 145/149 East Pearl	19,094	41,316	43,344	14,518	40,092	40,092	40,092	-7.5%
Rents - West Snow King Housing	291,269	303,082	386,196	386,196	371,232	371,232	371,232	-3.9%
Rents - 440 West Kelly	10,416	-	-	-	-	-	-	---
Rent - 910 Smith Lane	9,000	-	-	-	-	-	-	---
Master Leases	27,923	43,437	94,485	68,818	137,332	137,332	137,332	45.3%
Miscellaneous Income	442	425	-	570	-	-	-	---
Total Miscellaneous Revenue	**648,353**	**770,793**	**903,415**	**806,474**	**965,966**	**965,966**	**965,966**	**6.9%**
Total Employee Housing Fund	**$ 648,353**	**$ 770,793**	**$ 903,415**	**$ 806,474**	**$ 965,966**	**$ 965,966**	**$ 965,966**	**6.9%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
EMPLOYEE HOUSING FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Property Management Services	$ 220	$ 1,140	$ 15,000	$ 2,540	$ 10,000	$ 10,000	$ 10,000	-33.3%
Professional Services	7,990	2,687	85,000	35,000	85,000	85,000	85,000	0.0%
Applicances & R&M	-	3,823	40,000	25,000	7,000	7,000	7,000	-82.5%
R&M - 955 Maple Way	7,361	9,738	10,531	7,516	8,136	8,136	8,136	-22.7%
R&M - 915 Simon Lane	8,285	8,106	-	-	-	-	-	---
R&M - 930 Simon Lane	14,870	14,890	10,734	9,199	8,149	8,149	8,149	-24.1%
R&M - 940 Simon Lane	10,282	10,130	12,001	10,720	9,420	9,420	9,420	-21.5%
R&M - 675 East Hansen	16,150	23,770	16,862	14,529	16,866	16,866	16,866	0.0%
R&M - 685 East Hansen	13,007	14,128	19,955	19,701	15,293	15,293	15,293	-23.4%
R&M - 145 West Hansen	29,846	30,245	23,068	19,115	30,500	30,500	30,500	32.2%
R&M - 410 Scott Lane	18,770	6,110	9,957	8,265	7,385	7,385	7,385	-25.8%
R&M - 455 Vine Street	27,016	15,865	37,338	27,813	31,584	31,584	31,584	-15.4%
R&M - Virginian Condos	13,933	14,474	17,057	14,495	29,256	29,256	29,256	71.5%
R&M - 145/149 East Pearl	36,994	4,618	7,880	4,133	6,380	6,380	6,380	-19.0%
R&M - West Snow King Housing	40,156	54,150	33,840	32,573	59,840	59,840	59,840	76.8%
R&M - 440 W. Kelly	63	-	-	-	-	-	-	---
R&M - 910 Smith Lane	2,568	393	-	-	-	-	-	---
Master Leases	123,986	125,924	276,427	248,154	254,638	254,638	254,638	-7.9%
Energy & Other Improvements	-	-	2,000	1,000	2,000	2,000	2,000	0.0%
Property Insurance	32,571	32,508	24,162	23,733	23,222	23,222	23,222	-3.9%
Wapiti Lane	2,409	7,086	7,500	-	65,000	65,000	65,000	766.7%
Radon Remediation	-	8,872	-	157	10,000	10,000	10,000	---
Subdivision Expenses	-	-	30,000	-	30,000	30,000	30,000	0.0%
Capital Projects:								---
685 East Hansen			155,000	40,000	-	-	-	-100.0%
Painting 675 and 685 E Hansen Rental Housing Units			90,000	90,000	-	-	-	-100.0%
Roof and Insulation for 145 Hansen			100,000	-	-	-	-	-100.0%
Snow King Housing 2nd fl Rain Mitigation			25,000	25,000	-	-	-	-100.0%
Total Employee Housing Assistance	**406,477**	**388,657**	**1,049,312**	**658,643**	**709,669**	**709,669**	**709,669**	**-32.4%**
Transfer to General Fund	86,109	87,846	134,687	134,687	150,038	150,038	150,038	11.4%
Total Transfers Out	**86,109**	**87,846**	**134,687**	**134,687**	**150,038**	**150,038**	**150,038**	**11.4%**
Total Employee Housing Fund	**$ 492,586**	**$ 476,503**	**$ 1,183,999**	**$ 793,330**	**$ 859,707**	**$ 859,707**	**$ 859,707**	**-27.4%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
ANIMAL CARE FUND
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Restricted Fund Balance	**$ 538,386**	**$ 536,074**	**$ 570,435**	**$ 570,435**	**$ 504,406**	**$ 504,406**	**$ 504,406**	
Revenues:								
Miscellaneous Revenue	82,508	95,753	124,920	125,520	60,200	60,200	60,200	-51.8%
Total Revenue	**82,508**	**95,753**	**124,920**	**125,520**	**60,200**	**60,200**	**60,200**	**-51.8%**
Transfers In	-	-	-	-	-	-	-	---
Total Sources	**82,508**	**95,753**	**124,920**	**125,520**	**60,200**	**60,200**	**60,200**	-51.8%
Expenditures:								
Public Safety	26,107	-	25,000	25,000	20,000	20,000	20,000	-20.0%
Total Expenditures	**26,107**	**-**	**25,000**	**25,000**	**20,000**	**20,000**	**20,000**	-20.0%
Transfers Out	58,713	61,392	166,549	166,549	35,000	100,000	100,000	-40.0%
Total Uses	**84,820**	**61,392**	**191,549**	**191,549**	**55,000**	**120,000**	**120,000**	-37.4%
Ending Restricted Fund Balance	**$ 536,074**	**$ 570,435**	**$ 503,806**	**$ 504,406**	**$ 509,606**	**$ 444,606**	**$ 444,606**	**-11.8%**
Net Change in Fund Balance	*$ (2,312)*	*$ 34,361*	*$ (66,629)*	*$ (66,029)*	*$ 5,200*	*$ (59,800)*	*$ (59,800)*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
ANIMAL CARE FUND
REVENUES AND OTHER SOURCES

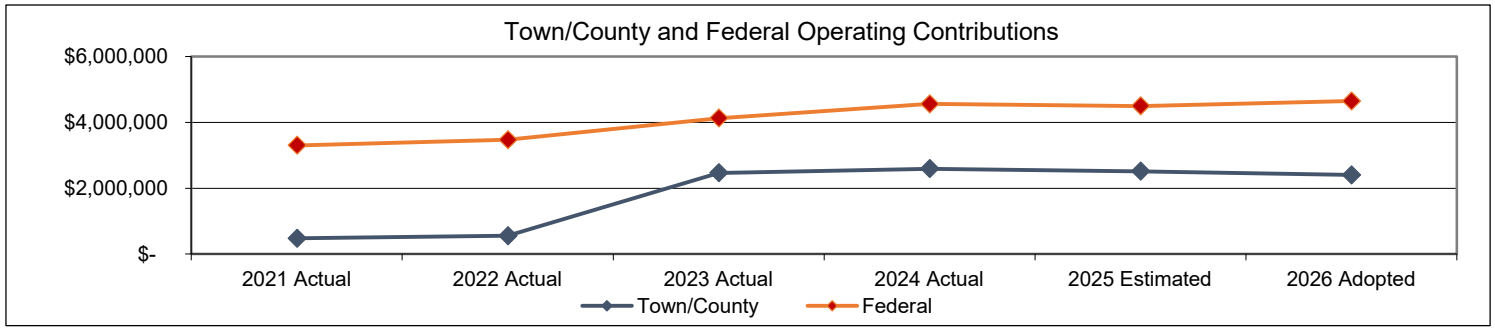
REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Miscellaneous	$ 81,452	$ 95,144	$ 124,720	$ 124,720	$ 60,000	$ 60,000	$ 60,000	-51.9%
Interest Earnings	1,056	609	200	800	200	200	200	0.0%
Total Miscellaneous Revenue	**82,508**	**95,753**	**124,920**	**125,520**	**60,200**	**60,200**	**60,200**	**-51.8%**
Total Animal Care Fund	**$ 82,508**	**$ 95,753**	**$ 124,920**	**$ 125,520**	**$ 60,200**	**$ 60,200**	**$ 60,200**	**-51.8%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
ANIMAL CARE FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Operating Expenditures	$ -	$ -	$ -	$ -	$ 20,000	$ 20,000	$ 20,000	---
Outdoor Kennel Resurfacing	-	-	25,000	25,000	-	-	-	-100.0%
Floor Replacement	26,107	-	-	-	-	-	-	---
Total Animal Care	**26,107**	**-**	**25,000**	**25,000**	**20,000**	**20,000**	**20,000**	**-20.0%**
Transfers to General Fund	58,713	61,392	166,549	166,549	35,000	100,000	100,000	-40.0%
Total Transfers Out	**58,713**	**61,392**	**166,549**	**166,549**	**35,000**	**100,000**	**100,000**	**-40.0%**
Total Animal Care Fund	**$ 84,820**	**$ 61,392**	**$ 191,549**	**$ 191,549**	**$ 55,000**	**$ 120,000**	**$ 120,000**	**-37.4%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
START BUS SYSTEM FUND
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Restricted Fund Balance	**$ 1,988,545**	**$ 1,773,547**	**$ 3,146,082**	**$ 3,146,082**	**$ 3,605,817**	**$ 3,605,817**	**$ 3,605,817**	
Revenues:								
Intergovernmental	10,477,320	10,885,982	12,984,514	6,168,488	12,467,310	12,448,317	12,582,917	-3.1%
Charges for Services	1,971,223	2,030,197	2,087,060	2,428,828	2,143,700	2,143,700	2,143,700	2.7%
Miscellaneous Revenue	96,151	(44,340)	254,140	219,031	248,005	248,005	248,005	-2.4%
Total Revenue	**12,544,694**	**12,871,839**	**15,325,714**	**8,816,347**	**14,859,015**	**14,840,022**	**14,974,622**	**-2.3%**
Transfers In	1,797,732	2,614,309	1,525,772	1,163,932	1,096,206	1,081,878	1,118,768	-26.7%
Total Sources	**14,342,426**	**15,486,148**	**16,851,486**	**9,980,279**	**15,955,221**	**15,921,900**	**16,093,390**	**-4.5%**
Expenditures:								
Transit Administration	1,760,495	1,701,478	2,151,637	1,876,169	1,934,039	1,797,581	1,797,571	-16.5%
Transit Operations	6,761,531	7,054,561	8,460,825	7,388,388	7,833,282	7,936,419	8,107,919	-4.2%
Capital Outlay	5,921,053	5,223,487	7,460,780	91,000	7,390,000	7,390,000	7,390,000	-0.9%
Total Expenditures	**14,443,079**	**13,979,526**	**18,073,242**	**9,355,557**	**17,157,321**	**17,124,000**	**17,295,490**	**-4.3%**
Transfers Out	114,345	134,087	164,987	164,987	469,478	466,506	466,478	182.7%
Total Uses	**14,557,424**	**14,113,613**	**18,238,229**	**9,520,544**	**17,626,799**	**17,590,506**	**17,761,968**	**-2.6%**
Ending Restricted Fund Balance	**$ 1,773,547**	**$ 3,146,082**	**$ 1,759,339**	**$ 3,605,817**	**$ 1,934,239**	**$ 1,937,211**	**$ 1,937,239**	**10.1%**
Net Change in Fund Balance	*$ (214,998)*	*$ 1,372,535*	*$ (1,386,743)*	*$ 459,735*	*$ (1,671,578)*	*$ (1,668,606)*	*$ (1,668,578)*	



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
START BUS SYSTEM FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
FTA/Wyoming 5311 Grant	$ 1,840,088	$ 3,786,593	$ 3,573,630	$ 3,623,630	$ 4,100,000	$ 4,100,000	$ 4,185,700	17.1%
FTA/Wyoming 5311 CARES	1,921,696	383,236	426,370	426,370	-	-	-	-100.0%
FTA/Idaho 5311 Grant	219,726	253,761	407,156	232,711	460,000	460,000	460,000	13.0%
FTA/Idaho 5311 CARES	143,568	137,223	209,789	212,289	-	-	-	-100.0%
FTA/Idaho 5311 Grand Targhee Grant	186,083	226,566	415,000	266,300	266,300	266,300	266,300	-35.8%
BUILD Grant - Stilson	-	290,877	-	-	-	-	-	---
BUILD Grant - Buses	-	2,433,441	1,580,813	-	1,542,000	1,542,000	1,542,000	-2.5%
WYDOT 5304 - Airport Planning Grant	74,093	45,518	-	-	-	-	-	---
Teton County - WYDOT Funds for BUILD	-	119,341	-	-	-	-	-	---
FTA 5339/WY Capital - Buses	4,163,076	-	1,452,000	-	4,066,000	4,066,000	4,066,000	180.0%
FTA 5339/ ID Capital - Buses	-	1,145,148	-	-	-	-	-	---
Low-No Grant	-	-	2,580,012	-	-	-	-	-100.0%
Bus Shelter Grant	-	-	-	-	312,000	312,000	312,000	---
Teton County - Operations	981,924	1,363,828	1,358,048	1,358,048	1,453,110	1,434,117	1,483,017	9.2%
Teton County - Capital	947,066	700,450	981,696	49,140	267,900	267,900	267,900	-72.7%
Total Intergovernmental Revenue	**10,477,320**	**10,885,982**	**12,984,514**	**6,168,488**	**12,467,310**	**12,448,317**	**12,582,917**	**-3.1%**
Transit Fares	212,936	262,867	255,000	305,000	305,000.00	305,000	305,000	19.6%
Star Valley Passes	84,916	90,536	70,200	72,895	72,000.00	72,000	72,000	2.6%
Star Valley Ticket	7,556	8,341	10,000	9,063	10,000.00	10,000	10,000	0.0%
Teton Valley Pass	82,953	67,131	72,000	67,120	70,000.00	70,000	70,000	-2.8%
Teton Valley Ticket	12,768	10,814	19,000	7,500	10,000.00	10,000	10,000	-47.4%
Transit Contract Fares	291,112	711,943	679,500	873,750	697,500	697,500	697,500	2.6%
JH Airport	-	90,036	100,000	39,000	18,000	18,000	18,000	-82.0%
Airport Fares	-	52,940	85,000	80,000	80,000	80,000	80,000	-5.9%
START Advertising	2,200	9,595	5,000	7,500	7,500.00	7,500	7,500	50.0%
Bike Share - Member Revenue	15,882	-	-	-	-	-	-	---
Teton Village Area 2 1% Transfer Fee	1,260,900	719,343	784,510	955,000	866,441	866,441	866,441	10.4%
Short Term Rental Impact Fee	-	6,651	6,850	12,000	7,259	7,259	7,259	6.0%
Total Charges for Services	**1,971,223**	**2,030,197**	**2,087,060**	**2,428,828**	**2,143,700**	**2,143,700**	**2,143,700**	**2.7%**
Interest Earnings	60,844	(205,152)	36,000	27,551	32,000	32,000	32,000	-11.1%
Contributions & Donations	-	-	3,000	-	3,000	3,000	3,000	0.0%
Primary Leases	24,853	156,687	215,140	191,480	213,005	213,005	213,005	-1.0%
Insurance Reimbursement	10,454	-	-	-	-	-	-	---
Miscellaneous Income	-	4,125	-	-	-	-	-	---
Total Miscellaneous Revenue	**96,151**	**(44,340)**	**254,140**	**219,031**	**248,005**	**248,005**	**248,005**	**-2.4%**
General Fund - Operations	-	121,815	-	-	-	-	-	---
General Fund - Capital	-	1,033,306	95,338	-	-	-	-	-100.0%
Capital Fund - Capital	314,805	-	-	-	-	-	-	---
Lodging Tax Fund - Operations	1,482,927	596,680	1,161,780	1,163,932	1,096,206	1,081,878	1,118,768	-3.7%
Lodging Tax Fund - Capital	-	862,508	268,654	-	-	-	-	-100.0%
Total Transfers In	**1,797,732**	**2,614,309**	**1,525,772**	**1,163,932**	**1,096,206**	**1,081,878**	**1,118,768**	**-26.7%**
Total START Bus System Fund	**$ 14,342,426**	**$ 15,486,148**	**$ 16,851,486**	**$ 9,980,279**	**$ 15,955,221**	**$ 15,921,900**	**$ 16,093,390**	**-4.5%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
START BUS SYSTEM FUND
ADMINSTRATION EXPENDITURES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Salaries & Wages - Regular	$ 220,432	$ 421,547	$ 472,886	$ 456,520	$ 487,591	$ 487,591	$ 487,591	3.1%
Buyout - Compensated Absences	5,899	2,448	9,094	6,000	9,377	9,377	9,377	3.1%
Overtime	10,482	1,581	5,000	2,500	2,500	2,500	2,500	-50.0%
Holiday Pay - PTO Buyback	3,158	3,530	5,000	2,500	2,500	2,500	2,500	-50.0%
FICA & Medicare	18,153	33,528	37,636	36,333	38,401	38,401	38,401	2.0%
Health Insurance	94,464	104,312	105,891	105,891	70,694	72,093	72,093	-31.9%
Vision Insurance	761	942	647	647	613	613	613	-5.3%
Dental Insurance	3,942	4,883	3,599	3,599	2,901	2,901	2,901	-19.4%
Wyoming Retirement	36,839	70,538	80,218	77,442	82,324	82,324	82,324	2.6%
Workers' Compensation	3,381	7,393	10,719	10,348	6,256	6,256	6,256	-41.6%
State Unemployment	-	328	1,108	1,070	1,108	1,108	1,108	0.0%
Disability/Life Insurance	1,038	2,620	2,726	2,726	2,964	2,964	2,964	8.7%
General/Office Supplies	16,928	6,947	10,000	10,000	10,000	10,000	10,000	0.0%
Postage	265	47	250	150	150	150	150	-40.0%
Printing & Publication	9,128	14,173	18,000	15,000	18,000	18,000	18,000	0.0%
Advertising	898	9,539	65,850	50,000	55,600	55,600	55,600	-15.6%
Dues & Subscriptions	3,063	1,688	3,000	2,500	2,500	2,500	2,500	-16.7%
Utilities	103,760	57,253	135,000	60,000	65,000	65,000	65,000	-51.9%
Water and Sewer Charges	5,048	5,038	8,800	17,000	17,000	17,000	17,000	93.2%
Professional Services	325,676	101,773	275,000	176,070	315,000	177,000	177,000	-35.6%
Build Grant - Teton County	314,805	62,775	-	-	-	-	-	---
Planning Grant - Airport Feasibility	92,616	56,897	-	-	-	-	-	---
Saas	-	70,027	144,000	150,000	145,000	145,000	145,000	0.7%
Employee Recognition	-	9,065	12,000	11,000	12,000	12,000	12,000	0.0%
Physicals	2,883	2,697	3,200	2,500	3,500	3,500	3,500	9.4%
Drug and Alcohol Testing	4,208	2,915	7,370	7,370	7,600	7,600	7,600	3.1%
Credit Card Fees	7,715	11,357	11,400	11,350	11,400	11,400	11,400	0.0%
Repair & Maint - Buildings	108,436	171,804	160,200	110,000	141,400	141,400	141,400	-11.7%
Training, Travel, & Meetings	13,073	10,032	14,000	8,000	14,000	14,000	14,000	0.0%
Employee Recruitment	58,332	15,479	62,000	50,000	35,000	35,000	35,000	-43.5%
Employee Housing	122,870	271,338	307,162	311,175	174,652	174,652	174,652	-43.1%
Town-Wide IT Charge	98,823	91,119	98,447	98,447	113,218	113,218	113,218	15.0%
Departmental Software	-	-	-	-	5,400	5,400	5,400	---
Property Insurance	71,497	73,136	77,983	76,605	77,056	77,056	77,056	-1.2%
Liability Insurance	1,922	2,729	3,451	3,426	3,334	3,477	3,467	0.5%
Total START Bus Administration	**$ 1,760,495**	**$ 1,701,478**	**$ 2,151,637**	**$ 1,876,169**	**$ 1,934,039**	**$ 1,797,581**	**$ 1,797,571**	**-16.5%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
START BUS SYSTEM FUND
OPERATIONS EXPENDITURES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Salaries & Wages - Regular	$ 679,761	$ 825,789	$ 1,231,822	$ 1,106,000	$ 1,231,177	$ 1,231,177	$ 1,231,177	-0.1%
Salaries & Wages - Supervisor	296,834	377,446	412,057	410,000	447,169	447,169	447,169	8.5%
Salaries & Wages - Part-Time	613,438	1,123,654	1,303,164	1,127,500	1,544,207	1,339,119	1,383,153	6.1%
Buyout - Compensated Absences	14,099	9,987	31,613	15,000	32,276	32,276	32,276	2.1%
Overtime	161,420	165,813	159,950	175,000	160,000	160,000	160,000	0.0%
Overtime - Supervisor	61,526	54,178	15,000	45,000	15,000	15,000	15,000	0.0%
Holiday Pay	28,689	28,493	30,000	30,000	30,000	30,000	30,000	0.0%
FICA & Medicare	139,784	194,643	245,209	220,163	264,677	248,988	252,356	2.9%
Health Insurance	634,740	525,551	527,169	527,169	426,619	435,067	435,067	-17.5%
Vision Insurance	4,431	4,366	4,176	4,176	3,678	3,678	3,678	-11.9%
Dental Insurance	21,945	21,359	19,931	19,931	17,546	17,546	17,546	-12.0%
Wyoming Retirement	201,411	236,879	313,040	288,688	320,989	320,989	320,989	2.5%
Workers' Compensation	44,567	56,899	85,654	85,654	43,169	40,605	41,155	-52.0%
State Unemployment	-	2,141	19,404	19,404	22,090	20,039	20,480	5.5%
Disability/Life Insurance	6,401	11,479	15,087	15,087	14,731	14,731	14,731	-2.4%
Uniforms	7,084	1,616	10,400	5,000	8,000	8,000	8,000	-23.1%
Operating Supplies	-	8,681	7,950	7,700	8,500	8,500	8,500	6.9%
Radio Services	2,436	4,428	8,500	6,500	6,500	6,500	6,500	-23.5%
TV Shuttle - Salt Lake Express	694,865	222,715	351,000	351,000	-	385,000	385,000	9.7%
Microtransit - East Jackson	1,060,800	1,228,618	1,357,041	1,350,000	1,467,000	1,467,000	1,467,000	8.1%
Microtransit - South Park	151,288	-	-	-	-	-	-	---
Van Pool	-	-	-	-	54,400	-	54,400	---
Repair & Maint - Vehicles	3,790	130	6,549	4,270	6,500	6,500	6,500	-0.7%
Repair & Maint - Shop Parts	393,235	327,982	439,846	315,000	318,290	318,290	338,566	-23.0%
Repair & Maint - Shop Labor	257,677	245,122	482,673	225,000	334,400	334,400	355,704	-26.3%
Petroleum Products	347,250	459,722	482,144	350,000	430,445	430,445	457,317	-5.1%
Trash Collections	41,681	25,584	50,000	29,000	25,000	25,000	25,000	-50.0%
Grand Targhee Grant Administration	186,083	226,606	415,000	235,000	266,300	266,300	266,300	-35.8%
Liability Insurance	164,877	158,612	268,646	271,146	248,220	237,701	237,956	-11.4%
Facility Lease	70,417	74,630	97,800	80,000	86,400	86,400	86,400	-11.7%
Bus & Battery Leases	432,102	431,438	70,000	70,000	-	-	-	-100.0%
Bike Share	38,900	-	-	-	-	-	-	---
Total START Bus Operations	**$ 6,761,531**	**$ 7,054,561**	**$ 8,460,825**	**$ 7,388,388**	**$ 7,833,282**	**$ 7,936,419**	**$ 8,107,919**	**-4.2%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
START BUS SYSTEM FUND
CAPITAL EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Capital Equipment	**$ 5,699,319**	**$ 4,722,063**	**$ 7,380,780**	**$ 91,000**	**$ 7,000,000**	**$ 7,000,000**	**$ 7,000,000**	-5.2%
New Buses	5,193,983	4,320,207	-	-	-	-	-	
OTR Coach - diesel (2)			1,600,000	-	1,800,000	1,800,000	1,800,000	
40 foot bus - diesel (4)			3,600,000	-	2,800,000	2,800,000	2,800,000	
40 foot bus - hybrid (2)			1,859,780	-	2,200,000	2,200,000	2,200,000	
ADA Bus (1)	77,700	-	190,000	-	160,000	160,000	160,000	
ITS Technology	427,636	370,528	-	-	-	-	-	
Tahoe- supervisory replacement	-	29,000	40,000	-	40,000	40,000	40,000	
Radio System	-	2,328	91,000	91,000	-	-	-	
Capital Improvements	**221,734**	**501,424**	**80,000**	**-**	**390,000**	**390,000**	**390,000**	387.5%
Office Space Conversion	221,734	128,328	-	-	-	-	-	
Bus Shelter (3)	-	-	80,000	-	390,000	390,000	390,000	
Stilson (Traffic Signal/TSP)	-	8,238	-	-	-	-	-	
Stilson Transit Center	-	364,858	-	-	-	-	-	
Total START Bus Capital Outlay	**5,921,053**	**5,223,487**	**7,460,780**	**91,000**	**7,390,000**	**7,390,000**	**7,390,000**	**-0.9%**
Indirect Cost Allocation	114,345	134,087	164,987	164,987	469,478	466,506	466,478	182.7%
Total START Bus Interfund Transfer	**114,345**	**134,087**	**164,987**	**164,987**	**469,478**	**466,506**	**466,478**	**182.7%**
Total START Bus System	**$ 14,557,424**	**$ 14,113,613**	**$ 18,238,229**	**$ 9,520,544**	**$ 17,626,799**	**$ 17,590,506**	**$ 17,761,968**	**-2.6%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
LODGING TAX FUND
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Fund Balance	**$ 1,447,887**	**$ 816,420**	**$ 280,079**	**$ 280,079**	**$ 541,581**	**$ 541,581**	**$ 541,581**	
Revenues:								
Intergovernmental	1,594,659	1,453,950	1,420,834	1,420,834	1,463,000	1,463,000	1,463,000	3.0%
Miscellaneous	35,283	16,198	9,600	4,600	21,700	21,700	21,700	126.0%
Total Revenue	**1,629,942**	**1,470,148**	**1,430,434**	**1,425,434**	**1,484,700**	**1,484,700**	**1,484,700**	**3.8%**
Transfers In	-	-	-	-	-	-	-	---
Total Sources	**1,629,942**	**1,470,148**	**1,430,434**	**1,425,434**	**1,484,700**	**1,484,700**	**1,484,700**	**3.8%**
Expenditures:								
Culture & Recreation	778,482	547,301	-	-	-	-	-	---
Total Expenditures	**778,482**	**547,301**	**-**	**-**	**-**	**-**	**-**	---
Transfers Out	1,482,927	1,459,188	1,430,434	1,163,932	1,096,206	1,081,878	1,118,768	-21.8%
Total Uses	**2,261,409**	**2,006,489**	**1,430,434**	**1,163,932**	**1,096,206**	**1,081,878**	**1,118,768**	**-21.8%**
Ending Fund Balance	**$ 816,420**	**$ 280,079**	**$ 280,079**	**$ 541,581**	**$ 930,075**	**$ 944,403**	**$ 907,513**	**224.0%**
Net Change in Fund Balance	*$ (631,467)*	*$ (536,341)*	*$ -*	*$ 261,502*	*$ 388,494*	*$ 402,822*	*$ 365,932*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
LODGING TAX FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Lodging Tax - 30% Visitor	$ 1,365,694	$ 1,453,950	$ 1,420,834	$ 1,420,834	$ 1,463,000	$ 1,463,000	$ 1,463,000	3.0%
Jackson Travel & Toursim Board	228,965	-	-	-	-	-	-	---
Total Intergovernmental Revenue	**1,594,659**	**1,453,950**	**1,420,834**	**1,420,834**	**1,463,000**	**1,463,000**	**1,463,000**	**3.0%**
Interest Earnings	35,283	16,198	9,600	4,600	21,700	21,700	21,700	126.0%
Total Miscellaneous Revenue	**35,283**	**16,198**	**9,600**	**4,600**	**21,700**	**21,700**	**21,700**	**126.0%**
Total Sources	**$ 35,283**	**$ 16,198**	**$ 9,600**	**$ 4,600**	**$ 21,700**	**$ 21,700**	**$ 21,700**	**126.0%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
LODGING TAX FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Parks & Recreation Operations	$ 500,000	$ 500,000	$ -	$ -	$ -	$ -	$ -	---
Pathways Operations	49,517	47,301	-	-	-	-	-	---
Anti-Vehicle Barrier	228,965	-	-	-	-	-	-	---
Total Culture & Recreation	**778,482**	**547,301**	**-**	**-**	**-**	**-**	**-**	**---**
Transfer to Start Bus System	1,482,927	1,459,188	1,430,434	1,163,932	1,096,206	1,081,878	1,118,768	-3.9%
Total Transfers Out	**1,482,927**	**1,459,188**	**1,430,434**	**1,163,932**	**1,096,206**	**1,081,878**	**1,118,768**	**-3.9%**
Total Uses	**$ 2,261,409**	**$ 2,006,489**	**$ 1,430,434**	**$ 1,163,932**	**$ 1,096,206**	**$ 1,081,878**	**$ 1,118,768**	**-3.9%**



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TOWN OF JACKSON, WYOMING

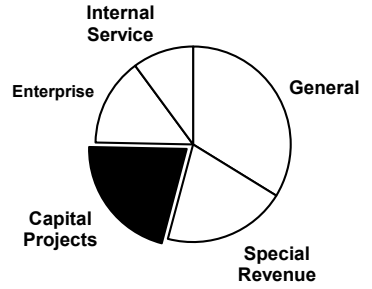
Adopted Budget
For the Fiscal Year Ending June 30, 2026

CAPITAL PROJECT FUNDS

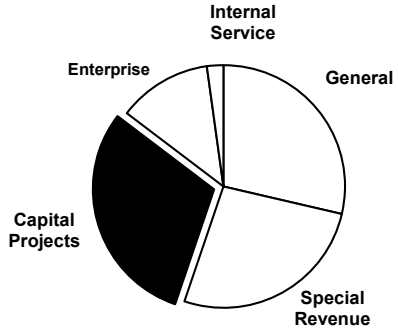
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SCHEDULE OF REVENUE, EXPENDITURES, & CHANGES TO FUND BALANCES
ALL FUNDS

FUND DESCRIPTION	BALANCE JULY 1, 2025	REVENUE	TRANSFERS IN	EXPEND-ITURES	TRANSFERS OUT	BUDGETED BALANCE JUNE 30, 2026
General Fund	$ 16,905,952	$ 33,656,069	$ 2,637,474	$ 32,062,908	$ 6,946,787	14,189,800
Special Revenue Funds						
Affordable Housing	4,845,763	293,800	644,985	644,985	-	5,139,563
Parking Exactions	1,693,890	181,800	-	9,760	-	1,865,930
Park Exactions	646,693	50,900	-	600,000	-	97,593
Employee Housing	2,654,214	965,966	-	709,669	150,038	2,760,473
Animal Care Fund	504,406	60,200	-	20,000	100,000	444,606
Lodging Tax Fund	541,581	1,484,700	-	-	1,118,768	907,513
START Bus System	3,605,817	14,974,622	1,118,768	17,295,490	466,478	1,937,239
Total Special Revenue	14,492,364	18,011,988	1,763,753	19,279,904	1,835,284	13,152,917
Capital Project Funds						
Capital Projects (5th Cent)	6,970,570	6,399,645	6,209,500	12,403,300	695,000	6,481,415
2014 Specific Purpose Excise Tax	2,943,439	85,500	-	804,697	-	2,224,242
2016 Specific Purpose Excise Tax	340,106	13,600	-	-	-	353,706
2022 Specific Purpose Excise Tax	538,013	1,479,000	-	50,000	-	1,967,013
2019 Specific Purpose Excise Tax	10,474,549	200,000	-	6,800,000	-	3,874,549
Total Capital Projects	21,266,677	8,177,745	6,209,500	20,057,997	695,000	14,900,925
Enterprise Funds						
Water Utility	5,062,140	4,618,559	330,000	7,607,083	960,479	1,443,137
Sewage Utility	7,805,806	3,776,760	330,000	6,220,316	960,479	4,731,771
Total Enterprise Funds	12,867,946	8,395,319	660,000	13,827,399	1,920,958	6,174,908
Internal Service Funds						
Employee Insurance	1,850,635	3,032,916	-	4,164,260	-	719,291
Fleet Management	(219,632)	2,630,613	92,302	2,763,622	-	(260,339)
Central Equipment	91,780	788,300	35,000	485,349	-	429,731
IT Services	269,148	2,092,354	-	2,160,756	-	200,746
Total Internal Service Funds	1,991,931	8,544,183	127,302	9,573,987	-	1,089,429
Total All Funds	$ 67,524,870	$ 76,785,304	$ 11,398,029	$ 94,802,195	$ 11,398,029	$ 49,507,978

Total Appropriation (excluding transfers)
Fiscal Year Ending June 30, 2026



Estimated Ending Fund Balance
At June 30, 2026



Note: Enterprise and Internal Service Funds are budgeted on a working-capital basis.

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES (SOURCES), EXPENDITURES (USES) AND FUND BALANCES

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Beginning Fund Balance	**$ 4,058,181**	**$ 15,430,297**	**$ 6,647,317**	**$ 6,647,317**	**$ 6,970,570**	**$ 6,970,570**	**$ 6,970,570**
Revenues:							
Intergovernmental	2,303,667	5,229,037	2,815,115	650,518	5,816,695	5,816,695	5,816,695
Licenses & Permits	-	-	325,000	300,000	250,000	250,000	250,000
Miscellaneous Revenue	535,335	725,331	588,500	280,471	332,950	332,950	332,950
Other Financing Sources	-	-	-	-	-	-	-
Total Revenue	**2,839,002**	**5,954,368**	**3,728,615**	**1,230,989**	**6,399,645**	**6,399,645**	**6,399,645**
Transfers In	16,106,207	8,380,546	5,925,361	6,750,981	5,709,500	5,709,500	6,209,500
Total Sources	**18,945,209**	**14,334,914**	**9,653,976**	**7,981,970**	**12,109,145**	**12,109,145**	**12,609,145**
Expenditures:							
General Government			2,081,427	1,490,525	6,364,368	6,364,368	6,364,368
Public Safety			1,283,413	1,283,413	1,636,290	1,449,240	1,449,240
Public Works			7,299,597	2,711,712	3,816,754	3,816,754	3,816,754
Culture and Recreation			1,485,282	1,126,216	785,034	694,184	694,184
Transit			370,663	370,663	78,754	78,754	78,754
Capital Outlay - Prior Years	6,496,156	22,341,790					-
Total Expenditures	**6,496,156**	**22,341,790**	**12,520,382**	**6,982,529**	**12,681,200**	**12,403,300**	**12,403,300**
Transfers Out	1,076,937	776,104	370,112	676,188	695,000	695,000	695,000
Total Uses	**7,573,093**	**23,117,894**	**12,890,494**	**7,658,717**	**13,376,200**	**13,098,300**	**13,098,300**
Assigned Fund Balance	15,430,297	6,647,317	3,159,572	4,588,755	3,321,700	3,599,600	4,099,600
Assigned - Gregory Lane	-	-	-	2,130,588	2,130,588	2,130,588	2,130,588
Assigned - Public Art	-	-	251,227	251,227	251,227	251,227	251,227
Ending Fund Balance	**$ 15,430,297**	**$ 6,647,317**	**$ 3,410,799**	**$ 6,970,570**	**$ 5,703,515**	**$ 5,981,415**	**$ 6,481,415**
Net Change in Fund Balance	*$ 11,372,116*	*$ (8,782,980)*	*$ (3,236,518)*	*$ 323,253*	*$ (1,267,055)*	*$ (989,155)*	*$ (489,155)*

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CAPITAL PROJECTS FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
State Shared-Annual Distribution			$ 362,257	$ 362,257	$ 362,257	$ 362,257	$ 362,257
BUILD Grant - Stilson			272,111	272,111	-	-	-
WYDOT Planning Grant - BUILD			50,159	-	-	-	-
Wyoming DEQ Grants			-	16,150	-	-	-
DOT EV CFI Grant			-	-	4,918,368	4,918,368	4,918,368
DOT EV CFI Grant - Town portion			-	-	529,200	529,200	529,200
DOT EV CFI Grant - CWC Match			-	-	6,870	6,870	6,870
Teton Cty- 2022 SPET Gregory			2,130,588	-	-	-	-
Intergovernmental Prior Years	2,303,667	5,229,037					
Total Intergovernmental Revenue	**2,303,667**	**5,229,037**	**2,815,115**	**650,518**	**5,816,695**	**5,816,695**	**5,816,695**
Encroachment Fees	-	-	325,000	300,000	250,000	250,000	250,000
Total Licenses & Permits	**-**	**-**	**325,000**	**300,000**	**250,000**	**250,000**	**250,000**
Interest Earnings	270,200	725,331	373,500	247,800	132,950	132,950	132,950
Contributions & Donations	6,503	-	15,000	17,671	-	-	-
Pathways - E-bike donation			200,000	15,000	200,000	200,000	200,000
Insurance Reimbursement	134,323	-	-	-	-	-	-
Rental Income -145/155 E Pearl	124,309	-	-	-	-	-	-
Total Miscellaneous Revenue	**535,335**	**725,331**	**588,500**	**280,471**	**332,950**	**332,950**	**332,950**
Sale of Assets	-	-	-	-	-	-	-
Total Other Financing Sources	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Transfer In - General Fund 5th Cent	15,306,207	6,434,838	5,715,283	5,715,283	5,709,500	5,709,500	6,209,500
Transfer In - IT Services	-	22,600	210,078	210,078	-	-	-
Transfer In - Water Fund Loan	-	961,554	-	412,810	-	-	-
Transfer In - Sewage Fund Loan	-	961,554	-	412,810	-	-	-
Transfer In - Parking Exaction	800,000	-	-	-	-	-	-
Total Transfers In	**16,106,207**	**8,380,546**	**5,925,361**	**6,750,981**	**5,709,500**	**5,709,500**	**6,209,500**
Total Capital Projects Fund	**$ 18,945,209**	**$ 14,334,914**	**$ 9,653,976**	**$ 7,981,970**	**$ 12,109,145**	**$ 12,109,145**	**$ 12,609,145**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CAPITAL PROJECTS FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Public Works:							
Annual Street Maintenance			$ 1,500,000	$ 1,500,000	$ 1,530,000	$ 1,530,000	$ 1,530,000
Annual R&M - Boardwalks			110,000	110,000	112,200	112,200	112,200
Annual R&M-Paint Projects			92,700	92,700	94,554	94,554	94,554
S Park Loop Rd Turn Lane			500,000	435,000	-	-	-
North King Street Charter Bus & Gill Sidewalk (Water, Sewer) 550'-Lf			1,250,000	20,000	-	-	-
Broadway Inlets At Jean, Gros Ventre			40,000	18,000	150,000	150,000	150,000
Manholes/Cleanouts For Diversion At Garaman			150,000	143,913	-	-	-
Broadway ADA			800,000	-	1,150,000	1,150,000	1,150,000
Upper Deck Concrete Sealing &			164,054	164,054	-	-	-
Cemetery Privacy Fence			29,245	1,000	-	-	-
Cemetery Stairs Walkways			50,000	-	-	-	-
Blocks 16,17,Cremation			-	50,000	-	-	-
Ramps & Ceremony Pad			-	5,245	-	-	-
Tree Planting			-	20,000	-	-	-
Stairs/Walkways - Asking To Amend Use By End Fy25			50,000	-	-	-	-
General ROW Improvements			50,000	50,000	51,000	51,000	51,000
PW Yard Master Plan			13,400	13,400	-	-	-
PW Yard facility improvements			33,400	33,400	-	-	-
Gregory Lane (complete street)			2,411,798	-	-	-	-
Rec Ctr Stormwater Treatment Unit			55,000	55,000	-	-	-
Vine St 770 LF			-	-	544,000	544,000	544,000
Tree Removal Existing Area			-	-	85,000	85,000	85,000
Placeholder Tbd By Tc Long Term Plannng Direction			-	-	50,000	50,000	50,000
Seal PD Bay roof leaks			-	-	50,000	50,000	50,000
Police Department:							
Rifle Armor Plates			11,000	11,000	-	-	-
Police Department Tasers			-	-	24,000	24,000	24,000
Meridian Barriers					77,000	77,000	77,000
Dispatch (County)			593,015	593,015	556,115	556,115	556,115
Fire Department:							
Fire/EMS (County)			659,618	659,618	831,255	644,205	644,205
Emergency Management			19,780	19,780	147,920	147,920	147,920

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CAPITAL PROJECTS FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Culture and Recreation:							
Parks & Recreation (County)			848,422	848,422	278,034	237,184	237,184
Public Arts Program Projects			-	-	-	-	-
SK - Ice Rink Rubber Floor			150,000	150,000	-	-	-
Pathways:							
TOJ Bicycle Network Improvements			100,000	100,000	100,000	100,000	100,000
Bruun Bike Lane			33,685	794	-	-	-
E-Bike Safety Improvements			300,000	20,000	300,000	300,000	300,000
Bike Racks			7,000	7,000	7,000	7,000	7,000
Pathway Bench			5,000	-	-	-	-
USFWS Connector & North Cache			35,000	-	20,000	20,000	20,000
High School Road Southside PW			-	-	50,000	-	-
Scott Lane-Maple Way Bike/Ped			6,175	-	30,000	30,000	30,000
Transit:							
Build - Transit Signal Priorit			20,057	20,057	-	-	-
BUILD - Stilson Jorgenson			249,076	249,076	-	-	-
Build- Jorgenson 1 & 2			101,530	101,530	78,754	78,754	78,754

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CAPITAL PROJECTS FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Town-Wide:							
UPS Server IT Server Room			652,447	652,447	25,000	25,000	25,000
Security Upgrades for Council Chambers			70,000	70,000	-	-	-
Core Maintenance Facility			1,091,035	500,000	-	-	-
Town Hall Elevator Control Re			167,313	175,000	-	-	-
Town Hall Carpet & Paint Pd			24,054	26,000	-	-	-
Climate Action Projects			16,500	7,000	16,500	16,500	16,500
Council Chambers AV Upgrade			60,078	60,078	308,000	308,000	308,000
Bunkhouse Sprinkler System			-	-	25,000	25,000	25,000
EV charging stations - Subaward			-	-	4,918,368	4,918,368	4,918,368
EV charging stations - Town			-	-	661,500	661,500	661,500
New Town Hall Generator			-	-	350,000	350,000	350,000
Facilities - commercial/residential exteriors					40,000	40,000	40,000
GLS Basement Building			-	-	20,000	20,000	20,000
Capital Outlays Prior Years	6,496,156	22,341,790					
Total Capital Outlay	**6,496,156**	**22,341,790**	**12,520,382**	**6,982,529**	**12,681,200**	**12,403,300**	**12,403,300**
Transfer to Central Equipment	-	31,000	-	-	35,000	35,000	35,000
Transfer to START	314,805	-	-	-	-	-	-
Debt Service - Utility Funds	762,132	745,104	370,112	676,188	660,000	660,000	660,000
Total Transfers Out	**1,076,937**	**776,104**	**370,112**	**676,188**	**695,000**	**695,000**	**695,000**
Total Capital Projects Fund	**$ 7,573,093**	**$ 23,117,894**	**$ 12,890,494**	**$ 7,658,717**	**$ 13,376,200**	**$ 13,098,300**	**$ 13,098,300**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2014 SPECIFIC PURPOSE EXCISE TAX FUND
SCHEDULE OF REVENUES (SOURCES), EXPENDITURES (USES) AND FUND BALANCES

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Beginning Fund Balance	**$ 3,241,340**	**$ 3,242,287**	**$ 3,266,139**	**$ 3,266,139**	**$ 2,943,439**	**$ 2,943,439**	**$ 2,943,439**
Revenues:							
Miscellaneous Revenue	76,899	181,405	85,100	80,300	85,500	85,500	85,500
Total Revenue	**76,899**	**181,405**	**85,100**	**80,300**	**85,500**	**85,500**	**85,500**
Transfers In	-	-	-	-	-	-	-
Total Sources	**76,899**	**181,405**	**85,100**	**80,300**	**85,500**	**85,500**	**85,500**
Expenditures:							
Capital Outlay	75,952	157,553	1,556,497	403,000	804,697	804,697	804,697
Total Uses	**75,952**	**157,553**	**1,556,497**	**403,000**	**804,697**	**804,697**	**804,697**
Ending Fund Balance	**$ 3,242,287**	**$ 3,266,139**	**$ 1,794,742**	**$ 2,943,439**	**$ 2,224,242**	**$ 2,224,242**	**$ 2,224,242**
Net Change in Fund Balance	*$ 947*	*$ 23,852*	*$ (1,471,397)*	*$ (322,700)*	*$ (719,197)*	*$ (719,197)*	*$ (719,197)*

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2014 SPECIFIC PURPOSE EXCISE TAX FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Interest Earnings	$ 76,899	$ 181,405	$ 85,100	$ 80,300	$ 85,500	$ 85,500	$ 85,500
Total Miscellaneous Revenue	**76,899**	**181,405**	**85,100**	**80,300**	**85,500**	**85,500**	**85,500**
Total Spec Purpose Excise Tax Fund	**$ 76,899**	**$ 181,405**	**$ 85,100**	**$ 80,300**	**$ 85,500**	**$ 85,500**	**$ 85,500**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2014 SPECIFIC PURPOSE EXCISE TAX FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Snow King/Maple Way	$ -	$ -	$ 344,800	$ -	$ -	$ -	$ -
North Cache Pedestrian Streetscape Improveme	25,419	9,250	10,000	3,000	3,000	3,000	3,000
Gregory Lane Complete St/Drainage	50,533	148,303	1,201,697	400,000	801,697	801,697	801,697
Total Capital Outlay	**75,952**	**157,553**	**1,556,497**	**403,000**	**804,697**	**804,697**	**804,697**
Total Spec Purpose Excise Tax Fund	**$ 75,952**	**$ 157,553**	**$ 1,556,497**	**$ 403,000**	**$ 804,697**	**$ 804,697**	**$ 804,697**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2016 SPECIFIC PURPOSE EXCISE TAX FUND
SCHEDULE OF REVENUES (SOURCES), EXPENDITURES (USES) AND FUND BALANCES

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Beginning Fund Balance	**$ 327,065**	**$ 334,001**	**$ 351,406**	**$ 351,406**	**$ 340,106**	**$ 340,106**	**$ 340,106**
Revenues:							
Miscellaneous Revenue	7,811	18,781	13,500	8,700	13,600	13,600	13,600
Total Sources	**7,811**	**18,781**	**13,500**	**8,700**	**13,600**	**13,600**	**13,600**
Expenditures:							
Capital Outlay	875	1,376	20,000	20,000	-	-	-
Total Expenditures	**875**	**1,376**	**20,000**	**20,000**	**-**	**-**	**-**
Transfers Out	-	-	-	-	-	-	-
Total Uses	**875**	**1,376**	**20,000**	**20,000**	**-**	**-**	**-**
Ending Fund Balance	**$ 334,001**	**$ 351,406**	**$ 344,906**	**$ 340,106**	**$ 353,706**	**$ 353,706**	**$ 353,706**
Net Change in Fund Balance	*$ 6,936*	*$ 17,405*	*$ (6,500)*	*$ (11,300)*	*$ 13,600*	*$ 13,600*	*$ 13,600*

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2016 SPECIFIC PURPOSE EXCISE TAX FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Interest Earnings	$ 7,811	$ 18,781	$ 13,500	$ 8,700	$ 13,600	$ 13,600	$ 13,600
Total Miscellaneous Revenue	**7,811**	**18,781**	**13,500**	**8,700**	**13,600**	**13,600**	**13,600**
Total Spec Purpose Excise Tax Fund	**$ 7,811**	**$ 18,781**	**$ 13,500**	**$ 8,700**	**$ 13,600**	**$ 13,600**	**$ 13,600**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2016 SPECIFIC PURPOSE EXCISE TAX FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
West Broadway Landslide	$ 875	$ 1,376	$ 20,000	$ 20,000	$ -	$ -	$ -
Total Capital Outlay	**875**	**1,376**	**20,000**	**20,000**	**-**	**-**	**-**
Total Spec Purpose Excise Tax Fund	**$ 875**	**$ 1,376**	**$ 20,000**	**$ 20,000**	**$ -**	**$ -**	**$ -**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2019 SPECIFIC PURPOSE EXCISE TAX FUND
SCHEDULE OF REVENUES (SOURCES), EXPENDITURES (USES) AND FUND BALANCES

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Beginning Fund Balance	**$ 18,104,747**	**$ 11,548,282**	**$ 10,795,365**	**$ 10,795,365**	**$ 10,474,549**	**$ 10,474,549**	**$ 10,474,549**
Revenues:							
Specific Purpose Excise Tax	7,617,460	2,882,540	-	882,540	-	-	-
Miscellaneous Revenue	414,209	633,557	225,000	333,644	200,000	200,000	200,000
Total Revenue	**8,031,669**	**3,516,097**	**225,000**	**1,216,184**	**200,000**	**200,000**	**200,000**
Transfers In	-	-	-	-	-	-	-
Total Sources	**8,031,669**	**3,516,097**	**225,000**	**1,216,184**	**200,000**	**200,000**	**200,000**
Expenditures:							
Capital Outlay	14,588,134	4,269,014	8,337,000	1,537,000	6,800,000	6,800,000	6,800,000
Total Uses	**14,588,134**	**4,269,014**	**8,337,000**	**1,537,000**	**6,800,000**	**6,800,000**	**6,800,000**
Ending Fund Balance	**$ 11,548,282**	**$ 10,795,365**	**$ 2,683,365**	**$ 10,474,549**	**$ 3,874,549**	**$ 3,874,549**	**$ 3,874,549**
Net Change in Fund Balance	*$ (6,556,465)*	*$ (752,917)*	*$ (8,112,000)*	*$ (320,816)*	*$ (6,600,000)*	*$ (6,600,000)*	*$ (6,600,000)*

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2019 SPECIFIC PURPOSE EXCISE TAX FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Specific Purpose Excise Tax	$ 7,617,460	$ 2,882,540	$ -	$ 882,540	$ -	$ -	$ -
Total Taxes	**7,617,460**	**2,882,540**	**-**	**882,540**	**-**	**-**	**-**
Interest Earnings	414,209	633,557	225,000	333,644	200,000	200,000	200,000
Total Miscellaneous Revenue	**414,209**	**633,557**	**225,000**	**333,644**	**200,000**	**200,000**	**200,000**
Total Spec Purpose Excise Tax Fund	**$ 8,031,669**	**$ 3,516,097**	**$ 225,000**	**$ 1,216,184**	**$ 200,000**	**$ 200,000**	**$ 200,000**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2019 SPECIFIC PURPOSE EXCISE TAX FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Core Maintenance Facility	$ 14,372,660	$ 3,997,788	$ 337,000	$ 337,000	$ -	$ -	$ -
Thaw Well Design & Install	215,474	271,226	-	-	-	-	-
Gregory Lane Complete Street	-	-	8,000,000	1,200,000	6,800,000	6,800,000	6,800,000
Total Capital Outlay	**14,588,134**	**4,269,014**	**8,337,000**	**1,537,000**	**6,800,000**	**6,800,000**	**6,800,000**
Total Spec Purpose Excise Tax Fund	**$ 14,588,134**	**$ 4,269,014**	**$ 8,337,000**	**$ 1,537,000**	**$ 6,800,000**	**$ 6,800,000**	**$ 6,800,000**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2022 SPECIFIC PURPOSE EXCISE TAX FUND
SCHEDULE OF REVENUES (SOURCES), EXPENDITURES (USES) AND FUND BALANCES

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Beginning Fund Balance	**$ -**	**$ -**	**$ 522,013**	**$ 522,013**	**$ 538,013**	**$ 538,013**	**$ 538,013**
Revenues:							
Specific Purpose Excise Tax	-	522,013	500,000	-	1,450,000	1,450,000	1,450,000
Miscellaneous Revenue	-	-	11,300	16,000	29,000	29,000	29,000
Total Revenue	**-**	**522,013**	**511,300**	**16,000**	**1,479,000**	**1,479,000**	**1,479,000**
Transfers In	-	-	-	-	-	-	-
Total Sources	**-**	**522,013**	**511,300**	**16,000**	**1,479,000**	**1,479,000**	**1,479,000**
Expenditures:							
Capital Outlay	-	-	-	-	50,000	50,000	50,000
Total Uses	**-**	**-**	**-**	**-**	**50,000**	**50,000**	**50,000**
Ending Fund Balance	**$ -**	**$ 522,013**	**$ 1,033,313**	**$ 538,013**	**$ 1,967,013**	**$ 1,967,013**	**$ 1,967,013**
Net Change in Fund Balance	*$ -*	*$ 522,013*	*$ 511,300*	*$ 16,000*	*$ 1,429,000*	*$ 1,429,000*	*$ 1,429,000*

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2022 SPECIFIC PURPOSE EXCISE TAX FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
SPET - Employee Housing	$ -	$ 522,013	$ 500,000	$ -	$ 1,450,000	$ 1,450,000	$ 1,450,000
Total Taxes	**-**	**522,013**	**500,000**	**-**	**1,450,000**	**1,450,000**	**1,450,000**
Interest Earnings	-	-	11,300	16,000	29,000	29,000	29,000
Total Miscellaneous Revenue	**-**	**-**	**11,300**	**16,000**	**29,000**	**29,000**	**29,000**
Total Spec Purpose Excise Tax Fund	**$ -**	**$ 522,013**	**$ 511,300**	**$ 16,000**	**$ 1,479,000**	**$ 1,479,000**	**$ 1,479,000**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2022 SPECIFIC PURPOSE EXCISE TAX FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
County - Water Quality	$ -	$ -	$ -	$ -	$ 50,000	$ 50,000	$ 50,000
Total Capital Outlay	**-**	**-**	**-**	**-**	**50,000**	**50,000**	**50,000**
Total Spec Purpose Excise Tax Fund	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ 50,000**	**$ 50,000**

TOWN OF JACKSON, WYOMING

Adopted Budget
For the Fiscal Year Ending June 30, 2026

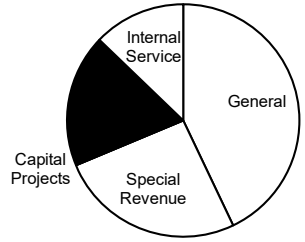
ENTERPRISE FUNDS

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SCHEDULE OF REVENUE, EXPENDITURES, & CHANGES TO FUND BALANCES
ALL FUNDS

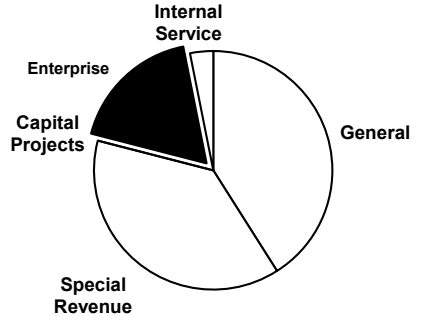
FUND DESCRIPTION	BALANCE JULY 1, 2025	REVENUE	TRANSFERS IN	EXPEND-ITURES	TRANSFERS OUT	BUDGETED BALANCE JUNE 30, 2026
General Fund	$ 16,905,952	$ 33,656,069	$ 2,637,474	$ 32,062,908	$ 6,946,787	14,189,800
Special Revenue Funds						
Affordable Housing	4,845,763	293,800	644,985	644,985	-	5,139,563
Parking Exactions	1,693,890	181,800	-	9,760	-	1,865,930
Park Exactions	646,693	50,900	-	600,000	-	97,593
Employee Housing	2,654,214	965,966	-	709,669	150,038	2,760,473
Animal Care Fund	504,406	60,200	-	20,000	100,000	444,606
Lodging Tax Fund	541,581	1,484,700	-	-	1,118,768	907,513
START Bus System	3,605,817	14,974,622	1,118,768	17,295,490	466,478	1,937,239
Total Special Revenue	14,492,364	18,011,988	1,763,753	19,279,904	1,835,284	13,152,917
Capital Project Funds						
Capital Projects (5th Cent)	6,970,570	6,399,645	6,209,500	12,403,300	695,000	6,481,415
2014 Specific Purpose Excise Tax	2,943,439	85,500	-	804,697	-	2,224,242
2016 Specific Purpose Excise Tax	340,106	13,600	-	-	-	353,706
2022 Specific Purpose Excise Tax	538,013	1,479,000	-	50,000	-	1,967,013
2019 Specific Purpose Excise Tax	10,474,549	200,000	-	6,800,000	-	3,874,549
Total Capital Projects	21,266,677	8,177,745	6,209,500	20,057,997	695,000	14,900,925
Enterprise Funds						-
Water Utility	5,062,140	4,618,559	330,000	7,607,083	960,479	1,443,137
Sewage Utility	7,805,806	3,776,760	330,000	6,220,316	960,479	4,731,771
Total Enterprise Funds	12,867,946	8,395,319	660,000	13,827,399	1,920,958	6,174,908
Internal Service Funds						
Employee Insurance	1,850,635	3,032,916	-	4,164,260	-	719,291
Fleet Management	(219,632)	2,630,613	92,302	2,763,622	-	(260,339)
Central Equipment	91,780	788,300	35,000	485,349	-	429,731
IT Services	269,148	2,092,354	-	2,160,756	-	200,746
Total Internal Service Funds	1,991,931	8,544,183	127,302	9,573,987	-	1,089,429
Total All Funds	$ 67,524,870	$ 76,785,304	$ 11,398,029	$ 94,802,195	$ 11,398,029	$ 49,507,978

Note: Enterprise and Internal Service Funds are budgeted on a working-capital basis.

Total Appropriation (excluding transfers)
At June 30, 2026

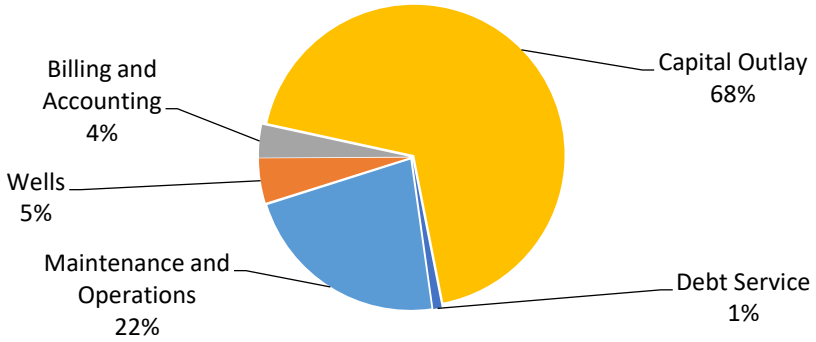


Estimated Ending Fund Balance
At June 30, 2026



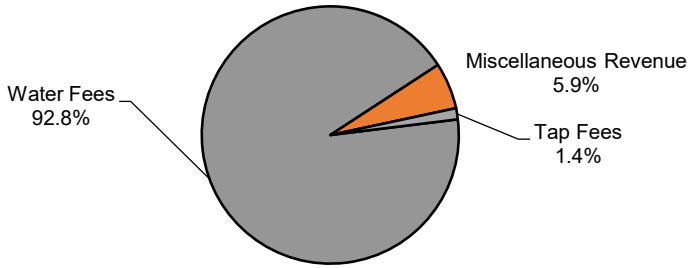
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
WATER FUND
REVENUE, EXPENDITURES, & CHANGES TO WORKING CAPITAL

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Working Capital	**$6,762,703**	**$7,515,113**	**$8,131,855**	**$8,131,855**	**$5,062,140**	**$5,062,140**	**$5,062,140**	
Intergovernmental	-	-	1,573,458	700,000	873,458	873,458	873,458	-44.5%
Charges for Services	3,231,122	3,487,287	3,112,715	3,507,715	3,533,101	3,533,101	3,533,101	13.5%
Miscellaneous Revenue	174,562	436,039	262,700	248,779	212,000	212,000	212,000	-19.3%
Total Revenue	**3,405,684**	**3,923,326**	**4,948,873**	**4,456,494**	**4,618,559**	**4,618,559**	**4,618,559**	**-6.7%**
Transfers In	381,066	372,552	185,056	338,094	330,000	330,000	330,000	78.3%
Total Sources	**3,786,750**	**4,295,878**	**5,133,929**	**4,794,588**	**4,948,559**	**4,948,559**	**4,948,559**	**-3.6%**
Water Maintenance & Operation	906,881	1,007,279	1,417,716	1,323,122	1,821,341	1,700,729	1,700,718	20.0%
Water Wells	277,573	207,545	404,241	328,113	364,442	364,442	364,442	-9.8%
Water Billing & Accounting	211,163	214,393	337,684	288,797	294,180	265,900	265,899	-21.3%
Capital Outlay	846,641	436,122	8,457,222	4,532,176	5,209,054	5,209,054	5,209,054	-38.4%
Debt Service	66,970	66,970	66,970	66,970	66,970	66,970	66,970	0.0%
Total Expenditures	**2,309,228**	**1,932,309**	**10,683,833**	**6,539,178**	**7,755,987**	**7,607,095**	**7,607,083**	**-28.8%**
Transfers Out	725,112	1,746,827	912,315	1,325,125	1,012,173	960,578	960,479	5.3%
Total Uses	**3,034,340**	**3,679,136**	**11,596,148**	**7,864,303**	**8,768,160**	**8,567,673**	**8,567,562**	**-26.1%**
Ending Working Capital	**$ 7,515,113**	**$ 8,131,855**	**$ 1,669,636**	**$ 5,062,140**	**$ 1,242,539**	**$ 1,443,026**	**$ 1,443,137**	**-13.6%**
Net Change in Working Capital	*$ 752,410*	*$ 616,742*	*$ (6,462,219)*	*$ (3,069,715)*	*$ (3,819,601)*	*$ (3,619,114)*	*$ (3,619,003)*	



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
WATER FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
SLIB - ARPA Zone 3 Supply	$ -	$ -	$ 1,573,458	$ 700,000	$ 873,458	$ 873,458	$ 873,458	-44.5%
Total Intergovernmental	**-**	**-**	**1,573,458**	**700,000**	**873,458**	**873,458**	**873,458**	**-44.5%**
Water Usage Fees	2,050,556	1,933,158	2,000,000	2,500,000	2,500,000	2,500,000	2,500,000	25.0%
Water Base Fees	877,406	931,721	800,000	825,000	850,000	850,000	850,000	6.3%
Water Interest Charges	3,477	3,935	7,715	7,715	8,101	8,101	8,101	5.0%
Water Capacity Fees	247,731	557,848	250,000	125,000	125,000	125,000	125,000	-50.0%
Water Tap/Meter Fees	51,952	60,625	55,000	50,000	50,000	50,000	50,000	-9.1%
Total Charges for Services	**3,231,122**	**3,487,287**	**3,112,715**	**3,507,715**	**3,533,101**	**3,533,101**	**3,533,101**	**13.5%**
Interest Earnings	174,234	435,550	253,700	238,971	203,000	203,000	203,000	-20.0%
Miscellaneous Revenue	328	489	9,000	9,808	9,000	9,000	9,000	0.0%
Total Miscellaneous Revenue	**174,562**	**436,039**	**262,700**	**248,779**	**212,000**	**212,000**	**212,000**	**-19.3%**
Transfer In - Capital Projects	381,066	372,552	185,056	338,094	330,000	330,000	330,000	78.3%
Total Transfers In	**381,066**	**372,552**	**185,056**	**338,094**	**330,000**	**330,000**	**330,000**	**78.3%**
Total Water Fund	**$ 3,786,750**	**$ 4,295,878**	**$ 5,133,929**	**$ 4,794,588**	**$ 4,948,559**	**$ 4,948,559**	**$ 4,948,559**	**-3.6%**

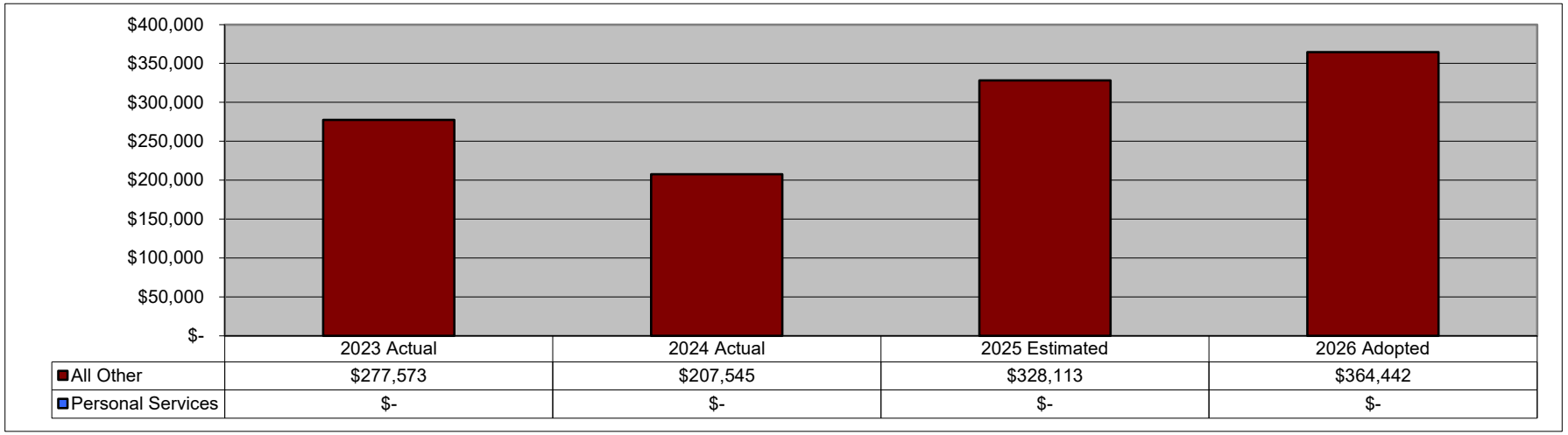


TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
WATER FUND
WATER MAINTENANCE & OPERATIONS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Salaries & Wages - Regular	$ 353,986	$ 428,064	$ 516,970	$ 516,970	$ 654,563	$ 582,755	$ 582,755	12.7%
Salaries & Wages - Part-Time	6,974	-	-	-	-	-	-	---
Buyout - Compensated Absences	5,372	6,563	9,942	9,942	12,588	11,207	11,207	12.7%
Overtime	13,424	16,914	15,000	20,467	20,000	20,000	20,000	33.3%
Holiday Pay - PTO Buyback	215	680	1,000	1,000	1,500	1,500	1,500	50.0%
FICA & Medicare	27,507	32,804	41,506	41,506	52,682	47,083	47,083	13.4%
Health Insurance	120,144	116,991	120,629	120,629	149,756	132,390	132,390	9.7%
Vision Insurance	1,160	1,221	1,228	1,228	1,426	1,202	1,202	-2.1%
Dental Insurance	6,476	6,289	6,223	6,223	7,138	5,980	5,980	-3.9%
Wyoming Retirement	61,710	74,594	90,994	90,994	114,989	102,672	102,672	12.8%
Workers' Compensation	8,299	9,734	13,470	4,200	8,295	7,384	7,384	-45.2%
State Unemployment	-	198	1,659	1,861	1,958	1,728	1,728	4.2%
Disability/Life Insurance	1,667	2,234	4,090	3,400	5,035	4,338	4,338	6.1%
General/Office Supplies	-	333	-	-	-	-	-	---
Uniforms	874	786	1,500	2,009	1,500	1,500	1,500	0.0%
Small Tools & Equipment <$10K	9,173	5,461	5,000	4,560	17,600	15,000	15,000	200.0%
Water/Sewer Supplies	53,712	51,876	75,000	50,000	75,000	75,000	75,000	0.0%
Postage	25	-	700	700	700	700	700	0.0%
Radio Services	-	-	6,000	6,000	-	-	-	-100.0%
Printing & Publication	143	-	3,000	1,000	3,000	3,000	3,000	0.0%
Dues & Subscriptions	598	2,762	3,000	2,000	3,000	3,000	3,000	0.0%
Utilities	10,449	16,346	17,000	15,000	20,500	20,500	20,500	20.6%
Professional services	76,592	88,226	200,000	175,000	280,000	280,000	280,000	40.0%
Litigation	3,000	-	-	-	-	-	-	---
Repair & Maint - Shop Parts	1,119	1,066	3,544	5,697	945	945	945	-73.3%
Repair & Maint - Shop Labor	810	2,439	3,450	8,855	2,730	2,730	2,730	-20.9%
Repair & Maint - Machinery	1,911	2,468	10,000	3,500	5,000	5,000	5,000	-50.0%
Petroleum Products	5,781	7,243	8,660	8,660	7,253	7,253	7,253	-16.2%
Repairs & Maint - Water Tanks	8,650	122	25,000	18,000	30,000	30,000	30,000	20.0%
Repair & Maint - Dist Syst	40,760	29,389	100,000	100,000	200,000	200,000	200,000	100.0%
Repair & Maint - Fire Hydrants	13,567	17,961	20,000	10,000	20,000	20,000	20,000	0.0%
Repair & Maint - Buildings	21,058	12,695	25,000	17,565	25,000	25,000	25,000	0.0%
Uniform Cleaning	877	1,120	1,500	1,300	1,500	1,500	1,500	0.0%
Training, Travel, & Meetings	1,427	11,576	25,000	8,000	9,000	9,000	9,000	-64.0%
Employee Recruitment	-	5,600	2,500	7,600	1,500	1,500	1,500	-40.0%
IT Services	35,469	39,177	47,693	47,718	58,924	52,924	52,924	11.0%
Departmental Software	-	-	-	-	16,742	16,742	16,742	---
Property Insurance	11,264	11,298	6,821	6,701	6,541	6,541	6,541	-4.1%
Liability Insurance	2,689	3,051	3,637	4,637	4,476	4,155	4,144	13.9%
Equipment Rental	-	-	1,000	200	500	500	500	-50.0%
Total Water Maint. & Operations	**$ 906,881**	**$ 1,007,279**	**$ 1,417,716**	**$ 1,323,122**	**$ 1,821,341**	**$ 1,700,729**	**$ 1,700,718**	**20.0%**

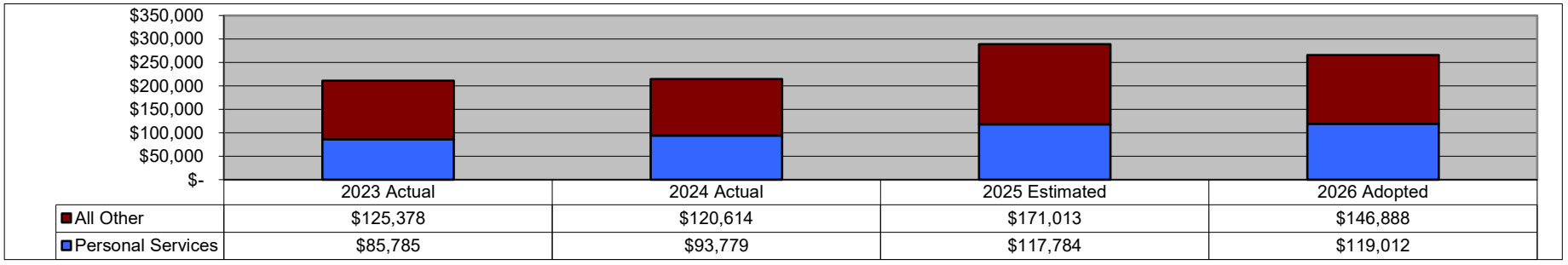
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
WATER FUND
WATER WELLS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Small Tools & Equipment <$10K	$ 4,153	$ 166	$ 7,000	$ 5,000	$ 7,000	$ 7,000	$ 7,000	0.0%
Water/Sewer Supplies	35,025	36,963	70,000	65,000	75,000	75,000	75,000	7.1%
Utilities	120,149	102,136	160,000	120,000	141,000	141,000	141,000	-11.9%
Utilities - Thaw Wells	2,482	1,664	4,000	3,500	6,000	6,000	6,000	50.0%
Water/Sewer - Refuge Easement	46,761	27,991	35,000	31,327	35,000	35,000	35,000	0.0%
Repair & Maint - Shop Parts	4,090	3,522	4,863	6,486	4,725	4,725	4,725	-2.8%
Repair & Maint - Shop Labor	3,330	3,443	8,060	8,060	6,840	6,840	6,840	-15.1%
Repair & Maint - Machinery	19,896	11,494	60,000	55,346	50,000	50,000	50,000	-16.7%
Petroleum Products	3,339	1,642	3,000	3,294	7,880	7,880	7,880	162.7%
Repair & Maint - Buildings	19,210	1,828	20,000	11,000	5,000	5,000	5,000	-75.0%
EPA Sampling	7,155	4,736	20,000	7,000	15,000	15,000	15,000	-25.0%
Property Insurance	11,984	11,960	12,318	12,100	10,997	10,997	10,997	-10.7%
Total Water Wells	**$ 277,573**	**$ 207,545**	**$ 404,241**	**$ 328,113**	**$ 364,442**	**$ 364,442**	**$ 364,442**	**-9.8%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
WATER FUND
BILLING & ACCOUNTING

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Salaries & Wages - Regular	$ 53,153	$ 59,127	$ 68,649	$ 73,773	$ 89,909	$ 72,826	$ 72,826	6.1%
Buyout - Compensated Absences	673	927	1,320	1,320	1,729	1,401	1,401	6.1%
Overtime	2,956	2,455	3,500	3,500	5,000	5,000	5,000	42.9%
Holiday Pay - PTO Buyback	-	367	-	-	-	-	-	---
FICA & Medicare	4,374	4,769	5,620	5,688	7,393	6,061	6,061	7.8%
Health Insurance	13,191	13,191	17,161	17,161	23,337	17,675	17,675	3.0%
Vision Insurance	144	118	136	136	178	136	136	0.0%
Dental Insurance	652	521	768	768	1,117	768	768	0.0%
Wyoming Retirement	9,220	10,640	12,524	12,999	16,386	13,427	13,427	7.2%
Workers' Compensation	1,097	1,053	1,529	1,529	1,024	808	808	-47.2%
State Unemployment	-	66	277	321	346	277	277	0.0%
Disability/Life Insurance	325	544	589	589	777	633	633	7.5%
General/Office Supplies	-	-	1,500	1,000	1,500	1,500	1,500	0.0%
Water/Sewer Supplies	78,087	68,705	170,000	110,000	75,000	75,000	75,000	-55.9%
Banking Fees	7,594	9,893	9,500	12,000	12,500	12,500	12,500	31.6%
Credit Card Fees	14,792	15,273	16,500	21,000	21,000	21,000	21,000	27.3%
Utility Billing Services	12,442	12,577	12,000	12,000	12,500	12,500	12,500	4.2%
Repair & Maint - Shop Parts	289	277	270	787	270	270	270	0.0%
Repair & Maint - Shop Labor	300	380	460	460	520	520	520	13.0%
Petroleum Products	1,646	803	1,403	1,403	884	884	884	-37.0%
Uniform Cleaning	96	318	450	340	350	350	350	-22.2%
Training, Travel, & Meetings	(968)	562	2,000	500	300	300	300	-85.0%
IT Services	10,720	11,405	11,026	11,026	16,778	16,778	16,778	52.2%
Departmental Software	-	-	-	-	4,767	4,767	4,767	---
Liability Insurance	380	422	502	497	615	519	518	3.2%
Total Water Billing & Accounting	**$ 211,163**	**$ 214,393**	**$ 337,684**	**$ 288,797**	**$ 294,180**	**$ 265,900**	**$ 265,899**	**-21.3%**



	2023 Actual	2024 Actual	2025 Estimated	2026 Adopted
All Other	$125,378	$120,614	$171,013	$146,888
Personal Services	$85,785	$93,779	$117,784	$119,012

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
WATER FUND
CAPITAL OUTLAY

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Capital Equipment	-	48,200	-	-	90,000	90,000	90,000	---
Prior year capital outlay	-	48,200						
Chevy - K2500					90,000	90,000	90,000	
Capital Improvements	846,641	387,922	8,457,222	4,532,176	5,119,054	5,119,054	5,119,054	-39.5%
Prior Year Capital Improvements	846,641	387,922						
Zone 3 Tank Supply & Storage D			10,000	-	-	-	-	
North King Water Line Rec Cent			323,389	323,389	-	-	-	
Well #9			2,335,000	2,335,000	-	-	-	
Well #10			225,000	225,000	1,575,000	1,575,000	1,575,000	
PW Yard Fence			13,400	13,400	-	-	-	
Meter Replacement Program			200,000	75,000	-	-	-	
Gregory Lane Water Line			3,088,110	525,000	1,575,554	1,575,554	1,575,554	
S. Millward Waterline			978,923	936,487	-	-	-	
Snow King Dr Line & Pump			85,000	-	810,000	810,000	810,000	
Lead/Copper Rule Insp Upgrades			200,000	7,000	200,000	200,000	200,000	
PW Yard Facility Improvements			33,400	33,400	-	-	-	
Meters for Thaw Wells 2, 3			10,000	8,500	8,500	8,500	8,500	
Well House #3 Renovation			60,000	-	-	-	-	
Snow King Water Tank Overflow			100,000	50,000	300,000	300,000	300,000	
North King Water Line			720,000	-	-	-	-	
Snow King/Scott/Maple Way			75,000	-	-	-	-	
New Thaw Wells SCADA Controls			-	-	75,000	75,000	75,000	
Vine St (Complete St./Water/Sewer)	850 LF 4" steel & ductile Pipe		-	-	575,000	575,000	575,000	
Total Capital Outlay	**846,641**	**436,122**	**8,457,222**	**4,532,176**	**5,209,054**	**5,209,054**	**5,209,054**	**-38.4%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
WATER FUND
DEBT SERVICE

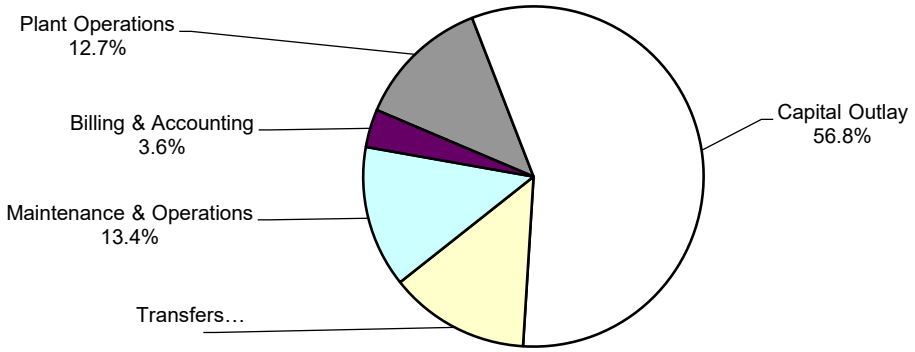
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Loan Repay - Water Tanks	$ 66,970	$ 66,970	$ 66,970	$ 66,970	$ 66,970	$ 66,970	$ 66,970	0.0%
Total Debt Service	**$ 66,970**	**$ 66,970**	**$ 66,970**	**$ 66,970**	**$ 66,970**	**$ 66,970**	**$ 66,970**	**0.0%**

TRANSFERS OUT

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Indirect Cost Allocation - General	$ 725,112	$ 785,273	$ 912,315	$ 912,315	$ 1,012,173	$ 960,578	$ 960,479	5.3%
Transfer to Capital Projects - Loan	-	961,554	-	412,810	-	-	-	---
Total Interfund Transfers	**$ 725,112**	**$ 1,746,827**	**$ 912,315**	**$ 1,325,125**	**$ 1,012,173**	**$ 960,578**	**$ 960,479**	**5.3%**

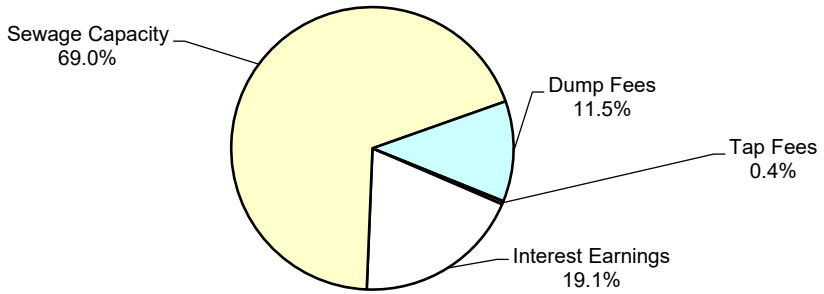
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SEWAGE FUND
REVENUE, EXPENDITURES, & CHANGES TO WORKING CAPITAL

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Working Capital	**$ 6,365,968**	**$ 6,733,511**	**$ 7,590,013**	**$ 7,590,013**	**$ 7,805,806**	**$ 7,805,806**	**$ 7,805,806**	
Intergovernmental Revenue	16,313	12,600	-	25,000	10,000	10,000	10,000	---
Charges for Services	3,398,952	4,330,426	3,507,500	3,872,000	3,517,000	3,517,000	3,517,000	0.3%
Miscellaneous Revenue	159,996	390,205	205,280	253,840	249,760	249,760	249,760	21.7%
Total Revenue	**3,575,261**	**4,733,231**	**3,712,780**	**4,150,840**	**3,776,760**	**3,776,760**	**3,776,760**	**1.7%**
Transfers In	381,066	372,552	185,056	338,094	330,000	330,000	330,000	78.3%
Total Sources	**3,956,327**	**5,105,783**	**3,897,836**	**4,488,934**	**4,106,760**	**4,106,760**	**4,106,760**	**5.4%**
Sewage Plant Operations	961,082	938,669	893,730	879,421	913,766	914,719	914,714	2.3%
Sewage Maintenance & Operations	497,727	613,174	928,634	914,348	1,086,295	965,141	965,133	3.9%
Sewage Billing & Accounting	171,897	211,156	219,247	219,447	287,137	258,857	258,856	18.1%
Capital Outlay	1,232,965	739,455	5,688,195	934,800	4,081,613	4,081,613	4,081,613	-28.2%
Total Expenditures	**2,863,671**	**2,502,454**	**7,729,806**	**2,948,016**	**6,368,811**	**6,220,330**	**6,220,316**	**-19.5%**
Transfers Out	725,112	1,746,827	912,315	1,325,125	1,012,173	960,578	960,479	5.3%
Total Uses	**3,588,783**	**4,249,281**	**8,642,121**	**4,273,141**	**7,380,984**	**7,180,908**	**7,180,795**	**-16.9%**
Ending Working Capital	**$ 6,733,511**	**$ 7,590,013**	**$ 2,845,728**	**$ 7,805,806**	**$ 4,531,582**	**$ 4,731,658**	**$ 4,731,771**	**66.3%**
Net Change in Working Capital	*$ 367,544*	*$ 856,502*	*$ (4,744,285)*	*$ 215,793*	*$ (3,274,224)*	*$ (3,074,148)*	*$ (3,074,035)*	



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SEWAGE FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Teton Conservation District	$ 16,313	$ -	$ -	$ -	$ -	$ -	$ -	---
WY Health Dept - COVID Testing	-	12,600	-	25,000	10,000	10,000	10,000	---
Total Intergovernmental Revenue	**16,313**	**12,600**	**-**	**25,000**	**10,000**	**10,000**	**10,000**	**---**
Sewer Usage Fees	1,258,257	1,278,215	1,400,000	1,210,000	1,260,000	1,260,000	1,260,000	-10.0%
Sewer Base Fees	776,034	816,710	750,000	730,000	750,000	750,000	750,000	0.0%
Sewer Surcharge Fees	360,503	386,975	300,000	450,000	450,000	450,000	450,000	50.0%
Sewer Interest Charges	3,477	3,935	2,500	2,000	2,000	2,000	2,000	-20.0%
Sewage Capacity Fees	853,868	1,676,690	900,000	1,300,000	900,000	900,000	900,000	0.0%
One-Time Fees	-	25,000	-	25,000	-	-	-	---
Sewage Dump Fees	126,168	134,347	150,000	150,000	150,000	150,000	150,000	0.0%
Sewage Tap Fees	20,645	8,554	5,000	5,000	5,000	5,000	5,000	0.0%
Total Charges for Services	**3,398,952**	**4,330,426**	**3,507,500**	**3,872,000**	**3,517,000**	**3,517,000**	**3,517,000**	**0.3%**
Interest Earnings	159,896	389,905	205,280	253,640	249,760	249,760	249,760	21.7%
Miscellaneous Revenue	100	300	-	200	-	-	-	---
Total Miscellaneous Revenue	**159,996**	**390,205**	**205,280**	**253,840**	**249,760**	**249,760**	**249,760**	**22%**
Transfer in - Capital Projects	381,066	372,552	185,056	338,094	330,000	330,000	330,000	78.3%
Total Transfers In	**381,066**	**372,552**	**185,056**	**338,094**	**330,000**	**330,000**	**330,000**	**78.3%**
Total Sewer Fund	**$ 3,956,327**	**$ 5,105,783**	**$ 3,897,836**	**$ 4,488,934**	**$ 4,106,760**	**$ 4,106,760**	**$ 4,106,760**	**5.4%**

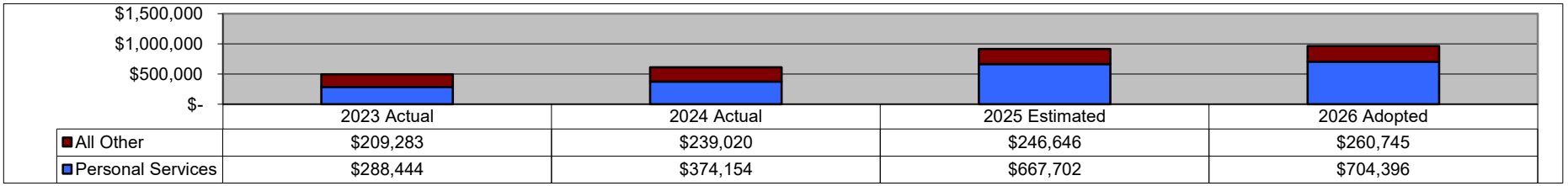


TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SEWAGE FUND
SEWAGE PLANT OPERATIONS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Salaries & Wages - Regular	$ 314,378	$ 333,041	$ 265,366	$ 265,366	$ 282,914	$ 282,914	$ 282,914	6.6%
Salaries & Wages - Part-Time	6,974	-	-	-	-	-	-	---
Buyout - Compensated Absences	1,886	2,062	5,130	5,130	5,441	5,441	5,441	6.1%
Overtime	6,453	6,238	8,500	6,000	6,500	6,500	6,500	-23.5%
Holiday Pay - PTO Buyback	-	-	-	-	250	250	250	---
FICA & Medicare	24,530	25,198	21,382	21,382	22,576	22,576	22,576	5.6%
Health Insurance	81,174	66,697	43,520	43,520	43,955	44,826	44,826	3.0%
Vision Insurance	859	683	390	390	390	390	390	0.0%
Dental Insurance	4,446	3,501	1,999	1,999	1,999	1,999	1,999	0.0%
Wyoming Retirement	53,989	57,466	46,580	46,580	49,038	49,038	49,038	5.3%
Workers' Compensation	8,989	9,304	7,238	7,238	3,675	3,675	3,675	-49.2%
State Unemployment	-	243	784	784	784	784	784	0.0%
Disability/Life Insurance	2,292	3,364	2,017	2,339	2,140	2,140	2,140	6.1%
Uniforms	542	311	1,000	400	400	400	400	-60.0%
Small Tools & Equipment <$10K	305	1,832	1,500	1,500	1,500	1,500	1,500	0.0%
Water/Sewer Supplies	6,926	9,386	14,000	14,000	14,000	14,000	14,000	0.0%
Postage	216	166	500	250	250	250	250	-50.0%
Printing & Publication	2,626	5,918	5,000	5,000	5,000	5,000	5,000	0.0%
Dues & Subscriptions	238	747	1,000	707	700	700	700	-30.0%
Utilities	148,957	152,043	155,000	155,000	165,000	165,000	165,000	6.5%
Professional Services	114,601	117,825	150,000	150,000	150,000	150,000	150,000	0.0%
Litigation	3,000	-	-	-	-	-	-	---
Repair & Maint - Shop Parts	9,651	8,882	10,010	10,010	7,089	7,089	7,089	-29.2%
Repair & Maint - Shop Labor	3,130	9,621	4,650	4,650	3,610	3,610	3,610	-22.4%
Repair & Maint - Machinery	8,181	9,861	10,000	10,000	10,000	10,000	10,000	0.0%
Petroleum Products	3,522	3,459	7,110	7,110	6,320	6,320	6,320	-11.1%
Repair & Maint - Office	-	15	500	200	150	150	150	-70.0%
Repair & Maint - Buildings	12,010	22,576	25,000	25,000	25,000	25,000	25,000	0.0%
Dust Abatement	5,967	-	7,500	7,500	7,500	7,500	7,500	0.0%
Trash Collection	12,533	12,822	12,600	11,690	9,000	9,000	9,000	-28.6%
Uniform Cleaning	780	694	1,300	700	700	700	700	-46.2%
Training, Travel, & Meetings	2,814	4,048	10,000	4,000	5,000	5,000	5,000	-50.0%
Employee Recruitment	-	-	1,000	1,000	1,000	1,000	1,000	0.0%
IT Services	91,935	43,439	42,549	42,549	41,146	41,146	41,146	-3.3%
Departmental Software	-	-	-	-	12,743	12,743	12,743	---
Property Insurance	24,981	24,946	28,206	24,946	25,861	25,861	25,861	-8.3%
Liability Insurance	2,179	2,281	1,899	2,281	1,935	2,017	2,012	6.0%
Equipment Rental	-	-	500	200	200	200	200	-60.0%
Total Sewer Plant Operations	**$ 961,082**	**$ 938,669**	**$ 893,730**	**$ 879,421**	**$ 913,766**	**$ 914,719**	**$ 914,714**	**2.3%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SEWAGE FUND
SEWAGE MAINTENANCE & OPERATIONS

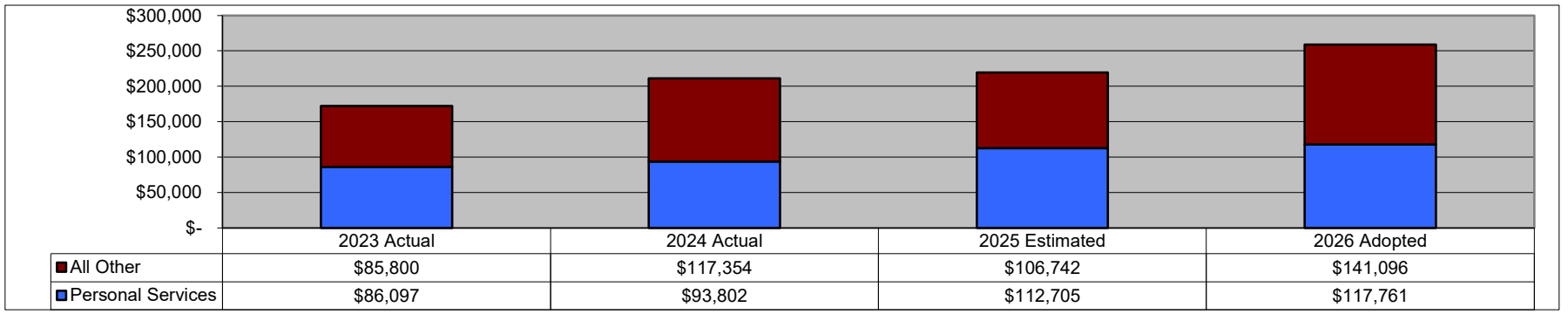
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Salaries & Wages - Regular	$ 185,527	$ 230,500	$ 412,378	$ 412,378	$ 517,556	$ 445,748	$ 445,748	8.1%
Buyout - Compensated Absences	617	1,100	7,957	7,957	9,953	8,572	8,572	7.7%
Overtime	6,146	13,525	12,000	12,228	12,000	12,000	12,000	0.0%
Holiday Pay - PTO Buyback	804	1,067	1,000	853	1,000	1,000	1,000	0.0%
FICA & Medicare	14,132	18,075	33,124	33,124	41,349	35,750	35,750	7.9%
Health Insurance	44,011	61,642	106,836	106,836	124,497	106,631	106,631	-0.2%
Vision Insurance	506	619	1,045	1,045	1,254	1,030	1,030	-1.4%
Dental Insurance	2,497	3,164	5,304	5,304	6,360	5,202	5,202	-1.9%
Wyoming Retirement	31,223	39,691	72,785	72,785	90,437	78,119	78,119	7.3%
Workers' Compensation	1,964	2,618	10,579	10,579	6,425	5,513	5,513	-47.9%
State Unemployment	-	90	1,360	1,360	1,590	1,360	1,360	0.0%
Disability/Life Insurance	1,017	2,063	3,253	3,253	4,168	3,471	3,471	6.7%
Uniforms	515	120	600	500	400	400	400	-33.3%
Small Tools & Equipment <$10K	6,229	403	1,500	1,500	9,100	6,500	6,500	333.3%
Water/Sewer Supplies	3,737	6,402	7,500	6,278	7,000	7,000	7,000	-6.7%
Sewer Saddles	1,606	2,998	4,000	4,000	4,000	4,000	4,000	0.0%
Professional Services	33,233	44,781	35,000	35,000	35,000	35,000	35,000	0.0%
Repair & Maint - Shop Parts	4,690	2,761	7,197	7,197	8,209	8,209	8,209	14.1%
Repair & Maint - Shop Labor	1,110	2,637	4,140	4,140	6,630	6,630	6,630	60.1%
Repair & Maint - Machinery	11,736	16,108	31,500	28,000	30,000	30,000	30,000	-4.8%
Petroleum Products	4,687	5,969	3,425	3,425	3,832	3,832	3,832	11.9%
Repair & Maint - System	99,185	99,643	100,000	100,000	100,000	100,000	100,000	0.0%
Uniform Cleaning	706	792	1,200	800	800	800	800	-33.3%
Training, Travel, & Meetings	1,047	3,388	10,000	3,282	3,000	3,000	3,000	-70.0%
IT Services	35,573	46,989	46,295	46,295	40,374	34,374	34,374	-25.8%
Departmental Software	-	-	-	-	12,504	12,504	12,504	---
Property Insurance	4,521	4,546	5,319	4,546	5,118	5,118	5,118	-3.8%
Liability Insurance	708	1,483	2,837	1,483	3,539	3,178	3,170	11.7%
Equipment Rental	-	-	500	200	200	200	200	-60.0%
Total Maintenance & Operations	**$ 497,727**	**$ 613,174**	**$ 928,634**	**$ 914,348**	**$ 1,086,295**	**$ 965,141**	**$ 965,133**	**3.9%**



	2023 Actual	2024 Actual	2025 Estimated	2026 Adopted
All Other	$209,283	$239,020	$246,646	$260,745
Personal Services	$288,444	$374,154	$667,702	$704,396

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SEWAGE FUND
SEWAGE BILLING & ACCOUNTING

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Salaries & Wages - Regular	$ 53,153	$ 59,127	$ 68,649	$ 68,649	$ 89,909	$ 72,826	$ 72,826	6.1%
Buyout - Compensated Absences	673	927	1,320	1,320	1,729	1,401	1,401	6.1%
Overtime	3,507	2,455	4,000	4,000	4,000	4,000	4,000	0.0%
Holiday Pay - PTO Buyback	-	367	-	-	-	-	-	---
FICA & Medicare	4,733	4,788	5,659	5,659	7,316	5,984	5,984	5.7%
Health Insurance	13,191	13,191	17,161	17,161	23,337	17,675	17,675	3.0%
Vision Insurance	144	118	136	136	178	136	136	0.0%
Dental Insurance	652	521	768	768	1,117	768	768	0.0%
Wyoming Retirement	8,982	10,640	12,604	12,604	16,225	13,266	13,266	5.3%
Workers' Compensation	760	1,053	1,542	1,542	1,011	795	795	-48.4%
State Unemployment	-	71	277	277	346	277	277	0.0%
Disability/Life Insurance	302	544	589	589	777	633	633	7.5%
General/Office Supplies	-	-	1,600	500	500	500	500	-68.8%
Water/Sewer Supplies	36,265	68,705	50,000	50,000	75,000	75,000	75,000	50.0%
Banking Fees	7,593	9,878	12,300	12,000	12,500	12,500	12,500	1.6%
Credit Card Fees	14,736	15,792	19,200	21,000	21,000	21,000	21,000	9.4%
Utility Billing Services	12,442	12,577	12,000	12,000	12,500	12,500	12,500	4.2%
Repair & Maint - Shop Parts	289	277	270	650	270	270	270	0.0%
Repair & Maint - Shop Labor	300	380	460	460	520	520	520	13.0%
Petroleum Products	1,646	803	1,403	1,403	884	884	884	-37.0%
Uniform Cleaning	336	318	350	350	350	350	350	0.0%
Training, Travel, & Meetings	1,032	467	1,000	500	700	700	700	-30.0%
IT Services	10,781	7,735	7,457	7,457	12,486	12,486	12,486	67.4%
Departmental Software	-	-	-	-	3,867	3,867	3,867	---
Liability Insurance	380	422	502	422	615	519	518	3.2%
Total Sewer Billing & Accounting	**$ 171,897**	**$ 211,156**	**$ 219,247**	**$ 219,447**	**$ 287,137**	**$ 258,857**	**$ 258,856**	**18.1%**



	2023 Actual	2024 Actual	2025 Estimated	2026 Adopted
All Other	$85,800	$117,354	$106,742	$141,096
Personal Services	$86,097	$93,802	$112,705	$117,761

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SEWAGE FUND
CAPITAL OUTLAY

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Capital Equipment	$ -	$ -	$ 658,000	$ 58,000	$ 500,000	$ 500,000	$ 500,000	-24.0%
Prior year capital outlay	-	-						
Ford Lightening Truck			58,000	58,000	-	-	-	
Freightliner - Sewer Jet Truck			600,000	-	500,000	500,000	500,000	
Capital Improvements	1,232,965	739,455	5,030,195	876,800	3,581,613	3,581,613	3,581,613	-28.8%
Prior Year Capital Improvements	1,232,965	739,455	-	-				
Wwtp Blower Building Siding			30,000	30,000	-	-	-	
Gregory Lane (Complete St)			3,855,395	675,000	2,151,613	2,151,613	2,151,613	
Jail Manhole Main Evaluation			20,000	-	-	-	-	
Meter Replacement Program			200,000	75,000	-	-	-	
WWTP IPS Siding			70,000	-	-	-	-	
PW Yard master plan			13,400	13,400	-	-	-	
PW Yard Facility Improvements			33,400	33,400	-	-	-	
WWTP Groundwater Monitoring we			5,000	-	-	-	-	
WWTP Upgrade Alternatives			50,000	50,000	-	-	-	
High School Sewer Easment			200,000	-	-	-	-	
Snow King And Maple Way			48,000	-	-	-	-	
E. Gill Sewer - King Street			505,000	-	-	-	-	
Manhole Lining			-	-	50,000	50,000	50,000	
Vine St. (Complete St./Water/Sewer) 825 Lf Pipe			-	-	500,000	500,000	500,000	
Broadway/N King Alley			-	-	880,000	880,000	880,000	
Total Capital Outlay	**$ 1,232,965**	**$ 739,455**	**$ 5,688,195**	**$ 934,800**	**$ 4,081,613**	**$ 4,081,613**	**$ 4,081,613**	**-28.2%**

TRANSFERS OUT

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Indirect Cost Allocation - General	$ 725,112	$ 785,273	$ 912,315	$ 912,315	$ 1,012,173	$ 960,578	$ 960,479	5.3%
Transfer to Capital Projects - Loan	-	961,554	-	412,810	-	-	-	---
Total Interfund Transfers	**$ 725,112**	**$ 1,746,827**	**$ 912,315**	**$ 1,325,125**	**$ 1,012,173**	**$ 960,578**	**$ 960,479**	**5.3%**

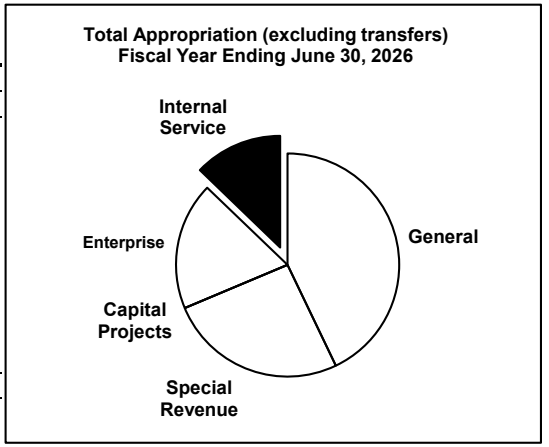
TOWN OF JACKSON, WYOMING

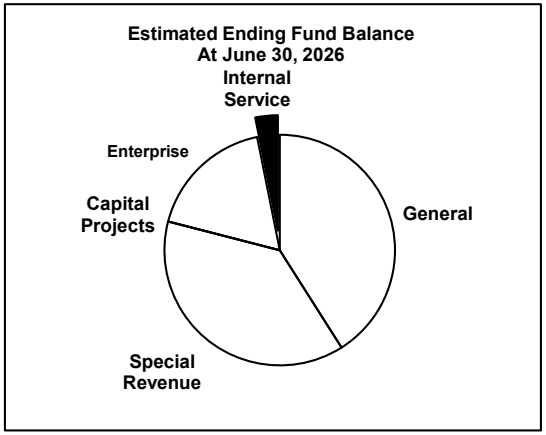
Adopted Budget
For the Fiscal Year Ending June 30, 2026

INTERNAL SERVICE FUNDS

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SCHEDULE OF REVENUE, EXPENDITURES, & CHANGES TO FUND BALANCES
ALL FUNDS

FUND DESCRIPTION	BALANCE JULY 1, 2025	REVENUE	TRANSFERS IN	EXPEND-ITURES	TRANSFERS OUT	BUDGETED BALANCE JUNE 30, 2026
General Fund	$ 16,905,952	$ 33,656,069	$ 2,637,474	$ 32,062,908	$ 6,946,787	14,189,800
Special Revenue Funds						
Affordable Housing	4,845,763	293,800	644,985	644,985	-	5,139,563
Parking Exactions	1,693,890	181,800	-	9,760	-	1,865,930
Park Exactions	646,693	50,900	-	600,000	-	97,593
Employee Housing	2,654,214	965,966	-	709,669	150,038	2,760,473
Animal Care Fund	504,406	60,200	-	20,000	100,000	444,606
Lodging Tax Fund	541,581	1,484,700	-	-	1,118,768	907,513
START Bus System	3,605,817	14,974,622	1,118,768	17,295,490	466,478	1,937,239
Total Special Revenue	14,492,364	18,011,988	1,763,753	19,279,904	1,835,284	13,152,917
Capital Project Funds						
Capital Projects (5th Cent)	6,970,570	6,399,645	6,209,500	12,403,300	695,000	6,481,415
2014 Specific Purpose Excise Tax	2,943,439	85,500	-	804,697	-	2,224,242
2016 Specific Purpose Excise Tax	340,106	13,600	-	-	-	353,706
2022 Specific Purpose Excise Tax	538,013	1,479,000	-	50,000	-	1,967,013
2019 Specific Purpose Excise Tax	10,474,549	200,000	-	6,800,000	-	3,874,549
Total Capital Projects	21,266,677	8,177,745	6,209,500	20,057,997	695,000	14,900,925
Enterprise Funds						
Water Utility	5,062,140	4,618,559	330,000	7,607,083	960,479	1,443,137
Sewage Utility	7,805,806	3,776,760	330,000	6,220,316	960,479	4,731,771
Total Enterprise Funds	12,867,946	8,395,319	660,000	13,827,399	1,920,958	6,174,908
Internal Service Funds						
Employee Insurance	1,850,635	3,032,916	-	4,164,260	-	719,291
Fleet Management	(219,632)	2,630,613	92,302	2,763,622	-	(260,339)
Central Equipment	91,780	788,300	35,000	485,349	-	429,731
IT Services	269,148	2,092,354	-	2,160,756	-	200,746
Total Internal Service Funds	1,991,931	8,544,183	127,302	9,573,987	-	1,089,429
Total All Funds	$ 67,524,870	$ 76,785,304	$ 11,398,029	$ 94,802,195	$ 11,398,029	$ 49,507,978





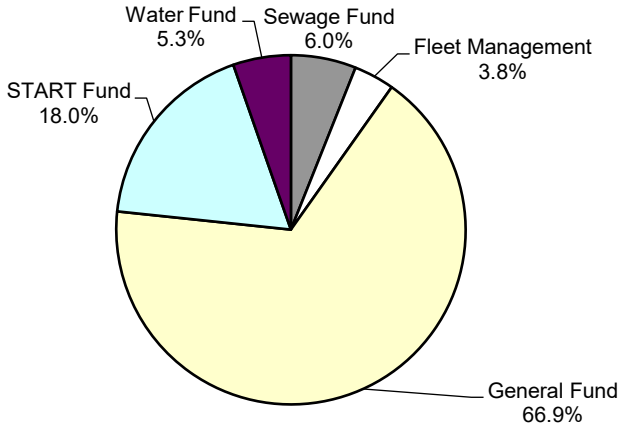
Note: Enterprise and Internal Service Funds are budgeted on a working-capital basis.

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
EMPLOYEE INSURANCE FUND

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
Beginning Working Capital	**$ 2,493,011**	**$ 2,211,171**	**$ 2,474,556**	**$ 2,474,556**	**$ 1,850,635**	**$ 1,850,635**	**$ 1,850,635**	
Revenues:								
Charges for Services	2,947,481	2,896,215	2,950,988	2,950,988	3,032,799	2,958,916	2,958,916	0.3%
Miscellaneous Revenue	63,893	144,347	75,100	113,657	74,000	74,000	74,000	-1.5%
Total Revenue	**3,011,374**	**3,040,562**	**3,026,088**	**3,064,645**	**3,106,799**	**3,032,916**	**3,032,916**	**0.2%**
Transfers In	-	-	-	-	-	-	-	---
Total Sources	**3,011,374**	**3,040,562**	**3,026,088**	**3,064,645**	**3,106,799**	**3,032,916**	**3,032,916**	**0.2%**
Expenditures:								
Insurance Claims and Premiums	3,093,589	2,663,101	3,479,598	3,543,021	4,236,800	4,136,800	4,136,800	18.9%
Professional Services	14,770	23,139	23,460	27,000	27,460	27,460	27,460	17.1%
Total Expenditures	**3,108,359**	**2,686,240**	**3,503,058**	**3,570,021**	**4,264,260**	**4,164,260**	**4,164,260**	**18.9%**
Transfers Out	184,855	90,937	118,545	118,545	-	-	-	-100.0%
Total Uses	**3,293,214**	**2,777,177**	**3,621,603**	**3,688,566**	**4,264,260**	**4,164,260**	**4,164,260**	**15.0%**
Ending Working Capital	**$ 2,211,171**	**$ 2,474,556**	**$ 1,879,041**	**$ 1,850,635**	**$ 693,174**	**$ 719,291**	**$ 719,291**	**-61.7%**
Net Change in Working Capital	*$ (281,840)*	*$ 263,385*	*$ (595,515)*	*$ (623,921)*	*$ (1,157,461)*	*$ (1,131,344)*	*$ (1,131,344)*	

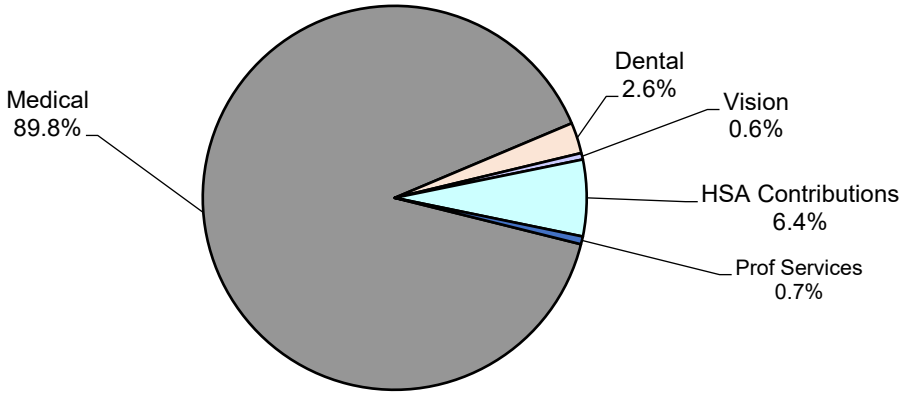
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
EMPLOYEE INSURANCE FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
General Fund Service Charge	$ 1,767,787	$ 1,816,174	$ 1,849,228	$ 1,849,228	$ 2,015,511	$ 1,978,952	$ 1,978,952	7.0%
START Fund Service Charge	760,283	661,413	661,413	661,413	522,051	531,898	531,898	-19.6%
Water Fund Service Charge	141,767	138,331	143,383	143,383	182,952	158,151	158,151	10.3%
Sewage Fund Service Charge	147,480	150,136	174,397	174,397	203,087	178,657	178,657	2.4%
Fleet Management Service Charg	130,164	130,161	122,567	122,567	109,198	111,258	111,258	-9.2%
Total Charges for Services	**2,947,481**	**2,896,215**	**2,950,988**	**2,950,988**	**3,032,799**	**2,958,916**	**2,958,916**	**0.3%**
Miscellaneous Revenue	63,893	144,347	75,100	113,657	74,000	74,000	74,000	-1.5%
Total Miscellaneous Revenue	**63,893**	**144,347**	**75,100**	**113,657**	**74,000**	**74,000**	**74,000**	**-1.5%**
Total Sources	**$ 3,011,374**	**$ 3,040,562**	**$ 3,026,088**	**$ 3,064,645**	**$ 3,106,799**	**$ 3,032,916**	**$ 3,032,916**	**0.2%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
EMPLOYEE INSURANCE FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
Medical Expenditures	$ 2,505,324	$ 2,493,499	$ 2,039,178	$ 3,000,000	$ 2,880,000	$ 2,780,000	$ 2,780,000	36.3%
Medical TPA/Stop Loss	739,399	1,085,794	1,041,920	930,000	1,257,300	1,257,300	1,257,300	20.7%
Medical Claims Reimbursement	(514,198)	(1,286,998)	-	(762,979)	(300,000)	(300,000)	(300,000)	---
Medical Excise Tax	742	1,705	1,000	300	1,000	1,000	1,000	0.0%
Health Savings Contributions	239,872	237,491	267,500	255,000	267,500	267,500	267,500	0.0%
Dental Expenditures	94,508	102,260	100,000	90,000	100,000	100,000	100,000	0.0%
Dental TPA	6,978	7,940	8,000	7,700	8,000	8,000	8,000	0.0%
Vision Insurance	20,964	21,410	22,000	23,000	23,000	23,000	23,000	4.5%
Professional Services	14,770	23,139	23,460	27,000	27,460	27,460	27,460	17.1%
Total Expenditures	**3,108,359**	**2,686,240**	**3,503,058**	**3,570,021**	**4,264,260**	**4,164,260**	**4,164,260**	**18.9%**
Transfer to General Fund	184,855	90,937	118,545	118,545	-	-	-	-100.0%
Total Transfers Out	**184,855**	**90,937**	**118,545**	**118,545**	**-**	**-**	**-**	**-100.0%**
Total Uses	**$ 3,108,359**	**$ 2,686,240**	**$ 3,503,058**	**$ 3,570,021**	**$ 4,264,260**	**$ 4,164,260**	**$ 4,164,260**	**18.9%**

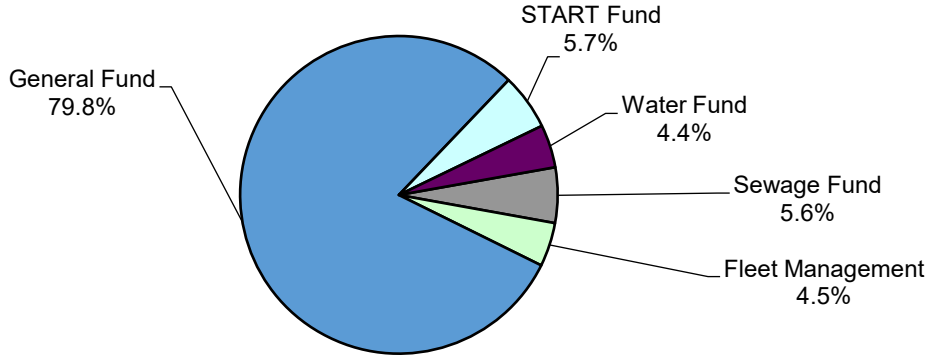


TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
INFORMATION TECHNOLOGY SERVICES FUND

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
Beginning Working Capital	**$ 644,541**	**$ 1,122,766**	**$ 600,010**	**$ 600,010**	**$ 269,148**	**$ 269,148**	**$ 269,148**	
Revenues:								
Charges for Services	1,531,505	1,407,861	1,498,171	1,498,171	2,265,155	2,079,155	2,079,154	38.8%
Miscellaneous Revenue	15,466	42,850	1,400	11,200	13,200	13,200	13,200	842.9%
Total Revenue	**1,546,971**	**1,450,711**	**1,499,571**	**1,509,371**	**2,278,355**	**2,092,355**	**2,092,354**	39.5%
Transfers In	-	66,069	-	-	-	-	-	---
Total Sources	**1,546,971**	**1,516,780**	**1,499,571**	**1,509,371**	**2,278,355**	**2,092,355**	**2,092,354**	**39.5%**
Expenditures:								
Curent Expenditures	1,036,098	1,427,172	1,589,255	1,480,155	1,936,756	1,936,756	1,936,756	21.9%
Capital Outlay	32,648	589,764	150,000	150,000	374,000	224,000	224,000	49.3%
Total Expenditures	**1,068,746**	**2,016,936**	**1,739,255**	**1,630,155**	**2,310,756**	**2,160,756**	**2,160,756**	**24.2%**
Transfers Out	-	22,600	210,078	210,078	-	-	-	-100.0%
Total Uses	**1,068,746**	**2,039,536**	**1,949,333**	**1,840,233**	**2,310,756**	**2,160,756**	**2,160,756**	**10.8%**
Ending Working Capital	**$ 1,122,766**	**$ 600,010**	**$ 150,248**	**$ 269,148**	**$ 236,747**	**$ 200,747**	**$ 200,746**	**33.6%**
Net Change in Working Capital	*$ 478,225*	*$ (522,756)*	*$ (449,762)*	*$ (330,862)*	*$ (32,401)*	*$ (68,401)*	*$ (68,402)*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
INFORMATION TECHNOLOGY SERVICES FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
General Fund Service Charges	$ 1,182,959	$ 1,118,080	$ 1,170,815	$ 1,170,815	$ 1,833,356	$ 1,659,356	$ 1,659,355	41.7%
START Fund Service Charges	98,823	91,119	98,447	98,447	118,618	118,618	118,618	20.5%
Water Fund Service Charges	46,189	50,582	58,719	58,719	97,212	91,212	91,212	55.3%
Sewage Fund Service Charges	138,289	98,163	96,301	96,301	123,120	117,120	117,120	21.6%
Fleet Mgmt. Service Charges	65,245	49,917	73,889	73,889	92,849	92,849	92,849	25.7%
Total Charges for Services	**1,531,505**	**1,407,861**	**1,498,171**	**1,498,171**	**2,265,155**	**2,079,155**	**2,079,154**	**38.8%**
Interest Earnings	15,466	42,850	1,400	11,200	13,200	13,200	13,200	842.9%
Total Miscellaneous Revenue	**15,466**	**42,850**	**1,400**	**11,200**	**13,200**	**13,200**	**13,200**	**842.9%**
Transfer In - General Fund	-	66,069	-	-	-	-	-	---
Total Transfers In	**-**	**66,069**	**-**	**-**	**-**	**-**	**-**	**---**
Total Sources	**$ 1,546,971**	**$ 1,516,780**	**$ 1,499,571**	**$ 1,509,371**	**$ 2,278,355**	**$ 2,092,355**	**$ 2,092,354**	**39.5%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
INFORMATION TECHNOLOGY SERVICES FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
General/Office Supplies	$ -	$ 554	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	0.0%
Small Tools & Equipment <$10K	103,625	224,934	227,700	197,700	220,000	220,000	220,000	-3.4%
Internet Service	800	940	28,200	7,000	13,100	13,100	13,100	-53.5%
Printer Maintenance Services	18,698	19,101	22,000	24,000	25,000	25,000	25,000	13.6%
Professional Services	2,459	24,829	15,600	15,000	20,000	20,000	20,000	28.2%
Computer Disposal Services	-	-	300	-	-	-	-	-100.0%
Communications Maintenance	185,845	206,241	208,400	192,400	184,200	184,200	184,200	-11.6%
Contract Maintenance	724,671	950,573	1,082,055	1,039,055	1,469,456	1,469,456	1,469,456	35.8%
Total Current Expenditures	**1,036,098**	**1,427,172**	**1,589,255**	**1,480,155**	**1,936,756**	**1,936,756**	**1,936,756**	**21.9%**
Capital Outlay	32,648	589,764						
Zylab Platform Replacment Project			-	-	-	-	-	
Town-Wide Wifi Infrastructure Replacement			150,000	150,000	-	-	-	
Microsoft Exchange to Cloud Hosted (IT Services Fund)					35,000	35,000	35,000	
Distributed Internet Services Aggregation Platform (IT Services Fund)					30,000	30,000	30,000	
Network Monitoring Platform (IT Services Fund)					20,000	20,000	20,000	
Managed Security Services Platform					80,000	80,000	80,000	
Engineering Trimble Base Station Replacement ($11200 IT Services, remainder PW)					24,000	24,000	24,000	
JPD Drone-As-First-Responder (DFR) Platform					150,000	-	-	
Town-wide Security Camera Platform Expansion					35,000	35,000	35,000	
Total Capital Outlay	**32,648**	**589,764**	**150,000**	**150,000**	**374,000**	**224,000**	**224,000**	**49.3%**
Transfer to Capital Projects	-	22,600	210,078	210,078	-	-	-	
Total Capital Outlay	**-**	**22,600**	**210,078**	**210,078**	**-**	**-**	**-**	**-100.0%**
Total Expenditures	**$ 1,068,746**	**$ 2,039,536**	**$ 1,949,333**	**$ 1,840,233**	**$ 2,310,756**	**$ 2,160,756**	**$ 2,160,756**	**10.8%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CENTRAL EQUIPMENT FUND

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
Beginning Working Capital	**$ 914,955**	**$ 1,098,484**	**$ 1,037,045**	**$ 1,037,045**	**$ 91,780**	**$ 91,780**	**$ 91,780**	
Revenues:								
Charges for Services	639,700	702,500	799,400	799,400	777,000	777,000	777,000	-2.8%
Miscellaneous Revenue	85,696	57,614	31,800	20,000	11,300	11,300	11,300	-64.5%
Total Revenue	**725,396**	**760,114**	**831,200**	**819,400**	**788,300**	**788,300**	**788,300**	**-5.2%**
Transfers In	-	31,000	-	-	35,000	35,000	35,000	---
Total Sources	**725,396**	**791,114**	**831,200**	**819,400**	**823,300**	**823,300**	**823,300**	**-1.0%**
Capital Outlay:								
General Government	-	-	60,915	60,915	34,000	34,000	34,000	-44.2%
Public Safety	216,860	563,444	397,750	397,750	281,349	281,349	241,349	-39.3%
Public Works	325,006	289,109	1,306,000	1,306,000	170,000	170,000	210,000	-83.9%
Total Expenditures	**541,867**	**852,553**	**1,764,665**	**1,764,665**	**485,349**	**485,349**	**485,349**	**-72.5%**
Transfers Out	-	-	-	-	-	-	-	---
Total Uses	**541,867**	**852,553**	**1,764,665**	**1,764,665**	**485,349**	**485,349**	**485,349**	-72.5%
Ending Working Capital	**$ 1,098,484**	**$ 1,037,045**	**$ 103,580**	**$ 91,780**	**$ 429,731**	**$ 429,731**	**$ 429,731**	**314.9%**
Net Change in Working Capital	*$ 183,529*	*$ (61,439)*	*$ (933,465)*	*$ (945,265)*	*$ 337,951*	*$ 337,951*	*$ 337,951*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CENTRAL EQUIPMENT FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
General Government	$ 24,700	$ 11,800	$ 31,300	$ 31,300	$ 31,900	$ 31,900	$ 31,900	1.9%
Public Safety	276,900	301,100	325,900	325,900	288,500	288,500	288,500	-11.5%
Public Works	338,100	389,600	442,200	442,200	456,600	456,600	456,600	3.3%
Total Charges for Services	**639,700**	**702,500**	**799,400**	**799,400**	**777,000**	**777,000**	**777,000**	**-2.8%**
Miscellaneous Revenue	85,696	57,614	31,800	20,000	11,300	11,300	11,300	-64.5%
Total Revenue	**85,696**	**57,614**	**31,800**	**20,000**	**11,300**	**11,300**	**11,300**	**-64.5%**
Transfer from Capital Projects	-	31,000	-	-	35,000	35,000	35,000	---
Total Transfers In	-	31,000	-	-	35,000	35,000	35,000	---
Total Sources	**$ 725,396**	**$ 791,114**	**$ 831,200**	**$ 819,400**	**$ 823,300**	**$ 823,300**	**$ 823,300**	**-1.0%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CENTRAL EQUIPMENT FUND
EXPENDITURES AND OTHER USES

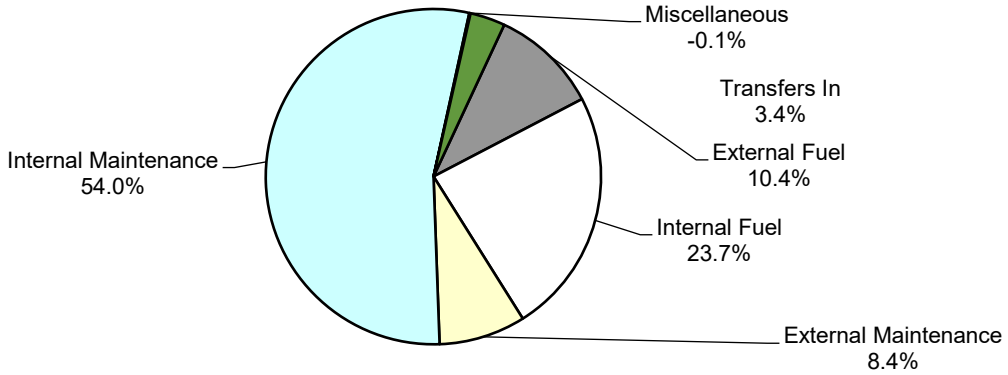
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
Capital Outlay:								
Public Safety	216,860	563,444			-	-	-	---
Public Works	325,006	289,109			-	-	-	---
Vehicle - General Government			-	-	34,000	34,000	34,000	---
Vehicle - IT			60,915	60,915				
Vehicle - Police Patrol (4)			397,750	397,750	172,349	172,349	172,349	-56.7%
Vehicle - Police Administration			-	-	69,000	69,000	69,000	---
Vehicle - Streets			-	-	40,000	40,000	40,000	
Message Boards (2)			48,000	48,000	-	-	-	-100.0%
Building Department - Ford Lightening (EV)			58,000	58,000	-	-	-	-100.0%
Elgin Pelican -SWEEPER			305,000	305,000	-	-	-	-100.0%
Motor Grader - Streets			385,000	385,000	-	-	-	-100.0%
M Series Motor Grader			125,000	125,000	-	-	-	-100.0%
Freightliner Dump Truck - Sander			320,000	320,000	-	-	-	-100.0%
Bus Floor Jacks			65,000	65,000	-	-	-	-100.0%
Snow Blower			-	-	135,000	135,000	135,000	
Craig Snow Plow			-	-	35,000	35,000	35,000	
Total Operating Expenditures	**541,867**	**852,553**	**1,764,665**	**1,764,665**	**485,349**	**485,349**	**485,349**	**-72.5%**
Total Central Equipment Fund	**$ 541,867**	**$ 852,553**	**$ 1,764,665**	**$ 1,764,665**	**$ 485,349**	**$ 485,349**	**$ 485,349**	**-72.5%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
FLEET MANAGEMENT FUND

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
Beginning Working Capital	**$ 32,168**	**$ (72,482)**	**$ (141,050)**	**$ (141,050)**	**$ (219,632)**	**$ (219,632)**	**$ (219,632)**	
Revenues:								
Charges for Services	2,237,590	2,244,857	2,757,716	2,194,857	2,561,173	2,565,661	2,634,113	-4.5%
Miscellaneous Revenue	(4,811)	(26,213)	(3,500)	(25,125)	(3,500)	(3,500)	(3,500)	0.0%
Total Revenue	**2,232,779**	**2,218,644**	**2,754,216**	**2,169,732**	**2,557,673**	**2,562,161**	**2,630,613**	-4.5%
Transfers In	32,164	-	140,000	140,000	92,302	92,302	92,302	-34.1%
Total Sources	**2,264,943**	**2,218,644**	**2,894,216**	**2,309,732**	**2,649,975**	**2,654,463**	**2,722,915**	**-5.9%**
Expenditures:								
Fleet Management Operations	2,369,593	2,287,212	2,686,854	2,388,314	2,761,397	2,763,634	2,763,622	2.9%
Total Expenditures	**2,369,593**	**2,287,212**	**2,686,854**	**2,388,314**	**2,761,397**	**2,763,634**	**2,763,622**	**2.9%**
Transfers Out	-	-	-	-	-	-	-	---
Total Uses	**2,369,593**	**2,287,212**	**2,686,854**	**2,388,314**	**2,761,397**	**2,763,634**	**2,763,622**	**2.9%**
Ending Working Capital	**$ (72,482)**	**$ (141,050)**	**$ 66,312**	**$ (219,632)**	**$ (331,054)**	**$ (328,803)**	**$ (260,339)**	**-492.6%**
Net Change in Working Capital	*$ (104,650)*	*$ (68,568)*	*$ 207,362*	*$ (78,582)*	*$ (111,422)*	*$ (109,171)*	*$ (40,707)*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
FLEET MANAGEMENT FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
External Fuel Charges	$ 333,981	$ 283,411	$ 294,778	$ 261,543	$ 283,461	$ 283,461	$ 283,461	-3.8%
Internal Fuel Charges	560,605	628,795	666,510	495,275	616,404	620,892	647,764	-2.8%
External Maintenance Charges	202,673	213,045	259,057	215,440	228,284	228,284	228,284	-11.9%
Internal Maintenance Charges	1,140,331	1,119,606	1,537,371	1,222,599	1,433,024	1,433,024	1,474,604	-4.1%
Total Charges for Services	**2,237,590**	**2,244,857**	**2,757,716**	**2,194,857**	**2,561,173**	**2,565,661**	**2,634,113**	**-4.5%**
Miscellaneous Income	(4,811)	(26,213)	(3,500)	(25,125)	(3,500)	(3,500)	(3,500)	0.0%
Total Miscellaneous Revenue	**(4,811)**	**(26,213)**	**(3,500)**	**(25,125)**	**(3,500)**	**(3,500)**	**(3,500)**	**0.0%**
Transfer from General	32,164	-	140,000	140,000	92,302	92,302	92,302	-34.1%
Total Transfers In	**32,164**	**-**	**140,000**	**140,000**	**92,302**	**92,302**	**92,302**	**-34.1%**
Total Fleet Management Fund	**$ 2,264,943**	**$ 2,218,644**	**$ 2,894,216**	**$ 2,309,732**	**$ 2,649,975**	**$ 2,654,463**	**$ 2,722,915**	**-5.9%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
FLEET MANAGEMENT
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
Salaries & Wages - Regular	$ 347,518	$ 526,375	$ 598,774	$ 527,774	$ 605,970	$ 605,970	$ 605,970	1.2%
Buyout - Compensated Absences	5,802	7,789	11,568	9,568	11,653	11,653	11,653	0.7%
Overtime	-	254	1,000	100	200	200	200	-80.0%
FICA & Medicare	35,598	38,925	46,768	41,268	47,263	47,263	47,263	1.1%
Health Insurance	123,283	123,283	116,206	116,206	103,993	106,053	106,053	-8.7%
Vision Insurance	1,135	1,132	1,080	1,080	914	914	914	-15.4%
Dental Insurance	5,746	5,746	5,281	5,281	4,291	4,291	4,291	-18.7%
Wyoming Retirement	79,347	86,675	101,516	89,016	102,544	102,544	102,544	1.0%
Workers' Compensation	12,111	12,790	15,830	13,930	7,694	7,694	7,694	-51.4%
State Unemployment	-	270	1,662	1,662	1,662	1,662	1,662	0.0%
Disability/Life Insurance	2,825	4,143	4,406	4,406	4,412	4,412	4,412	0.1%
Janitorial Supplies	-	314	350	2,000	1,500	1,500	1,500	328.6%
Operating Supplies	-	-	-	-	5,000	5,000	5,000	---
Uniforms	1,411	441	1,500	400	400	400	400	-73.3%
R&M - Core Maintenance Facility	-	400	60,000	36,000	54,000	54,000	54,000	-10.0%
Small Tools & Equipment <$10K	12,053	13,726	15,000	15,000	15,000	15,000	15,000	0.0%
Tools	4,359	4,996	12,000	10,000	6,000	6,000	6,000	-50.0%
Petroleum for Resale	826,441	836,665	791,929	710,526	868,660	868,660	868,660	9.7%
Parts for Resale	803,121	530,561	723,205	644,242	733,021	733,021	733,021	1.4%
Postage	-	-	100	50	50	50	50	-50.0%
Physicals	310	700	310	150	310	310	310	0.0%
Repair & Maint - Shop Parts	1,360	1,920	2,822	2,305	1,534	1,534	1,534	-45.6%
Repair & Maint - Shop Labor	2,480	2,673	4,025	1,539	4,160	4,160	4,160	3.4%
Repair & Maint - Machinery	3,302	340	10,000	5,000	10,000	10,000	10,000	0.0%
Petroleum Products	2,486	2,524	2,470	2,974	3,670	3,670	3,670	48.6%
Repair & Maint - Fuel Depot	3,765	7,235	8,000	4,000	8,000	8,000	8,000	0.0%
Uniform Cleaning	1,610	1,679	2,100	2,100	2,500	2,500	2,500	19.0%
Training, Travel, & Meetings	115	150	3,000	800	2,000	2,000	2,000	-33.3%
Central Equipment Fund Rental	24,700	21,600	25,400	21,166	26,000	26,000	26,000	2.4%
IT Services	65,245	49,917	73,889	73,889	42,404	42,404	42,404	-42.6%
Departmental Software	-	-	-	-	50,445	50,445	50,445	---
Property Insurance	436	445	42,370	41,619	32,003	32,003	32,003	-24.5%
Liability Insurance	3,034	3,545	4,293	4,264	4,144	4,321	4,309	0.4%
Total Fleet Management Operations	**2,369,593**	**2,287,212**	**2,686,854**	**2,388,314**	**2,761,397**	**2,763,634**	**2,763,622**	**2.9%**

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TOWN OF JACKSON, WYOMING

Adopted Budget
For the Fiscal Year Ending June 30, 2026

FIVE – YEAR CAPITAL IMPROVEMENT PROGRAM

WHAT IS THE CAPITAL IMPROVEMENT PLAN DEVELOPMENT PROCESS?

Assign Project Titles
· Make the title descriptive of the work.
· The title of the project should be based on the problem to be solved at a location, rather than titling based on the solution.
· Group projects in a meaningful way within each department. A project title of Boomerang Improvements won't work if it includes everything from the kitchen sink replacement to the cart path overlay. It is a judgment decision.

Formulate Project Descriptions
· Include the target activities to be completed each year on the project. This should be a brief statement of the work that will be performed and its location.

Formulate Project Cost Estimates
· The costs of each project are broken down into any of the following categories:
    Land Acquisition
    Planning/Design/Construction
    Vehicles/Equipment/Furnishing

Document Project Justifications
The following should be considered:
· Reason the project is necessary
· Related projects
· Coordination efforts required with other agencies
· Mandates and deadlines for compliance
· Service Impact
· Revenues that could be generated as a result of the project
· Community goal references
· Safety requirements.

Document Operating Impact
Projects are not accepted for consideration without operating impact statements. Record the initial operating costs in the year they will most likely occur. It will be assumed that the costs will continue from that point on, unless information is provided otherwise.

Unfunded Projects:
· All projects not funded are placed on an unfunded list.

Present product to the Town Council for review and final consideration
· Five-year funded Capital Improvements
· Ranked list of unfunded needs.

HOW DOES THE CAPITAL IMPROVEMENT PROGRAM IMPACT THE OPERATING BUDGET?

All capital improvement projects are required to show the operating budget impact at the time the projects are submitted for consideration in the Capital Improvement Program. This includes the number of full time equivalent positions that would be needed or could be eliminated and the cost or savings for salaries/benefits, supplies/services, and equipment. It would not be prudent to make funding decisions in favor of a project the Town could not afford to maintain, staff, or provide equipment for.

Capital improvements can impact the budget by increasing or decreasing revenues and expenditures. Revenues could be increased if the improvement attracts new businesses (building permits, sales tax, and property tax). The improvement could also increase expenditures. Perhaps an expansion requires new employees, additional maintenance services, or additional utility costs. Construction of a new street may require additional costs for police patrol services, snow and ice removal, or street light utility costs. Perhaps new technology could make the operation of a plant more efficient resulting in a reduction in power costs, utility costs, and personnel costs (reduction in overtime or man-hours).

Many projects are associated with an avoidance of future costs that are difficult to measure. The cost of maintenance should not exceed the benefit of the asset. The priority for available capital project funds has been to lengthen the lives of existing facilities and infrastructure. Most of the Town of Jackson's projects fall into this category.

HOW IS CITIZEN INPUT INCORPORATED IN THE CIP DEVELOPMENT PROCESS?

The citizens are involved in the capital improvements plan through participation at council meetings, and through citizen boards, commissions, and participation in public meetings, work sessions and public hearings.

Participation in Citizen Boards and Commissions:

Several disciplines within the Town have a citizen board or commission that helps to identify and prioritize needs within their scope of interest. These priorities are reflected in the department head numeric ranking of the project when it is initially submitted for consideration. The citizen boards and commissions are particularly influential with regard to the addition of a project to the plan and the priority it has within the scope of needs for the community.

Participation in Public Meetings:

Each year in the spring, a workshop is held to inform the Town Council and all interested citizens about the proposed budget for the year. A session within this workshop is devoted to capital improvements. Since annual appropriations are required by statute, one required public hearing is held in conjunction with the operating budget each year. Capital improvements typically represent 20% of the total budget and are considered carefully.

Beyond participation in boards and public meetings, the Town makes a considerable effort to inform the citizens through various publications, news releases, and the Town's website.

HOW IS THE CAPITAL IMPROVEMENT PLAN FORMULATED?

The following time line is a specific listing of the steps used to develop the Capital Improvement Plan:

December: The Finance Department distributes "CIP Budget Request Instructions" along with prior year submissions.

July: Existing projects roll forward one year. There is also dialogue reminding departments about the general philosophies mentioned earlier in this discussion. Each project is evaluated by the department head. New projects are then submitted to the Finance Department and entered into the database along with updates or changes to existing projects.

April: The Budget staff finalizes the plan by shifting funding priorities as necessary and incorporating new projects, particularly in years six through ten. The Town manager determines the overall budget recommendation.

May: Work sessions are held to consider budget issues (for operating and for capital improvements).

June: The first and second public hearings are held, and the budget is appropriated.

HOW IS THE CAPITAL IMPROVEMENT PROGRAM FINANCED?

In analyzing the financial viability of the capital improvements in the 2026-2030 plan the Town has three basic choices for methods of financing: pay-as-you-go, joint power agreement development authority capital leasing, and debt financing. The following sources provide revenue for the three financing methods.

General Fund revenues, such as sales taxes, local government aid, and service charges use current revenues to finance capital outlays. Annually, the General Fund transfers a portion of the 5th cent to capital project funds for a variety of capital projects, which may include other funding sources.

Two Internal service funds accumulate resources for regularly planned equipment purchases through rental charges to various divisions within benefiting funds. The Central Equipment Fund reduces the impact of large equipment purchases on annual divisional expenditures by essentially amortizing the cost of such equipment to the division through rental charges. The rental charge also includes a small inflation factor to provide for the future replacement of that item. The IT Services Fund functions essentially in the same manner by purchasing and leasing computer related equipment.

Enterprise fund revenues, which are derived from user charges, are used to finance capital improvements and equipment necessary for delivering a specific service. Additionally, accumulated revenues in enterprise funds can be transferred to other funds to provide financing for capital asset acquisitions.

Specific purpose excise taxes (SPET) is major source of revenue for funding voter approved projects. The Town currently has four SPET project funds open: 2014, 2016, 2019, and 2022.

Debt issuance is used to finance large capital improvements. Revenue bonds and Rural Water Development notes can or are used to finance improvements to the Town's water and sewage utilities.

Federal and state grants provide funding for various capital improvement projects. Currently, the town receives so-called "over-the-cap" aid payments, which are currently used for capital expenditures. Other sources come from grants, donations, reserves, and other governmental units that share boundaries.

TOWN OF JACKSON, WYOMING
5-YR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2026 - 2030
PROJECTS BY REVENUE SOURCES AND FISCAL YEAR

	FY2026 Adopted	FY2027 Requested	FY2028 Requested	FY2029 Requested	FY2030 Requested	Total
2014 SPET						
Beginning Fund Balance	**2,943,439**	**2,224,242**	**1,696,089**	**1,650,472**	**421,981**	
Revenues	**85,500**	**66,727**	**50,883**	**49,514**	**12,659**	
Expenditures:						
North Cache Pedestrian Streetscape Improvements ($1,000,0(	3,000		96,500	933,005		1,032,505
Gregory Lane Complete St/Drainage	801,697					801,697
Center Street Ped Improvements		250,000				250,000
East Broadway				345,000		345,000
Maple Way / Snow King & Scott Ln (Complete Street)		344,880				344,880
Total Expenditures	**804,697**	**594,880**	**96,500**	**1,278,005**	**-**	**2,774,082**
Ending Fund Balance	**2,224,242**	**1,696,089**	**1,650,472**	**421,981**	**434,641**	
2016 SPET						
Beginning Fund Balance	**340,106**	**353,706**	**344,317**	**334,647**	**324,686**	
Revenues	**13,600**	**10,611**	**10,330**	**10,039**	**9,741**	
Expenditures:						
West Broadway Landslide	-	20,000	20,000	20,000	20,000	80,000
Total Expenditures	**-**	**20,000**	**20,000**	**20,000**	**20,000**	**80,000**
Ending Fund Balance	**353,706**	**344,317**	**334,647**	**324,686**	**314,426**	
2019 SPET						
Beginning Fund Balance	**10,474,549**	**3,874,549**	**3,945,785**	**3,081,659**	**2,349,108**	
Revenues	**200,000**	**116,236**	**118,374**	**92,450**	**70,473**	
Expenditures:						
Gregory Lane Complete Street	6,800,000					6,800,000
Cache Creek Tube - Phase - 1B W Mercill (Storm Drainage) 445'-Lf		45,000	900,000			945,000
Cache Creek Tube - Phase - 1C N Glenwood (Storm Drainage) 285'-Lf			55,000	550,000		605,000
Cache Creek Tube Phase 1 - Treatment Unit (Storm Drainage) Perry			27,500	275,000		302,500
Total Expenditures	**6,800,000**	**45,000**	**982,500**	**825,000**	**-**	**8,652,500**
Ending Fund Balance	**3,874,549**	**3,945,785**	**3,081,659**	**2,349,108**	**2,419,582**	
2022 SPET						
Beginning Fund Balance	**538,013**	**1,967,013**	**1,976,023**	**4,985,304**	**4,634,863**	
Revenues	**1,479,000**	**59,010**	**3,059,281**	**149,559**	**139,046**	
Expenditures:						
Sidewalks					3,000,000	3,000,000
County - Water Quality	50,000	50,000	50,000	500,000	-	650,000
Total Expenditures	**50,000**	**50,000**	**50,000**	**500,000**	**3,000,000**	**3,650,000**
Ending Fund Balance	**1,967,013**	**1,976,023**	**4,985,304**	**4,634,863**	**1,773,909**	

TOWN OF JACKSON, WYOMING
5-YR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2026 - 2030
PROJECTS BY REVENUE SOURCES AND FISCAL YEAR

	FY2026 Adopted	FY2027 Requested	FY2028 Requested	FY2029 Requested	FY2030 Requested	Total
Capital Projects Fund (5th Cent)						
Beginning Fund Balance	**6,970,570**	**6,481,415**	**7,506,390**	**6,289,145**	**3,354,682**	
Revenues	**12,609,145**	**6,437,484**	**6,468,234**	**6,431,716**	**6,343,682**	
Expenditures:						
Annual Street Maintenance	1,530,000	1,560,600	1,591,812	1,623,648	1,656,121	7,962,181
Annual R&M - Boardwalks	112,200	114,444	116,733	119,068	121,449	583,893
Annual R&M-Paint Projects	94,554	96,445	98,374	100,341	102,348	492,063
Vine St 770 LF	544,000					544,000
Broadway Inlets At Jean, Gros Ventre	150,000					150,000
Broadway ADA	1,150,000					1,150,000
Tree Removal Existing Area	85,000					85,000
Placeholder Tbd By Tc Long Term Plannng Direction	50,000	50,000	50,000	100,000	100,000	350,000
General ROW Improvements	51,000	52,020	53,060	54,122	55,204	265,406
Multi-Road Rebuild		100,000	1,000,000	-		1,100,000
North King Street Charter Bus & Gill Sidewalk (Water, Sewer) 550'-Lf			130,000	1,120,000		1,250,000
Perry (<=25 Pci)				300,000		300,000
Simon Lane Realignment		500,000				500,000
Willow And Gill - Urban Systems (Water)			100,000	1,000,000		1,100,000
Downtown Pedestrian Project - Center St				50,000	250,000	300,000
North Cache Streetscape Phase II (Storm drainage)			SPET 2014	1,000,000		1,000,000
Snow King Ave - Master Plan		50,000				50,000
Ska - Stacy To Scott & Maple Way (Water & Sewer) 1,820'-Lf		SPET 2014	1,000,000	-		1,000,000
Alpine Ln (<=35 Pci) (Water)			125,000	1,000,000		1,125,000
Stormwater Treatment Unit Hwy 89					5,000	5,000
Core Maint (Incl. Solar Cells On Roof)			1,000,000			1,000,000
Town Hall Paint/Stain		90,000				90,000
Town Hall 2Nd Floor Office Space Reallocation - West Side		385,000				385,000
Town Hall 1St Floor Office Space Reallocation			275,000			275,000
155 Pearl - Install Generator				250,000		250,000
Parking Garage New Doors For Nw Tower		20,000				20,000
Parking Garage Sprinkler System			137,500			137,500
Snow King Housing - Dumpster Enclosure				10,000		10,000
Snow King Center Improvements - New Roof (Ski Club, 3 Phases)				350,000	650,000	1,000,000
Snow King Center - Control For Riser Room		10,000				10,000
Snow King Event Center - New Wet Fire System			175,000			175,000
Snow King Event Center -Ski Area Flooring				55,000		55,000
Snow King Center Improvements - Emergency East Egrees Snow Roof				400,000		400,000
Skc Replace Elevator				136,000		136,000
Ml-Line Multi-Loader 6.0 In Cemetery Transporter For Slopes		55,000				55,000

TOWN OF JACKSON, WYOMING
5-YR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2026 - 2030
PROJECTS BY REVENUE SOURCES AND FISCAL YEAR

	FY2026 Adopted	FY2027 Requested	FY2028 Requested	FY2029 Requested	FY2030 Requested	Total
Capital Projects Fund (5th Cent) continued						
Tree Grinder For Our Mini Ex.		25,000				25,000
2-Columbarium And 1- Mausoleum		86,000				86,000
Streets - Bulbs/Fixtures/Add-Ons/Replacements		-	250,000	215,000	315,000	780,000
Seal PD Bay roof leaks	50,000					50,000
Police Department Tasers	24,000					24,000
Meridian Barriers	77,000					77,000
Dispatch (County)	556,115	556,000	556,000	556,000	556,000	2,780,115
Fire/EMS (County)	644,205	400,000	400,000	400,000	400,000	2,244,205
Emergency Management	147,920	20,000	20,000	20,000	20,000	227,920
Parks & Recreation (County)	237,184	400,000	400,000	400,000	400,000	1,837,184
TOJ Bicycle Network Improvements	100,000	100,000	100,000	100,000	100,000	500,000
E-Bike Safety Improvements	300,000					300,000
Bike Racks	7,000	7,000	7,000	7,000	7,000	35,000
USFWS Connector & North Cache	20,000					20,000
Scott Lane-Maple Way Bike/Ped	30,000					30,000
Build- Jorgenson 1 & 2	78,754					78,754
UPS Server IT Server Room	25,000					25,000
Climate Action Projects	16,500					16,500
Council Chambers AV Upgrade	308,000					308,000
Bunkhouse Sprinkler System	25,000					25,000
EV charging stations - Subaward	4,918,368					4,918,368
EV charging stations - Town	661,500					661,500
New Town Hall Generator	350,000					350,000
Facilities - commercial/residential exteriors	40,000	75,000				115,000
GLS Basement Building	20,000					20,000
Transfer to Central Equipment	35,000					35,000
Debt Service - Utility Funds	660,000	660,000	100,000			1,420,000
Total Expenditures	**13,098,300**	**5,412,509**	**7,685,479**	**9,366,179**	**4,738,122**	**40,300,590**
Ending Fund Balance	**6,481,415**	**7,506,390**	**6,289,145**	**3,354,682**	**4,960,242**	

TOWN OF JACKSON, WYOMING
5-YR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2026 - 2030
PROJECTS BY REVENUE SOURCES AND FISCAL YEAR

	FY2026 Adopted	FY2027 Requested	FY2028 Requested	FY2029 Requested	FY2030 Requested	Total
Water Fund						
Expenditures:						
Well #10	1,575,000					1,575,000
Gregory Lane Water Line	1,575,554					1,575,554
Snow King Dr Line & Pump	810,000					810,000
Lead/Copper Rule Insp Upgrades	200,000	200,000				400,000
Meters for Thaw Wells 2, 3	8,500					8,500
Snow King Water Tank Overflow	300,000					300,000
New Thaw Wells SCADA Controls	75,000					75,000
Vine St (Complete St./Water/Sewer) 850 LF 4" steel & ductile	575,000					575,000
Zone 3 Tank Supply & Storage Development		50,000				50,000
Well 11 planning/design		600,000				600,000
Snow King/Scott/Maple Way (complete street)		75,000	500,000			575,000
Alpine (cast iron) (Complete Street)			100,000	1,000,000		1,100,000
North King Water Line - Deloney to Gill (Complete Street)				720,000		720,000
West Aspen St.				492,800		492,800
Pine Dr. (460' east of Millward to tunnel)					263,200	263,200
E. Broadway Waterline (Complete St./Water/Sewer)					106,000	106,000
Total Expenditures	**5,119,054**	**925,000**	**600,000**	**2,212,800**	**369,200**	**9,226,054**

TOWN OF JACKSON, WYOMING
5-YR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2026 - 2030
PROJECTS BY REVENUE SOURCES AND FISCAL YEAR

	FY2026 Adopted	FY2027 Requested	FY2028 Requested	FY2029 Requested	FY2030 Requested	Total
Sewer Fund						
Expenditures:						
Gregory Lane (Complete St)	2,151,613					2,151,613
Manhole Lining	50,000					50,000
Vine St. (Complete St./Water/Sewer) 825 Lf Pipe	500,000					500,000
Broadway/N King Alley	880,000					880,000
Manhole Lining		51,000	52,020	53,060	54,122	210,202
Wwtp Upgrade Master Plan			100,000			100,000
Flat Creek Sewer (Street Rebuild)		230,000	-	850,000		1,080,000
Easements For Hs Rd, Others		50,000	50,000	50,000	50,000	200,000
Snow King And Maple Way (Complete St./Sewer)		48,000	925,000			973,000
Ska - Stacy To Scott & Maple Way (Water & Sewer) 1,820'-Lf		80,000	800,000			880,000
Ska - Flat Creek To Stacy (Water & Sewer)				120,000	1,000,000	1,120,000
E. Gill Sewer - King Street (Complete Street, Water)			50,000	505,000		555,000
Hillside Townhomes			74,550	745,500		820,050
Absaroka-Wapiti Yard Sewers (Fix Bellies)				30,000	600,000	630,000
Halpin Sewer (Gregory Ln Under Hwy To Crabtree)				40,200	335,000	375,200
E. Broadway Sewer (Complete St./Sewer/Water)					106,000	106,000
Flat Creek Sewer North (5-Way To Hansen) (Water)					93,000	93,000
Total Expenditures	**3,581,613**	**459,000**	**2,051,570**	**2,393,760**	**2,238,122**	**10,724,065**

TOWN OF JACKSON, WYOMING

Adopted Budget
For the Fiscal Year Ending June 30, 2026

APPENDIXES

Financial Management Polices

Budgetary Practices

Each department prepares its own budget for review by the Town Manager. The budget is approved by resolution of the Town Council at an advertised public hearing. By Town Municipal Code, the operating and capital budgets (together, the "budget") are recommended at the divisional level.

During the year, it is the responsibility of the Town Manager to administer the budget. The Town Manager can propose amendments to the Town Council for the current budget. The Town will strive to adopt an annual General Fund budget in which expenditures, net of one-time expenditures, do not exceed projected recurring revenues. As a management policy, budgetary control is maintained in all funds at the program level by Department Directors.

Budget Process

Overall, the budget process takes approximately five months, ending in June with adoption of the budget for the following fiscal year beginning on July 1. The process begins each January with the Town Council reviewing/establishing the goals upon which the Town's budget will be built. In January, the Town Council, Town Manager and staff meet at a mid-year retreat, during which town-wide goals are discussed and re-affirmed. In February, every department submits its budget to the Finance Department for compilation and eventual review by the Town Manager. From March through April, the Town Manager carefully reviews, evaluates and prioritizes each department's budget submissions for new and additional services, positions, capital projects and supplemental budget requests. During this time, the Finance Department provides the Town Manager with support in studying the revenues and expenditures for the upcoming fiscal year. Typically in March-April, the Town Manager and Finance staff meet with each department in order to conduct a final review of their respective budgets and to resolve any final details. Once all the final issues are decided by the Town Manager, the Finance Department begins to prepare the recommended budget document. The recommended budget is brought forth to the town council by May 15th of each year. At which time the Town Council may direct any revisions to the Town Manager's recommended budget. The Town Council approves the budget at an advertised public hearing in June.

DRAFT FY 2026 Budget Schedule (updated 1/31/2025)

Action	Date
Budget instructions given to departments	January 10, 2025
Budget request are due from Departments to Finance Director	February 20, 2025
Presentation of consolidated budget requests to Town Manager	February 21, 2025
Town Manager reviews all budget requests and meets with Town Directors	March 4 - March 7, 2025
Joint Department Submissions Due (Town and County)	March 3, 2025
Town Manager reviews all budget requests and meets with Joint Department Directors	March 13, 2025
Town Manager makes recommedations and follows up with Department Directors as needed	March 10 - March 21, 2025
Budget requests are due from Human Service/Promotional agencies	March 31, 2025
TCSD School Spring Break	March 24 - April 4, 2025
Budget Production by Town Manager, Director of External Affairs, and Finance Director	April 1 - April 7, 2025
Recommended budget published and submitted to Mayor and Council	April 11, 2025
Council Budget Meetings and Budget Follow Up Meetings	April 21 - May 28, 2025
Joint Department / Human Services / Airport TTB ECW Presentations to Town Council & County	April 28 - April 29, 2025
Newspaper publication of recommended budget sent to paper by 3:00 PM	May 14, 2025
Budget Summary Appears in paper	May 21, 2025
Budget Workshop (if needed) - Final Council Edits	
Public Hearing and adoption of final budget	June 16, 2025
Copy of newspaper advertisement sent to state audit department	June 16, 2025
Publication and distribution of formal budget document	July 31, 2025

Basis of Budgeting

Budgets for all Governmental Funds (e.g., the General Fund) are prepared on a modified accrual basis. Briefly, this means that obligations of the Town are budgeted as expenditures, but revenues are recognized only when they are measurable and available.

The proprietary funds (for example Water Utility) also recognize expenditures as when a commitment is made. Revenues, however, are recognized when they are obligated to the Town. As an example, revenue from the sale of water is recognized when the service is provided.

In all cases (Governmental and Proprietary Funds), appropriations lapse for goods and services that are not received by year-end. The Annual Comprehensive Financial Report (ACFR) shows the status of the Town's finances on the basis of generally accepted accounting principles (GAAP). In most cases this conforms to the way the Town prepares its budget. Exceptions are as follows:

a. The compensated absences liability is accrued as an expense when earned by employees (GAAP) as opposed to being expended when paid (budget). Currently, the Town pays any accrued compensated absences on an annual basis.

b. Principal payments on long-term debt within the proprietary funds are applied to the outstanding liability on a GAAP basis, as opposed to being expended on a budget basis.

c. Capital outlay within the proprietary funds are recorded as assets on a GAAP basis and expended on a budget basis.

d. Depreciation expense and pension liability adjustments are recorded on a GAAP basis only.

e. Sales of land held for resale are recorded as a gain or loss (GAAP) as opposed to revenue when the land is sold (budget).

f. Purchases of land held for resale are recorded as assets on a GAAP basis and expended on a budget basis.

Capital Improvement Program practices:

Along with the operating budget, the Town Manager submits a Capital Improvement Program (CIP) to the Town Council. The CIP provides information on improvements to the Town's public facilities for the ensuing fiscal year and four years thereafter. The first year of the plan establishes a capital budget for the new fiscal year. The remaining four years serve as a guide for use in determining the long-term capital priorities of the Town. The CIP is recommended at the department level. CIP expenditures are accounted for in a variety of funds including, but not limited to, the Capital Projects Funds and the Enterprise Funds and are funded by a variety of sources. The Town strives to maintain a high reliance on pay-as-you-go financing for its capital improvements in order to maintain debt within prudent limits.

Cash Management/Investment Practices

The majority of unrestricted cash is combined into one pooled operating account to facilitate effective management of the Town's resources.

The Town Treasurer (Finance Director) invests temporarily idle funds in accordance with Wyoming Statutes (W.S. 9-1-416 and W.S. 9-4-831). The Town's investment policy, as adopted by the Town Council is slightly more restrictive. Permissible investments include obligations of the U.S. Government, Federal Agencies, Government Sponsored Enterprises Medium Term Notes, Certificates of Deposit, Bankers Acceptances; Commercial Paper rated the highest quality by the major national rating services, State of Wyoming State Treasurer's Asset Reserve (WYOSTAR) Investment Fund, Repurchase Agreements, and Money Market Mutual Funds. The provisions of W.S. 9-4-820 and 9-4-821 require that banks and savings and loan institutions collateralize all deposits of public funds. The Town of Jackson also requires collateralization of time deposits and repurchase agreements. Banks and savings and loan associations are authorized to use any of the investments as specified in W.S. 9-4-820 and 9-4-821 as collateral. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 105% of the market value of principle and accrued interest. Collateral will always be held by a third party. Clearly marked evidence of ownership (safekeeping receipt) will be supplied to the Town of Jackson and retained.

Accounting, Auditing and Reporting Practices

The basis of accounting within governmental fund types used by the Town is modified accrual. Under this method of accounting, revenue is recorded when susceptible to accrual, which is when both measurable and available for the funding of current appropriations.

Further, expenditures are recognized when the related fund liability is incurred. Under the modified accrual basis of accounting, principal and interest on long-term debt are recorded as fund liabilities when due. All enterprise and internal service funds follow the accrual basis of accounting. Under this method of accounting, revenues are recognized when earned and expenses are recorded when incurred.

The Town places continued emphasis on maintenance of an accounting system that provides strong internal budgetary and accounting controls. It is designed to provide reasonable assurances for both the safeguarding of assets against loss from unauthorized use or disposition, and the reliability of financial records for preparing financial statements and reports, such as the budget and the Town's ACFR, as well as the maintenance and accountability of assets.

The Town of Jackson issues an ACFR in accordance with generally accepted accounting principles outlined by the Governmental Accounting Standards Board.

An independent audit of the Town's ACFR is performed annually.

Revenue and Expenditure Policies

The Town will strive to adopt an annual General Fund budget in which expenditures, net of one-time expenditures, do not exceed projected recurring revenues.

A five-year financial planning model, including revenues and expenditures, is prepared annually for all major funds to provide strategic perspective to each annual budget process.

On an annual basis, the Town will evaluate/set fees and rates at levels that fully recover total direct and indirect costs.

If new budget appropriation needs are identified at an interim period during the fiscal year, at the department level, formal budgetary authority will be requested from the Town Council.

When making appropriations, the Town will budget in a manner that uses the most allowable restrictive resources first.

Capital Financing and Debt Management Policies

Long-term borrowing will not be used to finance current operations or normal maintenance.

All debt issued, including use of the lease-purchase method, will be repaid within a period not to exceed the expected useful lives of the improvements financed by the debt.

The Town will strive to maintain a high reliance on pay-as-you-go financing for its capital improvements.

The Town will maintain a minimum unreserved fund balance in the General Fund of 25 percent of General Fund budgeted expenditures and recurring transfers.

Annually, a five-year budget will be developed analyzing all anticipated operating and capital expenditures by year and identify associated funding sources.

RESOLUTION 25-18, APPENDIX A
FEE SCHEDULE, EFFECTIVE JULY 22, 2025

This Schedule excludes Water, Sewer, and Capacity Fees found in Title 13

Business License		**$ Current Fee**
5.16.010	**Sales Tax Collecting**	
	less than 10 employees	133.00
	11-49 employees	267.00
	50-99 employees	400.00
	100 employees, or more	667.00
5.16.020	**Non-Sales Tax Collecting**	
	less than 10 employees	174.00
	11-49 employees	387.00
	50-99 employees	521.00
	100 employees, or more	868.00
5.16.025	**Independent Contractors and Agents**	133.00
5.16.027	**Commercial Rentals**	135.00
5.16.027	**Residential Rentals**	135.00
5.06.130	**Solicitation - Commercial**	135.00
5.06.150	**Solicitation - Highway or Street**	135.00
5.20.010	**Installation Permit**	34.00
5.32.040	**Pawnbroker**	35.00
5.20.020	**Exposition Licenses**	
	5 or fewer vendors; for-profit expositions	139.00
	more than 5 vendors; for-profit expositions	278.00
	5 or fewer vendors; non-profit expositions	70.00
	more than 5 vendors; non-profit expositions	139.00
5.12.080 A	**Application Fee, Non-Refundable Portion**	
	processing fee for denied license	50.00
5.04.026 B	**Renewal Late Fee**	
	$33 per month on January 31st	34.00
5.12.130	**Change of Location Fee**	
	notice given on new application	50.00

Ground Transportation		**$ Current Fee**
5.50.040 B	**Transportation License**	
	< 10 employees	133.00
	> 10 employee	267.00
5.50.050 B	**Vehicle License Permit**	
	>30 mpg	51.00
	< 30 mpg	77.00
5.50.060 B	**Operator License Permit**	
	new	127.00
	renewal	64.00
5.50.085	**Taxi Fares**	
	see Resolution #21-10 "A RESOLUTION ESTABLISHING A GROUND TRANSPORTATION FARE MAP"	
	https://www.jacksonwy.gov/575/Taxi-Fee-Information	

Miscellaneous	**$ Current Fee**

Public Records		
	Copy	
	electronic document, *per document*	15.00
	black and white paper	0.29/page
	color paper	0.56/page
	Plotted Map	
	size 11x17, each	Actual Cost
	size 24x36, each	Actual Cost
	size 36x54, each	Actual Cost
	Photograph	17.00
	Police Report	17.00
	LDRs and Comprehensive Plan	65.00
	Research / Compilation Services	18.00
	External electronic media (disk, usb drive, etc.)	17.00
	Postage / shipping	Actual Cost
	Other special circumstances	Actual Cost
Vehicle Inspection		10.00
Application Submittal Fee		$5/Application
Credit Card Transaction Fee		2.55%/Transaction
Public Intoxication Administrative Fee (Set by Ordinance)		25.00
DUI Administrative Fee (Set by Ordinance)		
	Convicted	800.00
	Deferred	750.00
Boot list Administrative Fee (Set by Ordinance)		50.00
Municipal Court Record Search		10.00
Jackson Hole Airport		**$ Current Fee**
2.36.120	**Passenger Boarding Fee**	
	Per passenger enplaning commercial aircraft, not to exceed	6.00
Liquor License		**$ Current Fee**
6.20.006 C	**Annual Liquor License**	
	Bar and Grill: renewal	3,726.00
	Bar and Grill: new application	10,500.00
	Limited Retail (Club)	529.00
	Microbrewery	500.00
	Resort	3,000.00
	Restaurant	3,000.00
	Retail	1,500.00
	Satellite Manufacturer	100.00
	Satellite Winery	100.00
	Winery	500.00
	Special Malt Beverage	1,000.00
	Resort Hotel	3,000.00
6.20.006 D	**Temporary, 24-Hour Permits**	
	Catering	50.00
	Malt Beverage	50.00
	Manufacturer's Off-Premises	50.00

Animal Shelter Impounding, Board, Adoption		$ Proposed Fee
7.02.040 B	**Capture of Animals, Impoundment**	
	First	35.00
	Same animal, second within one year	49.00
	Same animal, third within one year	69.00
	Same animal fourth and more within one year	138.00
	Impoundment, Boarding	
	First 24-hours included in impoundment fee	-
	per animal for each 24-hours	21.00
7.02.050	**Adoption**	
Res 09-04	Dog, impounded for 7+ days	124.00
Res 09-04	Cat, impounded for 7+ days	107.00

Animal Control and Dog License		$ Current Fee
7.12.025	**Owner Surrender**	39.00
	Rabies voucher	29.00
	Dog License	
	Altered	12.00
	Unaltered	29.00

Health and Safety, Alarms		$ Current Fee
8.32.090	**Police or Fire/EMS response to a false alarm**	219.00

Waste Reduction Fee (Plastic Bag)		$ Current Fee
8.36.020 J	**Consumer Waste Reduction Fee, paper or plastic bag**	0.20
8.36.050 A	Store retains	0.10
8.36.050 B	Remit to Town of Jackson	0.10
8.36.070 D	Late remittance to Town of Jackson	10.00
8.36.070	**Audit and Violations**	
8.36.070 C	First conviction	58.00
8.36.070 C	Second conviction	117.00
8.36.070 C	Third Conviction goes to Municipal Court	-

Engineering Fees		$ Current Fee
	Sewer and Water County Connection Request (Application) Fee	
	Non-Refundable Application Fee	53.00
	Single Lot	102.00
	Central System	1,023.00
	Staff Review	$155/hour
	Fees are for each utility connected	
	Sewer and Water Connection and Use Agreement Fee	
	Non-Refundable Application Fee	53.00
	Single Lot	102.00
	Central System	1,023.00
	Staff Review	$155/hour
	Fees are for each utility connected	
	Sewer and Water Connection Permit (SWP) for County Connections	
	Non-Refundable Application Fee	53.00
	Permit Fee - Each Utility: Individual Residential (Primary + 1 accessory):	465.00
	Permit Fee - Each Utility: Multi-Unit Residential (3+ Units)	900.00
	Permit Fee - Each Utility: Multi-Lot Residential/Subdivision	465.00/Lot
	Permit Fee - Each Utility: Non-Residential Development	1,680.00
	Inspections	$155/hour

Encroachment Permit		$ Current Fee
12.08.030	**Encroachment Agreements**	
	Non-Refundable Application Fee	53.00
	Request for Encroachment	637.00
	Encroachment Agreement	637.00
	Crane in PROW (set in crane agreements, per license)	880.00
	Crane Swing in PROW (set in crane agreements, per license)	622.00
	Crane Agreement Annual Renewal	500.00
	Amendments to Agreements	500.00
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work)	
12.08.060	**Encroachment Activity:**	
	Non-Refundable Application Fee	53.00
	Amendment to Permit: Non-refundable	27.00
	Utility Excavation in public paved surface- per utility	529.00
	Utility Excavation in public gravel surface - per utility	317.00
	Utility Excavation in public unimproved/landscaped - per utility	317.00
	Driveway cuts/curb cuts installation/replacement - each	190.00
	Curb and gutter installation - Linear Feet of Curb, 50 feet Minimum	190.00
	Sidewalk installation - Square Feet of Sidewalk, 50 feet Minimum	190.00
	Construction-related, occupy street travel lane - Linear Feet of Curb, 50 feet Minimum	100.00
	Construction-related, occupy bike travel lane/pathway/cycle track –Linear Feet of Curb, 50 feet Minimum	22.00
	Construction-related, occupying sidewalk and buffer area –Linear Feet of Curb, 50 feet Minimum	17.00
	Construction-related, occupy public alley - per day	190.00
	Construction-related, occupy time-restricted parking space - per space/day	94.00
	Construction-related, occupy non-time restricted parking space - per space/day	53.00
	House moving, per mile/day in town	1,351.00
	Other, as deemed appropriate by Public Works Director	
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work)	
	Excavation, Construction, and Occupancy fees are cumulative	
	Fees are per the table unless otherwise noted, conditioned, or regulated (e.g. restrictions for winter snow removal ordinance). Minimum permit fees may apply. Minimum pay quantity is as shown.	
	Fees are non-refundable, unless staff determines that it was notified prior to the permitted dates that the permitted activity would not occur or staff knows the activity did not occur.	
	Full lane closure is inclusive of adjacent parking, does not include sidewalk and buffer area fee.	
	Fee Waivers are in accordance with the Planning Permit Fee Waiver policy or other established agreements.	

Parklet Permit		$ Current Fee
12.10.050 A	Annual Parklet fee	3,500.00

Special Event Permit		$ Current Fee
12.28.050 F	**Applicants:**	
	Non-Profit	31.00
	For-Profit, including commercial film/photo	1,059.00
	Expressive Activity	-

Planning Permit	$ Current Fee
Fee Waiver	
The Town Council may reduce, defer, or waive application fees upon request if the proposed project advances significant community goals, which include but are not limited to, the following:	
1. A project that is sponsored by a governmental entity, or a project that received public funding.	
2. A project that provides extraordinary charitable, civic, educational, or similar benefits to the community.	
Such requests shall be submitted, for action by the Town Council, to the Planning Director within 30 days of receipt and prior to the submittal of an application. All requests shall be made prior to initiating a project as set forth in LDR Division 5100.	
Fees are non-refundable once processing has commenced unless staff has determined that the permit is unnecessary.	
General Pre-Application Conference (per Pre-App meeting)	
Sketch Plan, Special Use, Planned Unit Development	813.00
Conditional Use, Development Plan, Map Amendment	406.00
Development Option Plan	406.00
Grading & Erosion Control	204.00
Optional/Elective Conference with:	
Staff	204.00
Planning Commission or Town Council	Original Fee
Design Review Committee	270.00
Physical Development	
Sketch Plan, Development Plan	3,387.00
Sign Permit	
Per Sign	101.00
Master Signage Plan	406.00
Basic Use Permit	678.00
Basic Use Permit - Short-Term Rental	
Initial Application Fee - per bedroom	529.00
Annual Renewal Fee	529.00
Conditional Use Permit	
Use Permit only	3,387.00
Concurrent with application requiring public hearing	678.00
Special Use Permit	3,387.00
Development Option or Subdivision	
Development Option Plan	678.00
Subdivision Plat, *plus technical review fee*	1,355.00
Exempt Land Division	No Charge
Boundary Adjustment	
Plat Required, *plus technical review fee*	1,355.00
Without Plat, *plus technical review fee*	610.00
Interpretations	
Formal Interpretation	678.00
Zoning Compliance Verification	678.00
Amendments	
LDR Text	2,033.00
Zoning Map	2,033.00
Planned Unit Development	2,033.00
Relief	
Administrative Adjustment	678.00
Variance	678.00

	Appeal of Administrative Decision	678.00
	Beneficial Use Determination	1,355.00
	Enforcement	
	After-the-Fact Permit	Initial Fee X 2
	Amendments of Permits or Approvals	
	Re-Submittal while in review process	Half Initial Fee
	To approved plans and permits, *fee for permit review required by net change in density/inte*	Calculation
	To condition requiring Council approval	678.00
	Miscellaneous	
	Administrative decision elevated to public hearing	678.00
	Planner of Day, miscellaneous services, research, per hour	105.00
	Third party or consultant fees	Actual Cost

Building Permit (IBC)		**$ Current Fee**
15.04.020 7	**Deposit on Building Permit**	
	Non-refundable, applied to full BP fee	564.00
15.04.090	**New Buildings and Additions**	
	Single Family Residence	1.70/sf
	Commercial, Office, Multi-family and similar	1.13/sf
	Warehouse, storage and similar	1.70/sf
15.04.090	**Remodels and Alterations**	
Total Valuation	*Fee Calculation*	
$1 to 17,000		288.00
$17,001 to 40,000	$288 for the first $17,000 plus $12 for each additional $1000 or fraction thereof, to and including $40,000	
$40,001 to 100,000	$549 for the first $40,000 plus $10 for each additional $1,000 or fraction thereof, to and including $100,000	
$100,001 to 500,000	$1,157 for the first $100,000 plus $8 for each additional $1,000 or fraction thereof, to and including $500,000	
$500,001 to $1,000,000	$4,313 for the first $500,000 plus $6 for each additional $1,000 or fraction thereof, to and including $1,000,000	
$1,000,001 to $5,000,000	$7,130 for the first $1,000,000 plus $4 for each additional $1,000 or fraction thereof, to and including $5,000,000	
$5,000,000 and up	$20,654 for the first $5,000,000 plus $2 for each additional $1,000 or fraction thereof	
	Plan Review Fee	
	Plan review fee assessed @ 65% of building permit fee (cost per/sf + cost per total valuation as provided above)	
15.04.090	**Other Inspections**	
	Outside normal business hours	113.00/hr
	Re-inspection under Section 305(g)	85.00/hr
	No fee specifically indicated	85.00/hr
	Review of revisions made to Approved Plan	113.00/hr

Fire Permits (IFC and IWUIC)		**$ Current Fee**
15.08.010	All construction plan reviews; 2 hour minimum charge	154.00/hr
	All construction plan resubmittal reviews, 1/2 hour minimum charge	102.00/hr
	Annual existing building inspection	102.00
	Use of outside consultants	Actual Costs
	Re-inspection of new construction	102.00/hr
	New business registration for existing buildings	102.00
	Re-inspection after more than 2 failed inspections of existing buildings	256.00
	Operational permits	102.00

	Fire Protection Construction Permit Valuation	
Total Valuation	*Fee Calculation*	
$1.00 to $500		41.00
$501 to 2,000	$41.00 for the first $500 plus $2.30 for each additional $100.00 or fraction thereof, to and including $2,000	
$2,001 to 25,000	$75.48 for the first $2,000 plus $15.10 each additional $1,000 or fraction thereof, to and including $25,000	
$25,001 to 50,000	$422.67 for the first $25,000.00 plus $11.00 for each additional $1,000 or fraction thereof, to and including $50,000	
$50,001 to 100,000	$697.72 for the first $50,000 plus $7.68 for each additional $1,000 or fraction thereof, to and including $100,000	
$100,001 to 500,000	$1,081.50 for the first $100,000 plus $6.14 for each additional $1,000 or fraction thereof, to and including $500,000	
$500,001 to 1,000,000	$3,537.72 for the first $500,000 plus $5.12 for each additional $1,000 or fraction thereof, to and including $1,000,000	
$1,000,001 and up	$6,096.26 for the first $1,000,000 plus $4.09 for each additional $1,000 or fraction thereof	

Mechanical Permit (IMC)		**$ Current Fee**
15.12.030	**Mechanical / Fuel Gas Permit**	
	For the issuance of each permit	56.00
	For issuing each supplemental permit	23.00
	Install or relocate gravity/forced air furnace to 100,000 btu/h	29.00
	Install or relocate gravity/forced air furnace over 100,000 btu/h	34.00
	Install or relocate each floor furnace, including vent	25.00
	Install or relocate suspended, recessed or floor mounted heater	25.00
	Install, relocate or replace appliance vent	18.00
	Repair or alter any heating, cooling, absorption or evaporative system	23.00
	Install or relocate boiler or compressor to 3 hp	25.00
	Install or relocate absorption system to 100,000 btu/h	25.00
	Install or relocate boiler or compressor 3-15 hp	45.00
	Install or relocate absorption system 100,000-500,000 btu/h	45.00
	Install or relocate boiler or compressor 15-30 hp	62.00
	Install or relocate absorption system 500,000-1,000,000 btu/h	62.00
	Install or relocate boiler or compressor 30-50 hp	95.00
	Install or relocate absorption system 1,000,000-1,750,000 btu/h	95.00
	Install or relocate boiler or compressor over 50 hp	170.00
	Install or relocate absorption system over 1,750,000 btu/h	170.00
	Each air-handling unit up to 10,000 cfm and attached ducts	23.00
	Each air-handling unit over 10,000 cfm	34.00
	Each evaporative cooler other than portable type	23.00
	Each ventilation fan attached to a single duct	18.00
	Each ventilation system not part of heating or air conditioning system	23.00
	Installation of hood system serving any mechanical exhaust, including ducts	23.00
	Install or relocate domestic type incinerator	34.00
	Install or relocate commercial or industrial incinerator	129.00
	Install, relocate or alter any unclassified equipment	23.00
	Install Hydronic Heating- up to 1000 sq. ft	25.00
	Install Hydronic Heating- 1001 sq. ft. - 2500 sq. ft	39.00
	Install Hydronic Heating- 2501 sq. ft. - 5000 sq. ft	56.00
	Install Hydronic Heating- 5001 sq. ft. and over	85.00
	Gas-piping Systems to 5 outlets	18.00
	For each additional Gas-piping System outlet, per outlet	6.00

15.12.030	**Inspections**	
	Inspections outside normal business hours	113.00/hr
	Re-inspection fee	85.00/hr
	For which no fee is specifically indicated	85.00/hr
	Additional plan review required by changes, additions, or revisions to approved plans (minimum charge 1 hour)	113.00/hr

Electrical Code		**$ Current Fee**
15.20.010 3	**Valuation of Electrical Work**	
	1.00 to 500	37.00
	500.01 to 600	42.00
	600.01 to 700	47.00
	700.01 to 800	51.00
	800.01 to 900	56.00
	900.01 to 1,000	61.00
	1,000.01 to 1,100	65.00
	1,100.01 to 1,200	71.00
	1,200.01 to 1,300	76.00
	1,300.01 to 1,400	81.00
	1,400.01 to 1,500	85.00
	1,500.01 to 1,600	90.00
	1,600.01 to 1,700	95.00
	1,700.01 to 1,800	99.00
	1,800.01 to 1,900	104.00
	1,900.01 to 2,000	110.00
	2,000.01 to 3,000	124.00
	3,000.01 to 4,000	143.00
	4,000.01 to 5,000	162.00
	5,000.01 to 6,000	181.00
	6,000.01 to 7,000	201.00
	7,000.01 to 8,000	220.00
	8,000.01 to 9,000	239.00
	9,000.01 to 10,000	259.00
	10,000.01 to 11,000	277.00
	11,000.01 to 12,000	297.00
	12,000.01 to 13,000	316.00
	13,000.01 to 14,000	336.00
	14,000.00 to 15,000	355.00
	15,000.01 to 16,000	375.00
	16,000.01 to 17,000	412.00
	17,000.01 to 18,000	432.00
	18,000.01 to 19,000	451.00
	19,000.01 to 20,000	471.00
	20,000.01 to 21,000	490.00
	21,000.01 to 22,000	509.00
	22,000.01 to 23,000	528.00
	23,000.01 to 24,000	548.00
	24,000.01 to 25,000	568.00
	25,000.01 to 50,000 = $568 for the first $25,000.00, plus $11 for each additional $1,000.00 or fraction thereof, to and including $50,000.00	
	50,000.01 to 100,000 = $1,023 for the first $50,000.00, plus $8 for each additional $1,000.00 or fraction thereof, to and including $100,000.00	
	100,000.01 and Up = $1,554 for the $100,000.00 plus $6 for each additional $1,000.00 or fraction thereof	

Connect all temporary services	36.00
Work started before the permit was issued	2X times the permit fee
Re-inspection Fees	102.00/hr*
Inspections for Which No Fee is Indicated; minimum 1/2 hour charge	102.00/hr*
Additional Plan Review, minimum ½ hour charge; for review required by changes, additions or revisions to plans.	102.00/hr*
Use of Outside Consultants	Actual Costs**
Electrical Plan reviews	65% of Permit Fee
Failed Final Inspection Fee	102.00
* Or the total hourly cost to the jurisdiction, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits for the employees involved. Minimum charge is one hour.	
** Actual costs include administrative and overhead costs.	

Plumbing Permits		**$ Current Fee**
15.24.030	**Plumbing and Fuel Gas Permits**	
	For issuing each permit	56.00
	For each plumbing fixture on one trap or set of fixtures on one trap (including water, drainage piping and backflow protection)	18.00
	For each building sewer and trailer park sewer	29.00
	Rainwater systems – per drain (inside building)	18.00
	For each water heater and/or vent	18.00
	For each gas-piping system of one to five outlets	18.00
	For each additional gas-piping system outlet, per outlet	6.00
	For each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps	18.00
	For each installation, alteration or repair of water piping and/or water treating equipment, each fixture	18.00
	For each repair or alteration of drainage or vent piping, each fixture	18.00
	For each lawn sprinkler system on any one meter including backflow protection devices	18.00
	For atmospheric-type vacuum breakers not included in Item #10:	1.00
	1 to 5 each	18.00
	over 5 each	6.00
	For each backflow protective device, other than atmospheric-type vacuum breakers:	
	2 inch diameter and smaller	18.00
	over 2 inches in diameter	29.00
	Install Hydronic Heating- up to 1000 sq. ft	25.00
	Install Hydronic Heating- 1001 sq. ft. - 2500 sq. ft	39.00
	Install Hydronic Heating- 2501 sq. ft. - 5000 sq. ft	56.00
	Install Hydronic Heating- 5001 sq. ft. and over	85.00
	For each Fire Sprinkler System	18.00
	Inspections	
	Inspections outside normal business hours	113.00/hr
	Re-inspection fee	85.00/hr
	Inspections for which no fee is specifically indicated	85.00/hr
	Additional plan review required by changes, additions, or revisions to approved plans (minimum charge 1 hour)	113.00/hr

Flood Damage Prevention		**$ Current Fee**
15.30.110	**Floodplain Development Permit**	
	Non-refundable Application Fee	53.00
	Scale of project is determined by the Floodplain Administrator and examples of projects are included in the application:	

	Small Scale	317.00
	Large Scale	794.00
	Floodplain Map Revision (CLOMR and LOMR) Application	1,271.00
	Permit Revisions: half the cost of the original permit	
	Variance Application	794.00
	No Fee Specifically Indicated	155.00/hr
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work - not including Emergency Waiver)	
	Third Party Technical Review	Actual Cost

Contractor Licensing		**$ Current Fee**
15.36.034	**Classification:**	
	General Contractor (Class A)	451.00
	Building Contractor (Class B)	451.00
	Building Contractor Restricted (Class Br)	451.00
	Residential Contractor (Class C)	451.00
	Electrical Contractor	451.00
	Low Voltage Electrical Contractor	451.00
	Plumbing Contractor	451.00
	HVAC Contractor	451.00
	Woodstove/Gas Stove Installer	451.00
	Gas Service Contractor	451.00
	Proprietary Homeowner Contractor	451.00
	Specialty Solar Panel Installer	451.00
	Specialty Licenses	451.00
15.36.038	**Renewal Late Fee:**	
	General Contractor (Class A)	35.00
	Building Contractor (Class B)	35.00
	Building Contractor Restricted (Class Br)	35.00
	Residential Contractor (Class C)	35.00
	Plumbing Contractor	35.00
	HVAC Contractor	35.00
	Gas Service Contractor	35.00
	Proprietary Homeowner Contractor	35.00
	Specialty Solar Panel Installer	35.00
	Specialty Licenses	35.00
15.36.050 G	**Certificates of Qualification**	
	Initial Certificate	170.00
	Renewal of Certificate	85.00
15.36.038	Renewal Late Fee	35.00

Demolition Standards		**$ Current Fee**
15.38.010	**Demolition Permit**	
	Non-refundable Application Fee	53.00
	Demolition Permit	265.00
	Permit Revisions: half the cost of the original permit	
	No Fee Specifically Indicated	159.00/hr
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work - not including Emergency Waiver)	
	Third Party Technical Review	Actual Cost

Grading, Erosion Control, and StormwaterManagement		**$ Current Fee**
LDR: 5.7	**Grading Permit**	
	Non-refundable Application Fee	53.00

Individual Residential (Primary + 1 accessory):	
Statement	212.00
Plan Level	636.00
Multi-Unit Residential (3+ Units)	
Statement	212.00/unit
Plan Level	370.00/unit
Multi-Lot Residential/Subdivision: Plan Level Only	370.00/lot
Commercial Development: $0.10/square foot of total development area; minimum fee $200	
Permit Revisions: One Hour Minimum	155.00/hr
Fee Not Specifically Indicated	155.00/hr
Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work - not including Emergency Waiver)	
Third Party Technical Review	Actual Cost

Cemetery		**$ Current Fee**
Res 05-28	**Fees:**	
	Internment - Open/Close Full	522.00
	Internment - Open/Close Cremation	74.00
	Weekend / Holiday Charge	148.00
	Deed Filing Fee	30.00
	Winter Charge (Dec 1 - April 30)	148.00
	Plot Purchase - Full	447.00
	Plot Purchase - Cremation/Infant	148.00
	Disinterment - Open/Close Full	671.00
	Disinterment - Open/Close Cremation	148.00

GLOSSARY OF TERMS

ADOPTED BUDGET
This is a financial program forming the basis for fiscal year appropriations as adopted by the Mayor and Town Council. The adopted budget contains both the annual operating and capital budgets.

APPROPRIATION
Legal act authorization to make expenditures and incur obligations for specific purposes. Appropriations are limited in amount and time they may be expended. Total appropriations include the original adopted budget and any supplemental adjustments made throughout the year, hence the Amended Budget.

BUDGET MESSAGE
A written explanation of the budget and the Town of Jackson's financial plan and priorities presented by the Town Administrator to the Mayor and Council.

CAPITAL IMPROVEMENT PROGRAM (CIP)
A long-term budgeting and planning tool through which needed capital projects are identified, evaluated, prioritized, priced, and discussed.

CAPITAL PROJECT
The acquisition, creation, or extension of the useful life of a fixed asset that has a life expectancy greater than one year and a monetary value greater than $10,000, such as a police car, land, or public building. Major repair or renovation of an existing asset and general planning and design activities are also considered capital projects under certain circumstances.

CAPITAL PROJECT FUND
A governmental fund type used to account for the financial resources to be used for the acquisition or construction of major capital assets, other than those financed by the enterprise funds.

CHARGES FOR SERVICES
Charges or fees established to recover part or all of the costs incurred in the provision of services. These charges are based on the

philosophy that the recipient of the benefits should pay for the services. These are also referred to as user fees.

DEBT SERVICE FUND
A Fund established to accumulate resources to retire external debt, such as bonds.

DEFICIT
A negative change in fund balance or working capital is referred to as a deficit (expenditures and other uses exceed revenues and other sources).

ENTERPRISE FUND
A fund established to account for operations that are financed and operated in a manner similar to private business enterprises. Enterprise funds are usually self-supporting. The Town of Jackson has two enterprise funds, the Water Utility Fund and the Sewage Utility Fund.

FISCAL YEAR
A twelve-month period that determines the time frame for financial reporting, budgeting, and accounting. At the end of the fiscal year, the financial position and results of operations are determined. The Town of Jackson's fiscal year is July 1 to June 30.

FULL-TIME EQUIVALENT (FTE)
Used to denote the number of person hours necessary to fill a permanent position. A full-time position is normally 40 hours per week for the entire fiscal year and is designated as 1.0 FTE. A 0.5 FTE may be a half-time position for the entire year or a full-time position to begin or end in the middle of the year.

FUND
A fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, that are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

FUND BALANCE
The difference between assets and liabilities, accounted for on a modified accrual basis, reported in a governmental fund.

FUND TYPE
Governmental fund types include the general fund, special revenue funds, debt service funds, capital project funds, and permanent funds. Proprietary fund types include enterprise funds and internal service funds. Fiduciary fund types include pension trust funds, investment trust funds, private-purpose trust funds, and agency funds. The Town of Jackson adopts a budget for the General Fund, Special Revenue Funds, Capital Project Funds, and Enterprise Funds.

GENERAL FUND
The general fund is the operating fund of the Town of Jackson. The General Fund accounts for all financial resources except for those required by law or management necessity to be accounted for in another fund.

INTERNAL SERVICE FUND
This proprietary fund type provides services to other funds on a cost reimbursement basis.

INTERFUND TRANSFER
The flow of assets from one fund to another fund to finance activities without a requirement for repayment.

LEGAL DEBT LIMIT
The maximum amount of general obligation debt allowed under Wyoming State statutes. The current limit is four percent of total assessed valuation.

LEGAL LEVEL OF BUDGETARY CONTROL
The level at which a government's management may not reallocate resources without specific approval from the legislative body. The Town of Jackson's legal level of budgetary control is at the divisional/departmental level.

LOCAL OPTION SALES TAX (5TH-CENT SALES TAX)
The 1% county-wide sales tax has been made "permanent" by both Teton County and the Town of Jackson. Although proceeds from this tax are completely unrestricted, the Town of Jackson has designated a portion of the tax for capital expenditures. An annual transfer is made from the General Fund to the Capital Projects Fund. This tax is split with the county based on latest Census count.

LODGING TAX – GENERAL
The 10% portion of the voter-approved levy on hotels/motels/lodges that can be used for expenditures incurred for any purpose. The levy began on April 1, 2011, will be in effect for four years, and is distributed based on point-of-sale.

LODGING TAX – VISITOR IMPACT
The 30% portion of the voter-approved levy on hotels/motels/lodges that can only be used for expenditures incurred to provide services for visitors. The levy began on April 1, 2011, will be in effect for four years, and is distributed based on point-of-sale.

NET OPERATING EXPENDITURES
As defined by policy for the General Fund – total expenditures plus the recurring transfers-out to the Employee Insurance Fund, the START Bus System Fund, and the Public Works Shop Fund.

NET OPERATING REVENUE
As defined by policy for the General Fund – total revenue plus the recurring transfers-in from the Capital Projects Fund.

NET OPERATING SURPLUS
The condition in which net operating revenue exceed net operating expenditures

RECOMMENDED BUDGET
The financial program prepared by the Town Manager and submitted to the Mayor and Town Council for review.

REQUESTED BUDGET

The budget put forth by the various department directors and managers for Town Manager consideration.

SPECIAL REVENUE FUND

A governmental fund type used to account for the proceeds of specific revenue sources that are legally restricted to expenditure for specified purposes.

SPECIFIC PURPOSE EXCISE TAX (6TH-CENT SALES TAX)

Formally called Capital Facilities Tax, this 1% sales tax requires voter authorization for specific projects as submitted by local governments and non-profit entities. Once all authorized projects have been funded, new projects are submitted for voter authorization.

STATE FOUR PERCENT SALES TAX (4-CENTS SALES TAX)

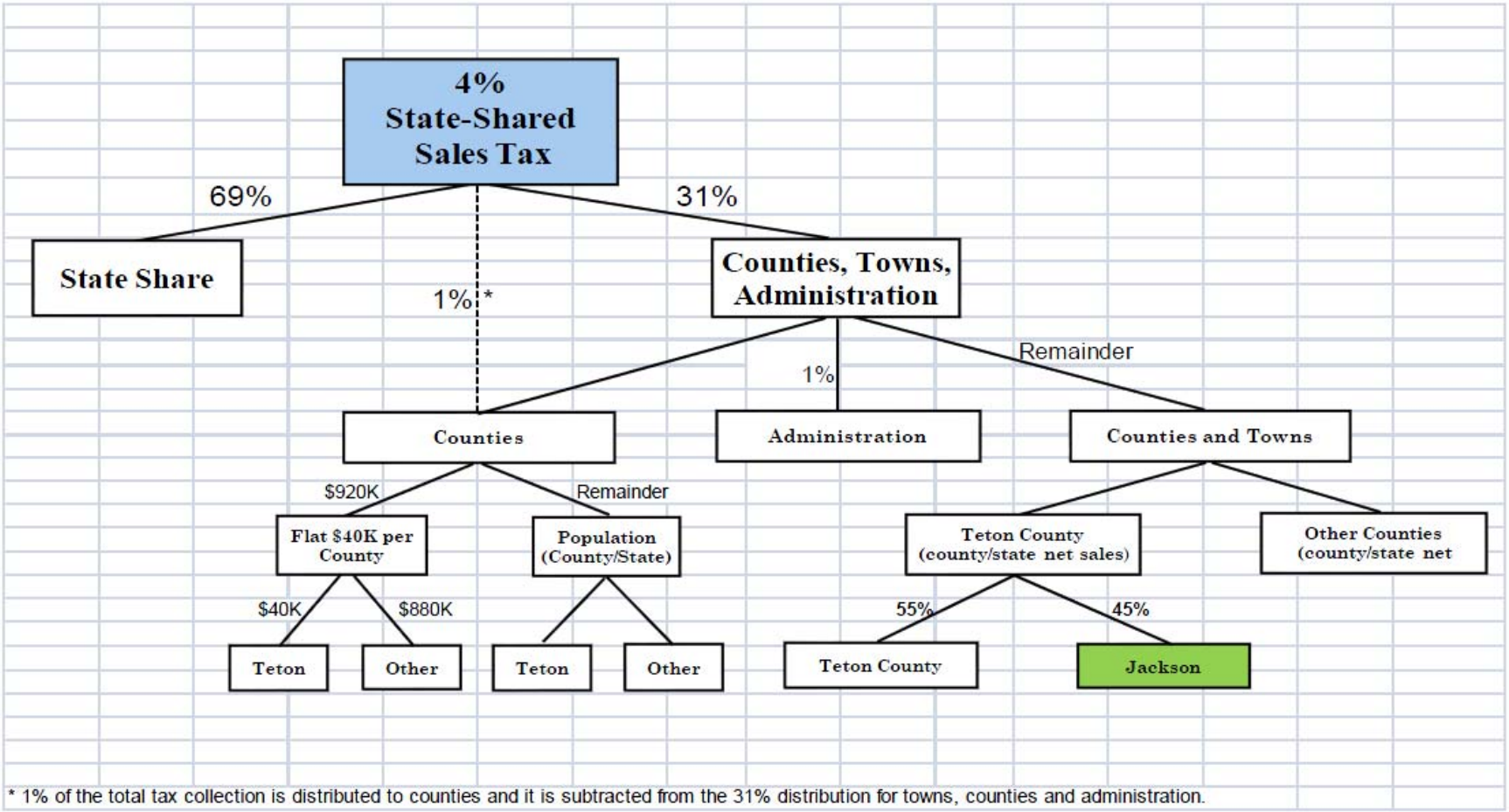
A 4% sales tax applied by the State of Wyoming and partially shared-back (31%) to counties and municipalities based on population. This tax is split with the county based on latest Census count.

SUPPLEMENTAL BUDGET REQUEST

A financial plan that is presented to the Mayor and Town Council subsequent to the passage of the adopted budget to recognize unexpected needs or to spend unanticipated revenue.

SURPLUS

A positive change in fund balance or working capital is referred to as a surplus (Revenues and other sources exceed expenditures and other uses).



* 1% of the total tax collection is distributed to counties and it is subtracted from the 31% distribution for towns, counties and administration.

JORGENSEN
GEOTECHNICAL, LLC

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Jackson, WY 83002
PH: 307.733.5150
| www.jorgeng.com

December 12, 2022

Toby Long
CH x TLD
6114 La Salle Avenue #552
Oakland, CA 94611

RE: REPORT OF ANTICIPATED GEOTECHNICAL CONDITIONS, 910 SMITH LANE, TETON COUNTY, WYOMING
PROJECT NO: 22132

Dear Mr. Long,

We are pleased to present this Report of Anticipated Geotechnical Conditions for the proposed new residences at 910 Smith Lane, in Teton County, Wyoming. This report describes site conditions observed in adjacent properties to the project site and presents engineering analyses and recommendations for future proposed buildings.

In summary, based on our experience in the immediate area, the project site is underlain by sandy gravels and cobbles identified as alluvium, which are expected to be a suitable load bearing layer for the anticipated foundation loads. Groundwater in the area is influenced by seasonal snowmelt and runoff into Flat Creek. Peak runoff is expected in June and fluctuates seasonally. Peak groundwater levels at surrounding sites were observed to be 5-ft to 10-ft below the ground surface.

If you have any questions about this report, or if we may provide other services to you, please contact us. As the project progresses, we will be available to answer questions.

Respectfully submitted,

JORGENSEN GEOTECHNICAL, LLC



Marlie Schell
Geotechnical Design Engineer



Harrison Cater, P.E.
Geotechnical Project Manager

Anticipated Geotechnical Conditions Report
910 Smith Lane
Teton County, Wyoming



Prepared for:

Mr. Toby Long
6114 La Salle Avenue #552
Oakland, CA 94611

Prepared by:

JORGENSEN GEOTECHNICAL, LLC

PO Box 9550
Jackson, WY 83002



December 12, 2022

TABLE OF CONTENTS

1.0 INTRODUCTION 1

2.0 PROPOSED CONSTRUCTION 1

3.0 INVESTIGATION PROCEDURES 1

3.1 Field Investigation 1
3.2 Report Preparation 1

4.0 SITE CONDITIONS 1

4.1 Description 1
4.2 Geology 3
4.3 Soils 3
4.4 Groundwater 3
4.5 Earthquakes and Seismicity 4
4.6 Geologic and Geotechnical Hazards 4

5.0 ENGINEERING ANALYSIS 5

5.1 Settlement 5
5.2 Bearing Capacity 5
5.3 Lateral Loads on Foundation Walls 5
5.3.1 Active Pressures 6
5.3.2 At-Rest Pressures 6
5.3.3 Passive Pressures 6
5.4 Soil Friction 6

6.0 RECOMMENDATIONS 7

6.1 Foundations 7
6.2 Site Preparation 7
6.3 Excavation and Cut Slope Stability 7
6.4 Final Backfilling and Grading 8
6.5 Interior Slabs-on-Grade 8
6.6 Exterior Slabs-on-Grade 9
6.7 Crawlspace Ventilation and Radon 9
6.8 Reinforcing, Utilities Testing, and Concrete Considerations 10
6.9 Observation during Construction 10

7.0 LIMITATIONS 10

8.0 REFERENCES 11

LIST OF FIGURES

Figure 1: Site Location and Geologic Map 2

LIST OF TABLES

Table 4-1: U.S. Seismic Deign Maps Summary 4
Table 5-1: Lateral Pressure Parameters for Native Stony Site Soils 6
Table 6-1: Compaction Parameters for Stony Fill 8

1.0 INTRODUCTION

At the request of Toby Long, Jorgensen Geotechnical (JG) proposed to conduct a geotechnical site investigation for the future residences at 910 Smith Lane in Teton County, Wyoming (Figure 1), in two phases. The first phase consisted of reviewing geotechnical observations from past projects surrounding the proposed project site to create this Report of Anticipated Geotechnical Conditions The second phase will consist of excavating and logging exploratory test pits during the demolition process of the existing residence to verify assumed soil conditions presented in the first phase (i.e. Report of Anticipated Geotechnical Conditions) and to observe site-specific soil and groundwater conditions. The scope of services included in phase one involves examining site conditions at two sites adjacent to the project site, performing engineering analyses, providing recommendations to support the design and construction of foundation elements, and furnishing this Anticipated Geotechnical Conditions Report.

2.0 PROPOSED CONSTRUCTION

Plans provided to Jorgensen Geotechnical by ch x tld dated October 19, 2022, indicate a three-story apartment building which will encompass two lots. The bottom level is designed to be a parking garage while the upper two levels are various sized living units. We assume that the development will comprise modular structures stick-built off site then transported to the site and placed on the foundation system. Hardscapes are anticipated to be stick built onsite and the foundation system for the proposed development will be a combination of slab-on-grade and crawlspace construction.

3.0 INVESTIGATION PROCEDURES

3.1 Field Investigation

No field investigation was conducted during this phase of the project. A geotechnical site investigation (phase 2) will be scheduled in the future following this Report of Anticipated Geotechnical Conditions.

3.2 Report Preparation

This report describes the geologic site conditions and includes a site location and geologic map (Figure 1). The report provides engineering analyses and recommendations for the design and construction of foundation elements associated with the proposed construction.

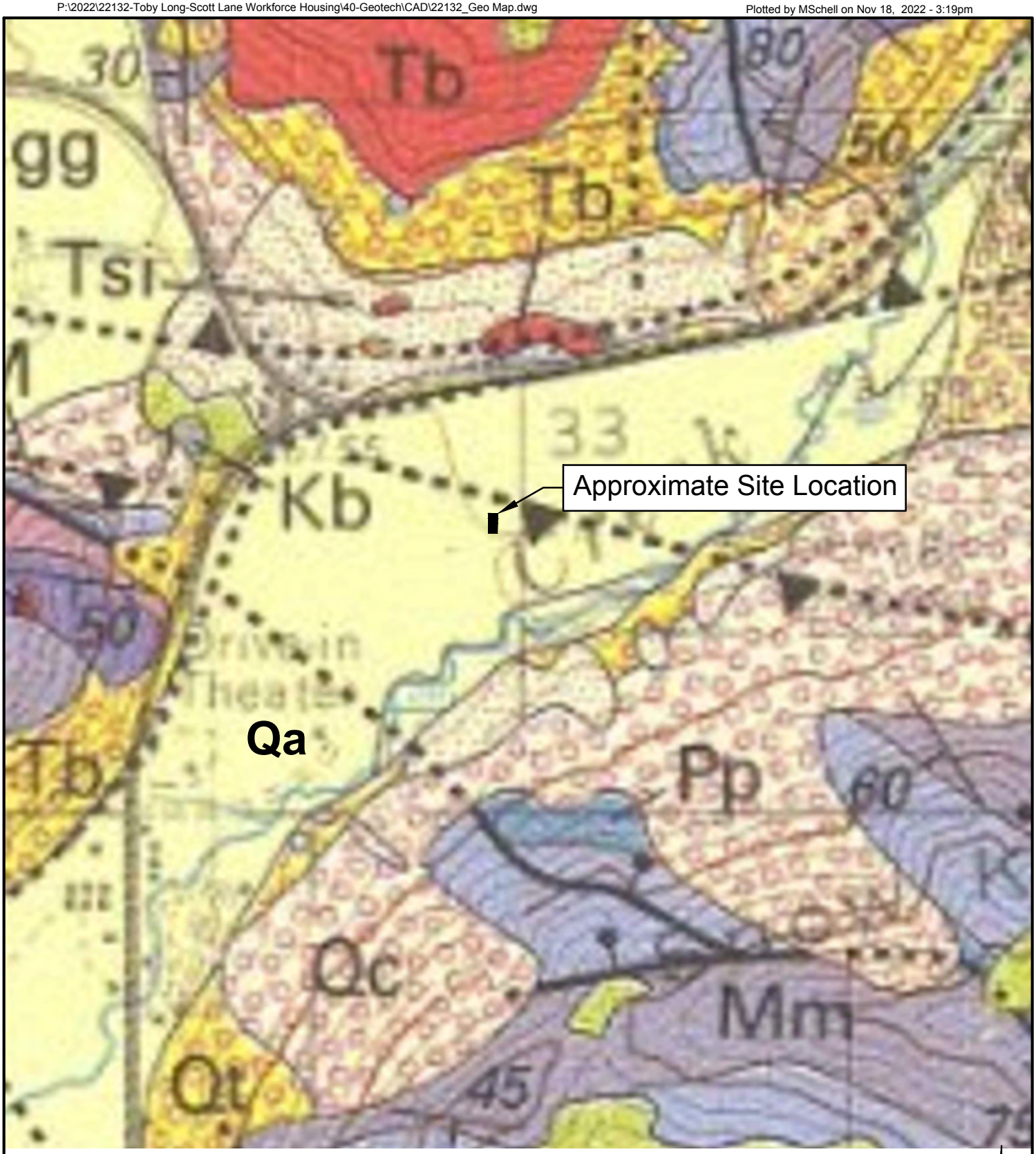
4.0 SITE CONDITIONS

4.1 Description

Two 0.12-acre parcels are located where Snow King Ave terminates into Maple Way in the town of Jackson, Teton County, Wyoming (Figure 1). The northern property located at 910 Smith Lane, sits at the intersection of Scott Lane and Smith Lane, and the southern property, located at 915 Simon Lane, is at the intersection of Simon Lane and Scott Lane. Both lots are currently occupied by existing single-family residences. The southern edge of this property lies approximately 500-ft north from the bank of Flat Creek, at about 6,160-feet above mean sea level (AMSL), according to the Teton County MapServer. The site is relatively flat and is located on alluvial flood plain deposits. Based on our experience in the area, surrounding properties contain mostly sandy gravel and cobbles with varying small amounts of fine-grained material such as silt and clay.

P:\2022\22132-Toby Long-Scott Lane Workforce Housing\40-Geotech\CAD\22132_Geo Map.dwg

Plotted by MSchell on Nov 18, 2022 - 3:19pm



Map symbols: Qa - Alluvium - stream and river deposits

From Love et. al, Geologic Map of Grand Teton National Park, 1992

DRAFTED BY:	MS	SHEET TITLE: Figure 1 Site Location and Geologic Map	PROJECT TITLE: Anticipated Conditions 910 Smith Lane Teton County, Wyoming	JORGENSEN Geotechnical, LLC 307-733-5150 www.jorgeng.com
REVIEWED BY:	CHL			
PROJECT NUMBER 22132				

4.2 Geology

The site is found on the Geologic Map of the Grand Teton National Park, Teton County, Wyoming (Love, et al., 1992), which is adapted as Figure 1. The map indicates the project site is covered by Quaternary-aged alluvial deposits. Alluvial deposits are described as stream and river deposits and are typically dominated by medium to large cobbles in a sandy matrix. In general, soil observations from sites nearby the project area agree with mapped geology.

Numerous Quaternary (i.e., relatively young and assumed active) faults have been mapped in Western Wyoming (Case, 1997; USGS, 2006), notably, the Teton fault system which lies approximately 7 miles to the northwest of the project, respectively. Slip rates on the Teton fault is estimated to be between 0.2 mm/yr and 1.0 mm/yr. As seen in Figure 1, the project site is surrounded by many older or Class B faults, notably the Jackson and Cache Creek Thrust faults, but these are believed to be inactive or pose little geological threat.

4.3 Soils

In general, previous site investigations in the surrounding area indicate the proposed site is likely underlain by sandy gravels and cobbles ("pit-run"), overlain by several feet of gravelly fill and topsoil. Test pits in these areas were excavated to depths ranging from 12 to 16-feet below the existing ground surface and the cobbles were observed to increase in size and volume with depth. These soils were logged as comprising 70-90% gravel and cobbles with 15-30% of the material consisting of sands with a small percentage of fines. Inconsistent lenses of sand were observed in some of these areas so it is important to note that sandy lenses of material could be present at the project site. Soils will be verified during the proposed phase 2 of the project. Assumed site soils are expected to provide adequate support for the anticipated foundation loads.

Due to the current residences on the project site, it is likely there are undocumented construction fills lain during previous construction. These could include unconsolidated silty or sandy gravels and be several feet thick.

4.4 Groundwater

Due to the project's proximity to Flat Creek, groundwater will fluctuate in response to snowmelt, runoff, and flows in Flat Creek in the spring and summer months. Typically, peak seasonal groundwater levels occur between mid-June and early-July. Groundwater monitoring information from surrounding areas in Teton County (accessed from Womack & Associates and Jorgensen reports) indicate peak groundwater levels ranged anywhere from 5-ft to 10-ft below ground surface (bgs). We assumed 4-ft bgs for engineering calculations. It is prudent to assume these past values do not represent the highest possible groundwater levels. For planning and design, we suggest assuming water may rise higher than these measured values and act accordingly to keep crawlspace areas and parking structures dry. We recommend any water-sensitive mechanical equipment to be placed above ground.

Depending on the time of year construction begins, dewatering may be required to prevent the subgrade soils from "pumping" during compaction and enable them to be compacted to a non-yielding condition. Dewatering operations, if employed, should lower the water level to a minimum of 2-ft below the bottom of foundation excavation. Alternatively, to avoid dewatering, earthwork activities should be planned between October and April when water levels are predicted to be lower.

4.5 Earthquakes and Seismicity

The project site is located within the Intermountain Seismic Belt, a zone of seismicity that extends from southern Utah through eastern Idaho, western Montana and western Wyoming (Smith and Arabasz, 1991). Predicted recurrence intervals for maximum credible earthquakes have passed for most of the fault systems capable of generating magnitude 7.5 events in western Wyoming (Case, 1997), implying the risk of major earthquakes is relatively high.

Ground motion accelerations should be derived for the project site in accordance with the general procedure defined in the International Building Code (IBC). The IBC references ASCE 7-16 to determine the ground motion accelerations. Based on subsurface soils, mapped geology, and our experience in the area, the site is classified as Site Class D ("Stiff Soil"). For your convenience, Seismic Design Maps (SEAOC, 2019) values are summarized in Table 4-1.

Table 4-1: U.S. Seismic Deign Maps Summary

Maximum Considered Earthquake (MCE) Spectral Response Acceleration Parameters	
Short Period (S_s) = 1.046	
1-Second Period (S_1) = 0.345	
Site Coefficients and Adjusted MCE Spectral Response Acceleration Parameters	
F_a = 1.082	S_{MS} = 1.132
F_v = 1.955	*S_{M1} = 0.674
Design Spectral Response Parameters	
S_{DS} = 0.755	
*S_{D1} = 0.450	

Note: Values for F_v are based on linear interpolation of Table 11.4-2 of ASCE Standard 7-16. Values for $S_{M1,}$ and S_{D1} are calculated from F_v. Per Section 11.4.8 of ASCE 7-16, if the proposed structure foundation will include seismic isolators or damping systems, a site response analysis shall be performed in accordance with Section 21.1 ASCE of 7-16.

The site is in an area of moderate seismic activity. The current peak horizontal acceleration (PGA) with a probability of occurrence of 2% in 50 years is approximately 0.464g (USGS, 2014). This has been applied in this report for the analysis of seismic lateral loading on retaining walls (Section 5.3).

The provisions of the IBC are intended to provide uniform levels of performance for structures depending on their occupancy and use and the risk inherent to their failure. The approach adopted in the IBC is intended to provide a uniform margin of safety against collapse at the design ground motion. The design earthquake ground motion is selected at a ground shaking level that is 2/3 of the maximum considered earthquake (MCE) ground motion, which has a likelihood of exceedance of 2% in 50 years (corresponding to a return period of about 2,500 years). The owner should be aware that the IBC is not intended to prevent damage or loss of function during a major earthquake; it is intended to reduce the risk of loss of life. Structural design should follow the level of risk tolerable to the owner.

4.6 Geologic and Geotechnical Hazards

In our opinion, the most significant geologic hazard to the project site is its close proximity to the Teton Fault system, which is roughly 7 miles to the northwest of the project site. The owner should be aware that in the event of a large magnitude earthquake, strong ground shaking and ground cracking could potentially cause damage to structures (Smith et al., 1993). The owners may wish to consider the option of carrying earthquake insurance in addition to homeowner's insurance. However, the distance from any Quaternary (i.e., relatively young) faults implies surface rupture at the project site is unlikely to occur.

Loose, saturated sands and silty sands, and in some cases, silts and gravels may liquefy when exposed to seismic shaking. The gravels and cobbles observed throughout adjacent sites are unlikely to liquefy in a seismic event. Liquefaction, if it were to occur, could cause differential settlement, particularly if a structure is placed partially on sand or undocumented fills, and partially on stony alluvium. However, liquefaction is unlikely to cause lateral spreading, which is major slope movement commonly responsible for catastrophic damage during earthquakes, at this relatively flat site.

5.0 ENGINEERING ANALYSIS

5.1 Settlement

Significant consolidation (e.g., greater than 1-inch total settlement or 0.5-inches differential settlement) of the anticipated stony alluvial deposits is not anticipated. Sandy topsoil and all construction fills shall be completely removed from under foundation elements. Foundation elements should be placed in direct contact with the underlying stony alluvium or compacted structural fill. If additional lenses of loose sand, fine-grained material, or fill are observed within the stony material, they should be removed and replaced with approved structural fill or native stony alluvium and compacted following the recommendations of Section 6.4.

5.2 Bearing Capacity

Bearing capacity of soil refers to its ability to resist shear failure under load. It is assumed any overlying topsoil will be removed, and footings will be placed directly on compacted native alluvium or imported stony fill. Compaction methods and specifications are discussed in Section 6.4. Soil parameters were derived based on assumed soil conditions and established empirical estimates (CANMET, 1982). The bearing capacity of the gravel and cobble alluvium was estimated using Terzaghi's bearing capacity equation for isolated strip footings (Bowles, 1996). Allowable bearing capacity is estimated to be 6,000 psf for approved foundation soils, assuming that topsoil and any other deleterious materials are removed prior to fill placement (if required).

Soil bearing capacity is dependent not only on the soil strength, but also geometry of the foundation elements and peak groundwater levels. The estimate above assumes 2-ft wide strip footings placed a minimum of 3-ft below final grade, with groundwater levels at 4-ft bgs (conservatively estimated as the highest observed groundwater level at nearby sites, and the proximity of the project site to Flat Creek). If footing size and depth differs remarkably from these assumptions, this office should be notified to evaluate if the soil will support the proposed loading. It is often the case that heavily loaded, isolated footings may be optimized (i.e., made smaller) using a larger bearing capacity, thereby reducing the quantity of concrete. Please contact Jorgensen for an evaluation.

5.3 Lateral Loads on Foundation Walls

Lateral pressures were calculated using methods suggested by Bowles (1996). Lateral pressures were calculated for at-rest, active, and passive conditions presented in Table 5-1. These values assume native or imported stony material (e.g., "pit-run") will be used as backfill. We have assumed an estimated internal friction angle of 35° and a unit weight of 135 pcf based on visual classification of the soils. Calculations assume level backfill against foundation walls or retaining walls.

Table 5-1: Lateral Pressure Parameters for Native Stony Site Soils

Condition	Coefficient of Earth Pressures	γK (equivalent fluid pressure)
Static Conditions		
Level Backfill	K_o = 0.43	58 pcf
	K_a = 0.27	37 pcf
	K_p = 3.69	498 pcf
Earthquake Conditions		
Level Backfill	K_{ae} = 0.42	57 pcf
	K_{pe} = 3.21	433 pcf

5.3.1 Active Pressures

For lateral pressure design of retaining walls, which are allowed to deflect and develop an active soil wedge, the calculated equivalent fluid pressure (γK_a) is 37 pcf (pounds per cubic foot). This pressure distribution would be equivalent to a force of approximately $18.5H^2$ pounds per horizontal foot of wall acting at one-third the wall height (H) above the base.

Lateral pressures on retaining walls from earthquakes were estimated using the Mononobe-Okabe equations (Bowles, 1996; Duncan et al., 1990). Because the maximum accelerations occur only briefly during an earthquake, it is common practice when designing dams and other earth structures to reduce the design acceleration to ½ of the maximum design accelerations (Hynes-Griffin and Franklin, 1984) Thus, we have calculated seismic lateral pressures using a horizontal acceleration k_h of 0.232g (½ of k_h max) per the USGS (2014).

Research has indicated that lateral pressures due to earthquakes are non-hydrostatic in distribution, and the resultant acts above the lower third-point of the wall (Baker, et al., 1990). Accordingly, active soil pressures must be divided into two components that act at different wall heights. The static force acts at the lower third-point, as discussed above. The resultant force from seismic lateral pressures is applied at 60% of the wall height above the base with a magnitude equal to the difference between seismic and static active pressures; i.e., ½ (γK_{ae} - γK_a)H^2 or $10H^2$ pounds per horizontal foot wall applied.

5.3.2 At-Rest Pressures

For lateral pressure design of basement walls, which are restrained and not allowed to deflect, the calculated equivalent fluid pressure (γK_o) is 58 pcf. Design control of such walls shall be whichever generates the higher resultant force: at-rest pressures or active seismic pressures.

5.3.3 Passive Pressures

For passive pressure design, the calculated equivalent fluid pressure (γK_p) is 498 pcf, assuming a horizontal ground surface adjacent to the wall and reduced to 433 pcf for seismic conditions. Passive pressure design should neglect loose fill and soil located within the frost.

5.4 Soil Friction

Terzaghi et al. (1996) suggests the use of internal strength of the soil for the friction angle along a concrete base in granular soils, with a maximum value of 30°. Accordingly, a friction value of 0.58, which is the tangent of 30°, is suggested if foundations elements are founded on native stony alluvium or imported stony fill. The friction value may be combined with the passive pressure to resist horizontal loads.

6.0 RECOMMENDATIONS

6.1 Foundations

In our opinion, the existing native stony alluvium, consisting of sandy gravels and cobble, is likely to provide adequate support for anticipated foundation loads. We recommend the building foundation systems be placed entirely on native stony material or compacted structural fill consisting of imported "pit-run" or re-compacted stony site soil. Topsoil, any additional fine-grained alluvial soils, or previously imported fill should be entirely removed from below foundation elements. Over-excavation under footings shall extend to competent stony soils and a minimum of one footing width beyond the edges of the footing.

The building code for Teton County requires that footings be placed at a minimum depth of 34 inches from finished grade, with a minimum foundation exposure of 6 inches above finished grade. Minor cracks in the foundation walls, floor slabs, and sheetrock are normal and should not be a cause for concern. A structural engineer should review the plans to check that adequate lateral restraint is provided to foundation walls by the floor joists.

6.2 Site Preparation

Prior to the placement of structural fills or foundation elements, the site should be cleared and stripped of topsoil, organic debris and any roadbase or other previously undocumented fill. No brush, roots, frozen material, or other deleterious or unsuitable materials shall be incorporated in the foundation subgrade or structural fill. We recommend the foundation bear directly on the native sandy cobble alluvium or an approved structural fill comprising recompacted native stony soils or imported "pit-run". If unexpected fills or obstructions are encountered during site clearing or excavation, such features should be removed and the excavation thoroughly cleaned prior to backfill placement and/or construction. All exposed subgrade surfaces should be free of mounds and depressions which could prevent uniform compaction. All excavations should be inspected by representative of Jorgensen prior to fill or concrete placement, especially if questionable materials are exposed.

During excavation for the foundation footings, removal of large cobbles may disturb and loosen the surrounding material. All disturbed areas should be compacted with a smooth-drum vibratory roller, in vibratory mode with a minimum of three passes, prior to placement structural fill and footing construction. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed and approved by Jorgensen.

As discussed in Section 4.4, depending on the time of year construction begins, groundwater levels may be at or near the bottom of footing elevation making compaction difficult, if not impossible. Dewatering efforts may be required to compact the alluvial soils to a non-yielding condition. If employed, dewatering operations should be able to lower the water level to at least 4-ft below the bottom of the excavation in order to reduce the possibility of pumping during fill placement.

6.3 Excavation and Cut Slope Stability

OSHA regulations (29CFR1926) appear to classify the alluvium as Type C soil. Simple cut slopes should be no steeper than 1.5H:1V. These are recommendations based on observations made at the time of the investigation. The contractor shall be responsible for adherence to OSHA and other safety regulations based on soil and groundwater conditions at the time of construction.

6.4 Final Backfilling and Grading

Properly compacted backfill and site drainage are important. Stony fill (e.g., site-derived sandy gravel and cobble alluvium or imported "pit-run") will compact into a dense, strong, well-draining engineered fill, and strict moisture control is usually not required, making it a preferred alternative for many contractors for exterior backfills, utility trenches, and subbase under interior and exterior slabs. However, compaction testing with a nuclear density gauge is usually problematic due to the presence of large stones. Therefore, we recommend compacting stony fills using a **method specification**, for which Table 6-1 provides initial guidelines.

Table 6-1: Compaction Parameters for Stony Fill

Compactor Type	Lift Thickness	Maximum Particle Size	Minimum Number of Passes*
5-ton vibratory	12 inches	9-inch**	3
1.5-ton vibratory	9 inches	6-inch	5
Hand-held	4 inches	4-inch	5

*The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.

** Occasional clasts to 12-inch are permitted, if encountered, but should not be nested.

The method specification may be established as follows:

- The contractor will place fill in loose lifts no greater than specified in Table 6-1 for whichever class of compactor is used.
- Fill will be compacted with the *minimum* number of passes specified in Table 6-1. The actual number of passes should be determined by observing compaction after each pass to determine if the surface is non-yielding. If the fill surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.
- Once the number of passes is determined, this **method** (unique to the material type, compactor, lift thickness, and number of passes) may be continued for the rest of the project as long as fill material properties and subgrade soil conditions remain the same.

It is important to establish a method specification as early in the construction as possible and apply it consistently for the entirety of the project. Jorgensen should observe lift thickness, number of passes, and equipment used during compaction. Additional guidance on construction observations may be found in Section 6.9.

Exterior backfills should be placed as early as possible. Do not over-compact exterior backfills against "green" foundation walls. Utility trenches should also be backfilled in lifts and lightly compacted. The stony soils will require a vibrating smooth-drum roller or vibratory plate (i.e., hoe-pack or "jumping jack") for compaction.

6.5 Interior Slabs-on-Grade

Interior slabs should be at least 4 inches thick, and any slabs bearing vehicles should be at least 6 inches thick, or as approved by a Structural Engineer. Minor floor cracking of slab-on-grade construction is difficult, if not impossible, to prevent. Such cracking is normal and should be expected to occur with time.

Buildings are almost never free of cracks, and cracking is caused by many factors other than soil movement, such as concrete shrinkage or curling, or daily and seasonal variability in temperature and humidity.

An impermeable layer (usually plastic) is suggested beneath the slab, underlain by 4 inches of clean drain gravel that will act as a capillary break to reduce dampness. Two options are available to reduce the tendency for the concrete to crack or curl as it dries:

1. A blotter layer may be placed under the slab. In the past, loose sand has been used for this purpose, but is no longer recommended. A cover of 4 inches of trimmable, compactible, granular material may be placed over the sheeting to receive the concrete slab. This material usually consists of "crusher run material", which varies in size from about 1.5-inch down to rock dust. Alternatively, 3 inches of fine graded material such as crusher fines or manufactured sand may be used.

2. The blotter layer may be eliminated if the concrete is reinforced properly. If the contractor needs additional guidance on slab reinforcement, a Structural Engineer should provide it.

Three articles from the American Concrete Institute (ACI) that discuss these options are listed in the references section. We are able to offer additional guidance if requested.

6.6 Exterior Slabs-on-Grade

Exterior slabs (e.g., sidewalks, patios, driveways, hardscapes, etc.) typically sustain the greatest damage. Cracking is almost impossible to avoid, and freeze-thaw adds to the difficulty caused by soil movement. Performance of exterior slabs in areas underlain by fine grained materials or fill will be improved by over-excavation and replacement with 6 to 12-inches of road mix gravel (e.g., WYDOT Grading H), or recompacted site material. Prior to placement and compaction of the gravel, the surface of the excavation should be rolled and compacted. The gravel should be separated from the sand using a non-woven separation fabric (e.g., Mirafi 140N).

Exterior slabs should be at least 4 inches thick, 6 inches if supporting vehicles, or as approved by the Structural Engineer. Exterior slabs should not be tied to foundation walls. Any movement of exterior slabs may be transmitted to the foundation walls, resulting in damage. Posts for patios or other exterior columns should not bear on exterior slabs. If the slabs settle or rise, the movement can be transmitted to the post, resulting in damage to the structure. Expansion joints are recommended in all concrete flatwork.

6.7 Crawlspace Ventilation and Radon

There is a slight risk that seasonal groundwater or surface water fluctuations may result in dampness or water entering crawl space areas. Ventilation to reduce moisture and potential accumulation of radon gas is required by code for habited and inhabited spaces below grade. Placing a Class 1 vapor retarder in the crawlspace may reduce ventilation requirements. Care should be taken while installing such a vapor retarder to avoid water overtopping, and subsequently compromising, the system. Evaluation of radon was beyond the scope of work; local codes should be followed and specialty contractors employed, if necessary. A capillary break layer may be necessary to accommodate a radon vent pipe under slabs-on-grade (Section 6.5). The building contractor is ultimately responsible for following building codes.

6.8 Reinforcing, Utilities Testing, and Concrete Considerations

Footings, slabs, and foundation walls should be reinforced to resist differential movement. Consultation with a Structural Engineer to specify adequate reinforcement is suggested. Water and sewer lines should be pressure tested before backfilling. Exterior concrete should contain 5% to 7% entrained air.

6.9 Observation during Construction

Recommendations in this report are contingent upon our involvement. If any unexpected soils or conditions are revealed during construction, this office should be notified immediately to survey the conditions and make necessary modifications. All excavations and foundation subgrades should be observed by a representative of JG prior to fill or concrete placement, especially if questionable materials are exposed. Notice shall be provided at a minimum of 24 hours before the requested observation.

We are able to provide the most value observing site conditions at the following times:

1. Upon completion of site preparation to verify stony alluvial soils have been reached and prepared in accordance with Section 6.2,
2. During the placement of the first couple lifts of structural fill, if required, to observe compaction (i.e., develop a method specification, see Section 6.4), and
3. Once the site has been prepped to the bottom of footing elevation to witness a proof roll with the compactor.

7.0 LIMITATIONS

This report has been prepared based on inherently limited data. Actual site conditions may vary. These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty is made or implied.

This report is site-specific and has been prepared in support of the proposed project. The report is for the sole use of the current property owner and their design and construction team and shall be considered non-transferable to future property owners without the written consent of Jorgensen Geotechnical. Under no circumstances are the figures and text to be used separately.

8.0 REFERENCES

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FIGURE 9
CONSTRUCTION

Job Address:
910 Smith Lane
Jackson Hole, WY 83001

Print Date: 1-8-2026

24317 - S4 Flats

01 - General Requirements

Items	Price
Mobilization	$127,000.00
Management	$275,000.00
Portable Toilet On Site	$3,000.00
Dumpsters	$9,200.00

02 - Demolition & Site Work

Items	Price
Demolition	$130,295.00
Site Exfill & Grading	$138,269.45
Utility Relocate	$139,478.90

03 - Concrete

03 - Concrete
Building

Items	Price
Footings	$39,282.96
Walls	$48,421.90

Items	Price
Slab 4" Interior	$16,561.67
Slab 6" Garage	$85,462.72

03 - Concrete
Sitework

Items	Price
Driveway Approach 6"	$10,856.77
Curb and Gutter 24"	$6,869.42
Sidewalk 4"	$17,240.81

03 - Concrete
Landscaping

Items	Price
Landscaping (TBD)	$51,750.00

04 - Masonry

No Masonry on project

05 - Metals

05 - Metals
Structural Steel

Items	Price
Structural Steel Installation	$34,000.00
Structural Steel Fabrication	$135,000.00

05 - Metals
Metal Railing

Items	Price
Metal Railing Installation	$23,920.00
Metal Railing Fabrication	$77,000.00

06 - Wood, Plastics, & Composites

06 - Wood, Plastics, & Composites
Floor Framing (1st Floor)

Items	Price
Framing Subcontractor	$175,000.00

07 - Thermal & Moisture Protection

Items	Price
Roofing Quote	$275,000.00

08 - Openings

Items	Price
Windows & Doors	$225,000.00

09 - Finishes

Items	Price
Drywall 1st Floor	$65,000.00
Interior Trim & Doors	$75,000.00
Exterior Finishes	$221,103.30

10 - Specialities

Items	Price
Garage Storage Lockers	$45,000.00
Mailboxes	$10,000.00
EV Charging Stations	$31,050.00
Decorative Screen	$35,000.00

10 - Specialities
Modular

Items	Price
Modular Fabricator	$1,750,000.00
Modular Design	$75,000.00
Modular Stitching	$75,000.00

11 - Equipment

Items	Price
Appliances	$17,250.00

12 - Furnishings

21 - Fire Suppression

Items	Price
Fire Suppression	$111,400.00

22 - Plumbing

Items	Price
Plumbing Subcontractor	$172,500.00

23 - HVAC

Items	Price
HVAC Contractor	$57,500.00

26 - Electrical

Items	Price
Electrical Subcontractor	$445,000.00

Miscellaneous

Miscellaneous
Additional Project Costs

Miscellaneous
Construction Contingency

Items	Price
Construction Contingency	$200,000.00

Miscellaneous
Contractor Fee

Items	Price
Contractor Fee	$0.00

Total price: $5,454,412.90

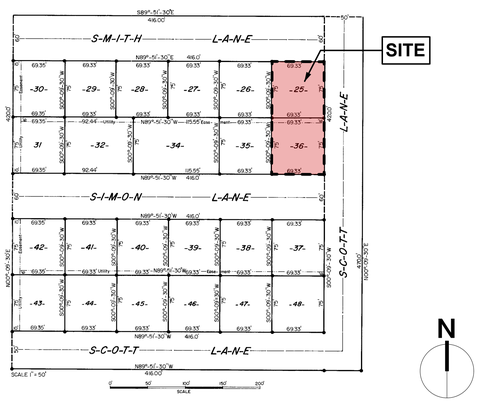
I confirm that my action here represents my electronic signature and is binding.

Signature: _____

Date: _____

Print Name: _____





2 VICINITY MAP / PARCEL MAP



JACKSON DEVELOPMENT

1 CONCEPTUAL RENDERING

3 CONTACTS

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GENERAL CONTRACTOR:
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MODULAR FABRICATOR:
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8 PROJECT NARRATIVE

THE PROJECT CONSISTS OF 13 WORKFORCE HOUSING UNITS CONSTRUCTED WITHIN A NEW THREE-STORY BUILDING, WHICH INCLUDES COVERED PARKING SPACES ON THE FIRST LEVEL, WITH THE RESIDENTIAL UNITS IN TWO FLOORS ABOVE. THE RESIDENTIAL UNITS WILL BE CONSTRUCTED USING MODULAR CONSTRUCTION METHODS, MINIMIZING DISRUPTION TO THE NEIGHBORHOOD DURING CONSTRUCTION AND ACCELERATING THE PROJECT TIMELINE.

THE ARCHITECTURE REFLECTS A SIMPLE AND ELEGANT MODERN FORM, WITH AN ARTISTIC STRRET WALL AND AND INVITING ENTRY. THE PROJECT MAINTAINS A CONSISTENT AND UNIFORM FAÇADE WHILE THE OVERALL MASSING OF THE BUILDING UTILIZES A SHIFT IN MATERIALS, FAMILIAR TO THE MOUNTAIN MODERN LANGUAGE PROPOSED FOR THIS PROJECT. THE BUILDING WILL BE AN ATTRACTIVE ADDITION TO THE MIDTOWN AREA AND WILL PROVIDE MUCH-NEEDED HOUSING TO THE LOCAL COMMUNITY.

7 ABBREVIATION

#	POUND OR NUMBER
&	AND
@	AT
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BSMT	BASEMENT
BYND	BEYOND
BOT	BOTTOM
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTYD	COURTYARD
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS
EQ	EQUAL
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN OR FIRE DEPARTMENT
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FACE OR FINISHED FLOOR
FFL	FINISHED FLOOR LEVEL
FIXT	FIXTURE
FLR	FLOOR
FM	FILLED METAL
FO	FACE OF
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD
ILO	IN LIEU OF
INSUL	INSULATED OR INSULATION
INT	INTERIOR
LO	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEMBR	MEMBRANE
MIN	MINIMUM
MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
OC	ON CENTER
OH	OVERHANG OR OPPOSITE HAND
OPP	OPPOSITE OR OPPOSITE HAND
OZ	OUNCE
PCC	PRE-CAST CONCRETE
PLUMB	PLUMBING
PLYD	PLYWOOD
PT	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
RM	ROOM
SIM	SIMILAR
SD	SMOKE DETECTOR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER OR SPEAKER
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
T&G	TONGUE AND GROOVE
TELE	TELEPHONE
TLT	TOILET
TME	TO MATCH EXISTING
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TPD	TOILET PAPER DISPENSER
T/D	TELEPHONE/DATA
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VIF	VERIFY IN FIELD
VP	VISION PANEL
W/	WITH
WD	WOOD

4 CODE REFERENCE

2021 INTERNATIONAL ENERGY CONSERVATION CODE
2023 NATIONAL ELECTRICAL CODE –NFPA 70
2024 INTERNATIONAL BUILDING CODE
2024 INTERNATIONAL FIRE CODE
2024 INTERNATIONAL FUEL GAS CODE
2024 INTERNATIONAL MECHANICAL CODE
2024 INTERNATIONAL PLUMBING CODE
2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS
2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

PROJECT IS DESIGNED IN COMPLIANCE WITH CURRENT FEDERAL REGULATIONS CONTAINED IN ADA AND FAIR HOUSING ACT.

PROJECT INFORMATION FOR EXISTING STRUCTURE 910 SMITH LANE:
PIDN: 22-41-16-32-4-05-001
ORIGINAL YEAR BUILT: 1967
1992: ADDITION OF AN ATTACHED GARAGE.
1998: CONVERT GARAGE TO LIVING SPACE.
AREA CALCULATION: FIRST FLOOR = 1,248 SQFT
GARAGE = 600 SQFT
TOTAL SIZE OF BUILDING = 1,848 SQFT
USE: RESIDENTIAL; 5 BEDROOMS AND 2 BATHS

PROJECT INFORMATION FOR EXISTING STRUCTURE 915 SIMON LANE:
PIDN: 22-41-16-32-4-05-011
ORIGINAL YEAR BUILT: 1974
1980: ADDITION OF AN ATTACHED GARAGE.
AREA CALCULATION: FIRST FLOOR 1,152 SQFT
GARAGE 330 SQFT
USE: RESIDENTIAL; 3 BEDROOMS AND 1 BATH.

9 EXISTING PROPERTY INFORMATION

SCOPE OF PLAN CHECK:

NOTE: THIS PROJECT INCLUDES PREFABRICATED MODULAR CONSTRUCTION.

TOWN OF JACKSON: SITE BUILT COMPONENTS

1. EXCAVATION, GRADING, & DRAINAGE.
2. UTILITIES.
3. FOUNDATION.
4. LEVEL 01 & STEEL PODIUM.
5. MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION.
6. STAIRS.

STATE OF WYOMING: FACTORY BUILT MODULAR COMPONENTS

1. RESIDENTIAL UNIT MODULES; LEVELS 02 & 03; (SEE SHEET G-022 FOR MODULAR DIAGRAMS).

6 SCOPE OF WORK

DEFERRED SUBMITTALS:

1. SPRINKLERS INSTALLED PER NFPA 13.

5 DEFERRED SUBMITTALS

LICENSED ARCHITECT
JOSEE LONG, AIA
C-3696
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
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COVER

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SCALE
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SHEET
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J A C K S O N D E V E L O P M E N T

3 5 5 S C O T T L A N E J A C K S O N , W Y 8 3 0 0 1

LICENSED ARCHITECT
ROSS E LONG III
C-3596
REN. 12/31/25
STATE OF WYOMING

TOWN OF JACKSON: WILDLAND URBAN INTERFACE

WUI PERMIT #:	T-WUI2025-0038
STATUS:	APPROVED; IGNITION RESISTANT CONSTRUCTION, IR2
NOTES:	1. AREA FIRE HAZARD IS MODERATE
	2. WATER SUPPLY IS CONFOMRING
	3. DEFENSIBLE SPACE OF 30 FEET CANNOT BE MET, THEREFORE IR2 = IGNITION-RESISTANT CONSTRUCTION IN ACCORDANCE WITH SECTION 505 IS REQUIRED
	4. GC REQUIRED TO PULL WUIC FINAL INSPECTION

6 TOWN WILDLAND URBAN INTERFACE

BUILDING CODE COMPLIANCE (2021 INTERNATIONAL BUILDING CODE)

BUILDING INFORMATION					
PIDN:	22-41-16-32-4-05-001				
	22-41-16-32-4-05-011				
SITE AREA:	10,390.26 SQ FT				
CHAPTER 3: OCCUPANCY CLASSIFICATION AND USE:					
SECTION 302.1: OCCUPANCY CLASSIFICATION					
LEVEL	**GROUP**	**CLASSIFICATION**	**COMMENTS**		
LEVEL 01	R-2	RESIDENTIAL			
LEVEL 01	S-2	ENCLOSED PARKING GARAGE	AS PER SECTION 406.2, 406.4 & 406.6		
LEVEL 02 & 03	R-2	RESIDENTIAL			
CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS					
TABLE 504.3: ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE					
		ALLOWED	**PROPOSED**	**COMMENTS**	
OCCUPANCY CLASSIFICATION	**SEE FOOTNOTES**	**TYPE VA**			
S-2	S	70'	10' 1-1/4"		
R-2	S	70'	33' 7"		
S = BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1					
CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS					
TABLE 504.4: ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE					
		ALLOWED	**PROPOSED**	**COMMENTS**	
OCCUPANCY CLASSIFICATION	**SEE FOOTNOTES**	**TYPE VA**			
S-2	S	5	1		
R-2	S	4	3		
S = BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1					
CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS					
TABLE 506.2: ALLOWABLE AREA FACTOR IN SQUARE FEET					
		ALLOWED	**PROPOSED**	**COMMENTS**	
OCCUPANCY CLASSIFICATION	**SEE FOOTNOTES**	**TYPE VA**			
S-2	SM	63,000 SQ FT	4,071 SQ FT		
R-2	SM	36,000 SQ FT	10,657 SQ FT		
SM = BUILDINGS TWO OR MORE STORIES ABOVE GRADE PLANE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1					

5 CODE COMPLIANCE

SECTION R301 CLIMATE ZONES:

WYOMING: 7 TETON

R402.1.2 INSULATION AND FENESTRATION CRITERIA

R402.1.3 R-VALUE ALTERNATIVES;

TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIRMENTS BY COMPONENT [a]

CLIMATE ZONE	FENESTRATION U-FACTOR [b, i]	SKYLIGHT [b] U-FACTOR	GLAZED FENESTRATION SHGC [b, e]	CEILING R-VALUE	WOOD FRAME [g] WALL R-VALUE	MASS WALL R-VALUE [h]	FLOOR R-VALUE	BASEMENT WALL R-VALUE [c, g]	SLAB R-VALUE & DEPTH [d]	CRAWL SPACE WALL R-VALUE
7	0.3 [i]	0.55	NR	60	30 or 20&5ci [h] or 13&10ci [h] or 0&20ci [h]	19/21	38	15ci or 19 or 13&5ci	10ci, 4 FT	15ci or 19 or 13&5ci

NR = NOT REQUIRED
ci = CONTINUOUS INSULATION

a.) R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL BE NOT LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
b.) THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
c.) "5 ci or 13" MEANS R-5 CONTINUOUS INSULATION (ci) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL OR R-13 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL. "10 ci or 13" MEANS R-10 CONTINUOUS INSULATION (ci) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL OR R-13 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL. "15 ci or 19 or 13 & 5 ci" MEANS R-15 CONTINUOUS INSULATION (ci) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL; OR R-19 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL; OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE WALL IN ADDITION TO R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL.
d.) R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS AS INDICATED IN THE TABLE. THE SLAB EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.
e.) NOT USED.
f.) NOT USED.
g.) THE FIRST VALUE IS CAVITY INSULATION; THE SECOND VALUE IS CONTINUOUS INSULATION. THERFORE, AS AN EXAMPLE, "13 & 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.
h.) MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
i.) A MAXIMUM U-FACTOR OF 0.32 SHALL APPLY IN CLIMATE ZONES 3 THROUGH 8 TO VERTICAL FENESTRATION PRODUCTS INSTALLED IN BUILDINGS LOCATED EITHER:
1.) ABOVE 4,000 FEET IN ELEVATION, OR
2.) IN WINDBORNE DEBRIS REGIONS WHERE PROTECTION OF OPENINGS IS REQUIRED BY SECTION R301.2.1.2 OF THE INTERNATIONAL RESIDENTIAL CODE.

4 ENERGY COMPLIANCE

TOWN OF JACKSON: LAND DEVELOPMENT REGULATIONS

ZONING:	NH-1: NEIGHBORHOOD HIGH DENSITY 1
USE:	ATTACHED SINGLE-FAMILY UNITS (6.1.4.C)
DENSITY:	(E.1)
INDIVIDUAL USE (MAX):	8,000 SQFT HABITABLE- EXCLUDING BASEMENT

2.2.9. NH-1: NEIGHBORHOOD HIGH DENSITY 1

PRIMARY BUILDING SETBACKS (SEC. 9.4.8.)
PRIMARY STREET (MIN): 20'-0"
SECONDARY STREET (MIN): 10'-0"
SIDE INTERIOR (MIN): 10'-0"
REAR (MIN): 20'-0"

SITE DEVELOPMENT SETBACKS
ALL SITE DEVELOPMENT, EXCLUDING DRIVEWAYS, SIDEWALKS, OR PARKING.
PRIMARY/ SECONDARY STREET (MIN): SAME AS PRIMARY BUILDING
SIDE INTERIOR/ REAR (MIN): 5'-0"

LANDSCAPING (DIV. 5.5.)
LANDSCAPING SURFACE RATIO (MIN) (SEC. 9.4.6.D.)
GROSS SITE AREA: 10,390 SQFT
LSR REQUIRED: 10,390 SQFT x .21 LSR = 2,181.9 SQFT OF LSR REQUIRED
2,426 SQFT LSR PROVIDED *(SEE SHEETS L300 & L301 FOR AREA CALCULATIONS)*
PLANT UNITS (MIN)
1 PER 1,000 SQFT LSR = 2.1 PLANT UNITS REQUIRED
3.3 PLANT UNITS PROVIDED *(SEE SHEET L301 FOR PLANT UNIT CALCULATIONS)*

ACCESS
DRIVEWAY WIDTH IN PRIMARY/ SECONDARY STREET SETBACK (MAX): 20'-0"

DRIVEWAY SETBACKS (*EXCLUDES 20' MAX DRIVEWAY ALLOWED IN PRIMARY/ SECONDARY STREET SETBACK)*
PRIMARY STREET (MIN): 20'-0"
SECONDARY STREET (MIN): 10'-0"
SIDE INTERIOR (MIN): 1'-0"

DESIGN GUIDELINES (DIV. 5.8.)
THE DESIGN GUIDELINES APPLY TO ALL RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT OF THREE ATTACHED UNITS OR GREATER.

PRIMARY BUILDING HEIGHT (SEC. 9.4.9.)
HEIGHT (MAX): ROOF PITCH ≤ 3/12: 3 STORIES, NOT TO EXCEED 35'-0"

SCALE OF DEVELOPMENT (SEC. 9.4.13.)
FLOOR AREA RATIO (FAR MAX)
DEED RESTRICTED HOUSING EXEMPTION (SEC. 7.8.3.): FLOOR AREA MEETING THE APPLICABILITY STANDARDS OF THIS SECTION IS EXEMPT FROM CALCULATION OF THE MAXIMUM FLOOR AREA RATIO (FAR).
WORKFORCE HOUSING FLOOR AREA BONUS (SEC. 7.8.4.): FLOOR AREA MEETING THE APPLICABILITY STANDARDS OF THIS SECTION IS EXEMPT FROM CALCULATION OF THE MAXIMUM FLOOR AREA RATIO (FAR).
INDIVIDUAL BUILDING (MAX GROSS FLOOR AREA): 10,000 SQFT

FENCING
HEIGHT (MAX)
IN STREET YARD: 4'-0"
IN SIDE OR REAR YARD: 6'-0"
SETBACK (MIN)
PRIMARY OR SECONDARY STREET/ SIDEWALK (MIN): 1'-0"
SIDE OR REAR LOT LINE: 0'-0"

PARKING
1/DU 0-1 BEDROOMS 500 SQFT MAX; OTHERWISE 1.5/DU
8 DWELLING UNITS x 1 = 8 PARKING SPACES
5 DWELLING UNITS x 1.5 = 7.5 = 8 PARKING SPACES
16 PARKING REQUIRED: PROVIDING 14 PARKING SPACES *(AS PER PERMIT # P24-076 FINAL LETTER OF APPROVAL)* *(SEE SHEET A-101 FOR PARKING SPACE COUNT)*

REFUSE AND RECYCLING (SEC. 6.4.2)
TRASH AND RECYCLING ENCLOSURE REQUIRED *(SEE SHEET A-101 FOR TRASH AREA LOCATION).*

REQUIRED DISABILITY PARKING (SEC. 6.2.2.C)
1-25 PARKING SPACES PROVIDED = 1 DISABILITY SPACE REQUIRED: PROVIDING 1 DISABILITY SPACE (*SEE SHEET A-101 FOR PARKING LAYOUT)*

ONE IN EVERY EIGHT DISABILITY SPACES SHALL HAVE AN ACCESS AISLE WHICH IS A MINIMUM OF 8 FEET WIDE (RATHER THAN 5 FEET) AND SHALL BE SIGNED "VAN ACCESSIBLE.": PROVIDING 1 VAN ACCESSIBLE SPACE (*SEE SHEET A-101 FOR PARKING LAYOUT)*

REQUIRED BICYCLE PARKING (SEC. 6.2.2.D)
ONE BICYCLE PARKING SPACE SHALL BE PROVIDED FOR EVERY 10 VEHICLE SPACES REQUIRED.
16 PARKING SPACES / 10 = 1.6 BICYCLE PARKING REQUIRED: PROVIDING 6 BICYCLE SPACES *(SEE SHEET L301 FOR BICYCLE PARKING LOCATION)*

TOWN OF JACKSON: PLANNING & BUILDING DEPARTMENT

PERMIT #: P24-076

3 ZONING COMPLIANCE

DRAWING INDEX

SHEET #	SHEET NAME	PERMIT SUBMISSION	.
GENERAL			
G-000	COVER SHEET	+	
G-001	PROJECT INFOMRATION	+	
G-002	GENERAL NOTES	+	
G-003	GENERAL NOTES	+	
G-004	ACCESSIBILTY NOTES	+	
G-010	ZONING DIAGRAMS	+	
G-020	EGRESS & OCCUPANCY DIAGRAMS	+	
G-021	WALL OPENING DIAGRAMS	+	
G-022	MODULAR DIAGRAMS	+	
G-030	MASSING DIAGRAMS	+	
SITE SURVEY			
V-100	SURVEY	+	
CIVIL			
C1.0	COVER	+	
C1.1	NOTES	+	
C2.0	EXISTING CONDITIONS	+	
C3.0	PROPOSED CONDITIONS	+	
C3.1	SEWER SERVICE	+	
C3.2	WATER SERVICE	+	
C3.3	STORMWATER SYSTEM	+	
C3.4	DRY UTILITY PLAN	+	
C3.5	GRADING PLAN	+	
C4.0	DETAILS	+	
C4.1	DETAILS	+	
C4.2	DETAILS	+	
C4.3	DETAILS	+	
C4.4	DETAILS	+	
LANDSCAPE			
L300	EXISTING CONDITIONS LSR	+	
L301	LANDSCAPE PLAN EXISTING COND.	+	
L302	LSR - FUTURE ROAD	+	
L303	LANDSCAPE PLAN FUTURE ROAD	+	
ARCHITECURAL			
A-011	SITE PLAN	+	
A-012	LANDSCAPE PLAN	+	
A-100	FOUNDATIONPLAN	+	
A-101	LEVEL 01 PLAN	+	
A-102	LEVEL 02 PLAN	+	
A-103	LEVEL 03 PLAN	+	
A-104	ROOF PLAN	+	
A-151	LEVEL 01 RCP	+	
A-152	LEVEL 02 RCP	+	
A-153	LEVEL 03 RCP	+	
A-200	BUILDING ELEVATIONS	+	
A-201	BUILDING ELEVATIONS	+	
A-300	BUILDING SECTIONS	+	
A-301	BUILDING SECTIONS	+	
A-310	WALL SECTIONS	+	
A-400	UNIT PLANS	+	
A-401	UNIT PLANS	+	
A-402	ENLARGED BATHROOM PLANS	+	
A-403	ENLARGED KITCHEN PLANS	+	
A-404	ENLARGED KITCHEN PLANS	+	
A-410	STAIR SECTION	+	
A-411	STAIR SECTION	+	
A-500	PARTITION TYPES	+	
A-501	FIRE PENETRATIONS	+	
A-510	DETAILS	+	
A-600	DOOR SCHEDULE	+	
A-602	WINDOW SCHEDULE	+	
A-603	STOREFRONT SCHEDULE	+	
A-604	FF&E SCHEDLE	+	
STRUCTURAL			
SCS	STRUCTURAL COVER SHEET	+	
SN1	STRUCTURAL GENERAL NOTES	+	
SN2	STRUCTURAL GENERAL NOTES	+	
S0	FOUNDATION PLAN	+	
S1	1ST LVL. SITE FRAMING PLAN	+	
S2	2ND LVL. MODULAR FRAMING PLAN	+	
S3	2ND LVL. MODULAR FRAMING PLAN	+	
S4	3RD LVL. MODULAR FRAMING PLAN	+	
S5	3RD LVL. MODULAR FRAMING PLAN	+	
S6.1	2ND LVL. STRAPS	+	
S6.2	2ND LVL. SHEAR	+	
S6.3	3RD LVL. STRAPS	+	
S6.4	3RD LVL. SHEAR	+	
S7	SNOW LEVEL LOADING PLAN	+	
SD0	FOUNDATION DETAILS	+	
SD1	FOUNDATION DETAILS	+	
SD2	SITE FRAMING DETAILS	+	
SD2.1	MODULAR FRAMING DETAILS	+	
SD2.2	MODULAR FRAMING DETAILS	+	
SD3.1	MODULAR FRAMING DETAILS	+	
SD3.2	CONNCECTION DETAILS	+	
SD3.3	STAIR DETAILS	+	
SD5	STEEL FRAMING DETAILS	+	
MECHANICAL			
M0.0	MECHANICAL COVER SHEET	+	
M0.1	MACHANICAL SPECIFICATIONS	+	
M1.0	FORCED AIR ZONE PLAN-LVL 01	+	
M1.2	FORCED AIR ZONE PLAN-LVL 02	+	
M1.3	FORCED AIR ZONE PLAN-LVL 03	+	
M1.4	MECHANICAL SNOWMELT	+	
M2.1	MECH. FORCED AIR PLAN - LVL 01	+	
M2.2	MECH. FORCED AIR PLAN - LVL 02	+	
M2.3	MECH. FORCED AIR PLAN - LVL 03	+	
M3.1	MECH. SNOWMELT PLAN - LVL 01	+	
M4.0	MECHANICAL DETAILS	+	
M5.0	MECHANICAL SCHEDULES	+	

DRAWING INDEX

SHEET #	SHEET NAME	PERMIT SUBMISSION	.
PLUMBING			
P0.0	PLUMBING COVER SHEET	+	
P1.1	DOMESTIC & GAS - LVL 01	+	
P1.2	DOMESTIC & GAS - LVL 02	+	
P1.3	DOMESTIC & GAS - LVL 03	+	
P2.0	DWV - UNDERSLAB	+	
P2.1	DWV - LVL 01	+	
P2.2	DWV - LVL 02	+	
P2.3	DWV - LVL 03	+	
P2.4	DWV - ROOF	+	
P3.0	PLUMBING DETAILS	+	
P3.1	PLUMBING DETAILS	+	
P4.0	PLUMBING SCHEDULES	+	
ELECTRICAL			
E0.0	ELECTRICAL COVER SHEET	+	
E0.1	ELECTRICAL SPECIFICATION	+	
E1.0	POWER PLAN - LVL 01	+	
E1.1	POWER PLAN - LVL 02	+	
E1.2	POWER PLAN - LVL 03	+	
E1.3	POWER PLAN - ROOF	+	
E2.0	EXT. LIGHTING PLAN - LVL 01	+	
E2.1	EXT. LIGHTING PLAN - LVL 02	+	
E2.2	EXT. LIGHTING PLAN - LVL 03	+	
E2.3	EXT. PHOTOMETRICS - LVL 01	+	
E3.0	ELECTRICAL DIAGRAM	+	
E4.0	ELEC. PANEL SCHEDULE	+	
E4.1	ELEC. PANEL SCHEDULE	+	
E4.2	ELEC. PANEL SCHEDULE	+	
E4.3	ELEC. PANEL SCHEDULE	+	
FIRE PROTECTION			
FP-1	PROJECT COVER SHEET	✗	
FP-2	FIRE SPRINKLER - LEVEL 01	✗	
FP-3	FIRE SPRINKLER - LEVEL 02	✗	
FP-4	FIRE SPRINKLER - LEVEL 03	✗	
FP-5	FIRE SPRINKLER - MODULAR UNITS	✗	
	REVISION LEGEND		
	PREVIOUSLY ISSUED, NO CHANGE	□	
	PREVIOUSLY ISSUED, REVISED	■	
	NEW SHEET	+	
	DELETED SHEET	⌀	
	DEFERRED SUBMITTAL	✗	

2 DRAWING INDEX

W-#	WINDOW SCHEDULE REFERENCE	# (triangle)	REVISION REFERENCE	Plan No. 1 / A6 Sheet No.	
D-#	DOOR SCHEDULE REFERENCE	# (hexagon)	FF&E SCHEDULE REFERENCE	(elevation symbol)	ELEVATION REFERENCE
# (diamond)	WALL / FLOOR / ROOF ASSEMBLY REFERENCE	# (box)	FINISH SCHEDULE REFERENCE	# (circle)	KEYNOTE REFERENCE

Elev. No. 1 / A6 Sheet No. — ELEVATION/ SECTION REFERENCE
Detail No. A / A6 Sheet No. — DETAIL REFERENCE
ALIGN — ALIGN FINISH SURFACES

1 SYMBOLS

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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MODULAR FABRICATOR

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355 SCOTT LANE
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PROJECT INFORMATION

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SECTION 1: GENERAL CONDITIONS

1. ONLY THE HIGHEST QUALITY OF WORKMANSHIP SHALL BE CONSIDERED ACCEPTABLE AND SHALL BE FIRMLY SECURED AND RELATIVE TO ELEVATIONS AND DIMENSIONS AS SHOWN IN THE DRAWINGS; TRUE TO PLUMB, LEVEL, SQUARE, AND LINE.

2 . ALL WORK SHALL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES AND WITH ACCEPTED LOCAL STANDARDS OF THE TRADES.

3. ALL NAILING SHALL CONFORM TO THE BEFORE MENTIONED BUILDING CODE REGULATIONS, OR 2007 C.B.C. (2008 L.A.C.B.C), U.O.N.

4. INDIVIDUAL PRINTS OR PARTIAL SETS OF PRINTS SHALL BE CONSIDERED PART OF THE WHOLE SET OF THESE DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT. THE RECIPIENT OF INDIVIDUAL PRINTS OR PARTIAL SETS SHALL BE RESPONSIBLE FOR INFORMATION AND INTENT NOT REPRESENTED ON THE INDIVIDUAL SHEETS OR PARTIAL SETS BUT FOUND ELSEWHERE IN THESE DRAWINGS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL MAKE AVAILABLE ALL NECESSARY DRAWINGS (INCLUDING THESE GENERAL NOTES) TO SUBCONTRACTORS AND SUPPLIERS.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATIING ALLL ASPECTS OF THE WORK AND SHALL INFORM THE OWNER OF HIS WORK SCHEDULE AND ANY ANTICIPATED CHANGES THAT MAY OCCUR IN IT. PLACE ORDERS FOR ALL MATERIALS INCLUDED IN THE WORK BY GENERAL CONTRACTOR OR SUBCONTRACTORS IN TIME TO PREVENT ANY DELAYS IN THE CONSTRUCTION SCHEDULE OR COMPLETION OF THE WORK. LIKEWISE, THE CONTRACTOR SHALL ADVISE THE OWNER OF THE CRITICAL PATH FOR SCHEDULING FOR THE ORDERING OF ALL/ANY OWNER PROVIDED MATERIALS.

6. THE GENERAL CONTRACTOR SHALL NOT PROCEED WITH ANY WORK WHICH HE BELIEVES TO BE CONTRARY TO HIS KNOWLEDGE OF GOOD CONSTRUCTION STANDARDS AND PRACTICES AND SHALL NOT USE ANY SUBSTANDARD MATERIALS.

7. THE GENERAL CONTRACTOR SHALL INFORM THE OWNER OF ANY COSTS OF MATERIALS, LABOR, OVERHEAD AND PROFIT WHICH ARE CAUSED BY ANY CHANGES OR ADDITIONS IN THE WORK INTENDED BY THESE PLANS AND SPECIFICATIONS PRIOR TO ORDERING MATERIALS AND PROCEEDING WITH THE WORK.

8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS BY HIMSELF AND OF HIS EMPLOYEES AND SUBCONTRACTORS, INVOLVED IN THE COMPLETION OF WORK CONTRACTED.

9. THE GENERAL CONTRACTOR SHALL BE EXPECTED TO INSPECT THE SITE FOR CONDITIONS AFFECTING WORK AND FOR ANTICIPATING THE EFFECTS OF THOSE CONDITIONS UPON HIS WORK.

10. DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR THE PROPER INSTALLATION OR CONFORMANCE WITH CODES OR STANDARDS LISTED HEREIN SHALL BE INCLUDED IN THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF THE NEED FOR ANY ADDITIONAL INFORMATION OR MATERIALS NECESSARY FOR THE CONSTRUCTION OF THE DESIGN AS ILLUSTRATED IN THE DRAWINGS.

11. ALL WORK AND MATERIAL OR EQUIPMENT SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

12. RELATIVE REFERENCE ELEVATIONS SHALL BE ESTABLISHED AT THE SITE. PROTECT AND MAINTAIN BENCHMARKS FOR THE DURATION OF THE PROJECT, AS NEEDED FOR THE ACCURATE CONSTRUCTION OF THE PROJECT.

13. ITEMS NOTED "NOT IN CONTRACT", "N.I.C.", OR "PROVIDED BY OWNER" ARE TO BE NEITHER FURNISHED NOR INSTALLED UNDER THIS CONTRACT, BUT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. VERIFY THESE REQUIREMENTS WITH THE OWNER TO RESOLVE THE NEED FOR ANY ADDITIONAL WORK FOR OWNER PROVIDED MATERIALS THAT MAY BE UNANTICIPATED BY THESE DRAWINGS. CONTACT THE ARCHITECT FOR CLARIFICATION OR ASSISTANCE WITH THIS EVALUATION.

14. THE GENERAL CONTRACTOR SHALL COMPLETLEY FAMILIARIZE HIM/HERSELF WITH THE EXISTING CONIDTIONS AND THE DESIGN AS ILLUSTRATED AND SPECIFIED IN THE DRAWINGS. THE GENERAL CONTRACTOR WILL REPORT ANY AND ALL DISCREPANCIES OR OMISSIONS FOUND IN THE DRAWINGS AND SPECIFICATIONS TO ARCHITECT. ALL WORK AFFECTED SHALL NOT PROCEED UNTIL ANY CLARIFICATION OR REVISION HAS BEEN COMPLETED OR PERMISSION TO CONTINUE IS GIVEN.

15. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO ARCHITECT SO THAT PROPER REVISIONS CAN BE MADE.

16. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHODS OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.

17. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES, AND THESE VISITS SHALL NOT BE CONSTRUED AS SUCH. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND/OR STRUCTURAL ENGINEER DURING THE CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES AS FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND/OR STRUCTURAL ENGINEER, WHETHER OF MATERIAL OR WORK AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHEIVING GENERAL CONFORMITY WITH CONTRACT DOCUMENTS, BUT DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

SECTION 2: DIMENSIONS, MEASUREMENTS, AND LAYOUT

1. DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. SCALING OF THE DRAWINGS FOR DIMENSIONS OR LOCATIONS OF MATERIALS OR EQUIPMENT IS CONSIDERED UNACCEPTABLE.

2. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND TYPICAL DETAILS. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION OF MATERIALS AND ITEMS AS WELL AS THEIR LOCATIONS.

4. DIMENSIONS TO SIDE OR CENTER OF DOORS OR WINDOWS ARE TO ROUGH OPENINGS. LOCATE ROUGH OPENINGS NOT DIMENSIONED FRAMING DISTANCE (KING AND TRIM STUDS) FROM CLOSEST WALLS OR CENTER BETWEEN WALLS.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND LAYING OUT THE WORK (INCLUDING GRADES AND ELEVATIONS). THE GENERAL CONTRACTOR WILL EXERCISE PROPER PRECAUTION TO VERIFY FIGURES SHOWN ON THE DRAWINGS WHILE LAYING OUT THE WORK, AND BE RESPONSIBLE FOR ALL ERRORS RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTION.

SECTION 3: SUBCONTRACTORS

1. EACH SUBCONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE TO THE GENERAL CONTRACTOR INDICATING POLICY CONDITIONS AND LIMITS OF LIABILITY INSURANCE PRIOR TO STARTING THE WORK. EACH SUBCONTRACTOR SHALL PROVIDE THE GENERAL CONTRACTOR WITH PROOF OF WORKMAN'S COMPENSATION FOR EACH OF HIS EMPLOYEES.

2. EACH TRADE SHALL COORDINATE ITS WORK AS IS PRACTICAL AND WILL INTERFERE AS LITTLE AS POSSIBLE WITH THE WORK OF OTHER TRADES AND PERSONS. IT WILL BE ASSUMED THAT EACH TRADE HAS ACCEPTED THE QUALITY OF THE WORK OF OTHERS UPON WHICH HIS WORK MUST BE APPLIED.

3. DURING PROGRESS OF WORK MAINTAIN PREMISES FREE OF UNNECESSARY ACCUMULATION OF TOOLS, EQUIPMENT, SURPLUS MATERIALS, AND DEBRIS. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP AFTER THEIR RESPECTIVE WORK, AS WELL AS MAINTAINING A CLEAN AND ORDERLY SITE.

4. STORE AND HANDLE MATERIALS AND EQUIPMENT SO AS TO PREVENT DAMAGE AFFECTING APPEARANCES, PERFORMANCE OF MATERIAL, EQUIPMENT OR FINISHED WORK. IN THE EVENT OF DAMAGE, PROMPTLY MAKE REPAIRS OR REPLACEMENTS AND BE RESPONSIBLE FOR COSTS INCURRED AND TIME REQUIRED FOR REPAIRS OR REPLACEMENTS AT NO ADDITIONAL COST TO THE OWNER.

5. ALL SUBCONTRACTORS SHALL REMOVE AND REDO DEFECTIVE WORK AS DETERMINED BY THE GENERAL CONTRACTOR OR THE DESIGNER AT NO ADDITIONAL COST TO THE GENERAL CONTRACTOR OR OWNER.

6. EACH SUBCONTRACTOR SHALL GUARANTEE MATERIALS AND WORKMANSHIP AGAINST DEFECTS WHICH MAY OCCUR UNDER NORMAL USAGE FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE.

SECTION 4: PERMITS, FEES, INSPECTIONS, REGULATIONS, AND COVENANTS

1. PERMITS AND LICENSES NECESSARY TO PERFORM THE WORK SHALL BE SECURED BY THE GENERAL CONTRACTOR.

2. THE GENERAL CONTRACTOR SHALL OBTAIN ALL CODE CHECKS, INSPECTIONS, AND LABORATORY INVESTIGATIONS REQUIRED BY ORDINANCES, CODES, RULES AND REGULATIONS, BUILDING INSPECTORS, CITY OR COUNTY ENGINEERS, ETC.

3. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COMPLY WITH ALL COVENANTS AND REQUIREMENTS OF THE SUBDIVISION (IF ANY) AS IF INCLUDED IN THESE DOCUMENTS.

SECTION 5: TEMPORARY FACILITIES AND CONTROLS

1. ALL CONSTRUCTION EQUIPMENT REQUIRED TO PERFORM THE WORK TO BE FURNISHED BY THE GENERAL CONTRACTOR.

2. THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR POWER, LIGHT, WATER, AND HEAT AS REQUIRED DURING CONSTRUCTION.

3. SUBCONTRACTORS AND THEIR EMPLOYEES SHALL BE PROVIDED AND ALLOWED USE OF SANITARY FACILITIES ON THE PREMISES.

SECTION 6: GENERAL SITE WORK

1. PROTECT ALL EXISTING TREES, VEGETATION, OBJECTS, AND STRUCTURES FROM DAMAGE OR REMOVAL EXCEPT THOSE DESIGNATED FOR REMOVAL ON THE DRAWINGS, OR BY THE OWNER, OR THE LANDSCAPE DESIGNER AND ARCHITECT.

2. MINIMIZE ACCESS AND MATERIAL STORAGE AREAS AS INDICATED BY THE OWNER, OR LANDSCAPE DESIGNER AND ARCHITECT.

3. THE GENERAL CONTRACTOR WILL CHECK WITH UTILITY COMPANIES AND THE OWNER FOR ACTUAL LOCATIONS OF ANY UNDERGROUND UTILITIES BEFORE STARTING OPERATIONS. ACTIVE UNDERGROUND UTILITIES SHALL BE ADEQUATELY PROTECTED FROM DAMAGE AND IF DAMAGED SHALL BE IMMEDIATELY REPAIRED AT NO EXTRA COST TO THE OWNER.

4. THE LOCATIONS AND ROUTING OF UTILITIES AS SHOWN ON THE SITE PLAN ARE DIAGRAMMATIC IN NATURE AND SHOWS APPROXIMATE LOCATION OF UTILITIES AND EQUIPMENT. EXACT ROUTING OR LOCATIONS OF EQUIPMENT TO BE GOVERNED BY SITE CONDITIONS AND MINOR CHANGES REQUIRED AND DETERMINED ON SITE.

5. ANY SOILS DATA, INCLUDING SOILS REPORT, IN ITS ENTIRETY SHALL BE INCLUDED AS PART OF THESE CONTRACT DOCUMENTS. FOR RECOMMENDED SOIL BEARING PRESSURE FOUNDATION MATERIAL, AND SITE GRADING, SEE SOILS REPORT AND GEOLOGICAL REPORT, IF APPLICABLE.

SECTION 7: GRADING

1. ROUGH GRADING WORK AND FINISH GRADING SHALL BE BY THE EXCAVATING CONTRACTOR AND COORDINATED BY THE LANDSCAPE DESIGNER AND ARCHITECT.

2. GRADE TO SMOOTH, UNIFORM SURFACE TO ELEVATIONS, SHOWN OR REQUIRED FOR POSITIVE DRAINAGE, FROST PROTECTION, AND CLEARANCES.

3. SLOPE ALL GRADES A MINIMUM 1/4" PER FOOT AWAY FROM FOUNDATIONS, WALLS, WALKWAYS, DECKS, ETC.

4. NEW TOPSOIL, IF REQUIRED, SHALL BE REASONABLY FREE OF OBNOXIOUS WEEDS, STONES, LUMPS, PLANTS OR THEIR ROOTS, STICKS OR OTHER EXTRANEOUS MATTER, AND SHALL NOT BE WORKED IN A FROZEN OR MUDDY CONDITION.

5. REFER TO GEOTECH REPORT FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS

SECTION 8: EXCAVATION

1. EXCAVATE TO GRADES INDICATED IN THE DRAWINGS AND TO ALLOW FOOTINGS TO BEAR DIRECTLY ON UNDISTURBED SOIL AT THE MINIMUM REQUIRED DEPTH TO PROVIDE FROST PROTECTION.

2. IF EXCAVATION TO DESIGN ELEVATIONS DISCLOSES UNSUITABLE BEARING SOIL AT THAT LEVEL, OBTAIN AUTHORIZATION FROM THE SOILS OR STRUCTURAL ENGINEER OR ARCHITECT BEFORE PROCEEDING WITH ADDITIONAL EXCAVATION. ADDITIONAL EXCAVATION COSTS SHALL BE DETERMINED AND AGREED TO WITH THE OWNER PRIOR TO PROCEEDING WITH ADDITIONAL WORK.

3. IF DURING THE COURSE OF EXCAVATION, SOLID ROCK FORMATIONS ARE ENCOUNTERED, REQUIRING DRILLING AND/OR BLASTING, THE ADDITIONAL COSTS SHALL BE THE OWNER'S RESPONSIBILITY AND SHALL BE DETERMINED AND AGREED TO WITH THE OWNER PRIOR TO PROCEEDING WITH ADDITIONAL WORK.

4. THE GENERAL CONTRACTOR SHALL PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER, OR SEEPAGE AS NECESSARY.

5. BARRICADE OPEN HOLES, TRENCHES, AND DEPRESSIONS OCCURRING AS PART OF THE WORK. PROVIDE AND INSTALL ALL CRIBBING, SHORING AND BRACING REQUIRED TO SAFELY RETAIN EARTH EMBANKMENTS.

SECTION 9: BACKFILLING

1. THESE NOTES ARE TO BE FOLLOWED UNLESS DIRECTED OTHERWISE BY THE SOILS ENGINEER, STRUCTURAL ENGINEER, ARCHITECT, OR BUILDING OFFICIAL. CONTACT THE ARCHITECT FOR CLARIFICATION AND/OR ADDITIONAL INFORMATION REGARDING THIS ISSUE.

2. ALL FILL SHALL BE FREE-DRAINING, PREDOMINATELY GRANULAR MATERIAL AND FREE OF ORGANIC AND EXPANSIVE MATERIAL AND CAREFULLY PLACED TO PROTECT ALL WORK AND MECHANICALLY COMPACTED IN 6" LIFTS AROUND FOUNDATION, UNDER SLABS, AND ADJACENT STEM WALLS, TO 90% OF ASTM D1557-78.

3. ALL FILL UNDER FOOTINGS TO BE COMPACTED TO 95% OF ASTM D698.

4. BACKFILL SHALL NOT BE PLACED AGAINST BASEMENT AND RETAINING WALLS UNTIL CONCRETE OR MASONRY GROUT HAS REACH ITS 28 DAY STRENGTH AND WALLS ARE STABILIZE WITH COMPLETED AND ANCHORED STRUCTURAL FLOOR FRAMING.

SECTION 10: TREES, PLANTS, AND GROUND COVER

1. RESEEDING OF DAMAGED PORTIONS OF THE LAWN AROUND EXCAVATED AREAS AS REQUIRED TO REFURBISH TO ITS ORIGINAL CONDITION AND APPEARANCE SHALL BE THE OWNERS RESPONSIBILITY UNLESS AGREED TO OTHERWISE, WHERE APPLICABLE

SECTION 11: GENERAL CONCRETE WORK

1. NO CONCRETE WORK SHALL BE PLACED ON FROZEN, SOFT, LOOSE, WET, OR SOGGY SOIL.

2. BOTTOM OF EXCAVATIONS SHALL BE CLEAN, FLAT, AND FREE OF ANY LOSE DIRT, DEBRIS, OR ORGANIC MATERIAL.

3. PROVIDE AND INSTALL BLOCK-OUTS, UTILITY SLEEVES, CONNECTORS, ETC. AS SHOWN AND AS NECESSARY.

4. PROVIDE AND INSTALL INSULATION, VAPOR BARRIERS EXPANSION JOINTS, LEVELING BED, REINFORCEMENT, ETC. AS SHOWN AND REQUIRED.

5. VERIFY ALL SOIL CONDITIONS. ALL FOOTING SIZES ARE CALCULATED FOR A SOIL BEARING CAPACITY AS SHOWN.

6. PROVIDE OVER-EXCAVATION AND COMPACTED BACKFILL AS REQUIRED.

7. CHAMFER ALL EXPOSED EDGES OF CONCRETE 3/4" (MIN), U.O.N.

8. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS (1" RIGID FOAM AT INSULATED AND RADIANT SLABS) AND ABUTTING CONCRETE OR MASONRY WALLS.

SECTION 12: CONCRETE REINFORCEMENT

1. REINFORCING STEEL SHALL BE DEFORMED BARS IN ACCORDANCE WITH ASTM A-615; GRADE 40 FOR REINFORCED SIZES #4 AND SMALLER, GRADE 60 FOR REINFORCED SIZES #5 AND LARGER.

2. CONCRETE SLAB REINFORCEMENT SHALL BE 6 X 6 10/10 WELDED WIRE FABRIC OR FIBER MESH REINFORCING; U.O.N. LAP WWF 12" AT SPLICES.

3. STEEL REINFORCEMENT SHALL BE CLEAN AND FREE OF RUST, SCALE, DIRT OR GREASE.

4. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURELY FASTENED IN THE FORMS PRIOR TO INSPECTION TO INSURE MINIMUM CONCRETE COVER AS FOLLOWS:FOOTINGS: CONCRETE PLACED AGAINST EARTH3" CONCRETE PLACED AGAINST FORMS EXPOSED TO EARTH2"WALLS: INTERIOR FACE3/4" ;EXTERIOR FACE1-1/2". SLABS: TOP OR BOTTOM1". PIERS: EXTERIOR FACE1-1/2"

5. MINIMUM LAP AND BEND FOR ALL REBAR SHALL BE 48 DIAMETERS.

6. MINIMUM 48 HOUR NOTICE SHALL BE GIVEN ARCHITECT PRIOR TO EACH DAY OF POUR FOR STEEL INSPECTION.

7. SILLS SHALL BE BOLTED TO CONCRETE WITH 1/2" DIAMETER ANCHOR BOLTS FOR SDC D OR 5/8" DIAMETER FOR SDC E OR F. FOUNDATION BOLTS SHALL BE EMBEDDED AT LEAST 7" IN THE CONCRETE OR MASONRY FOUNDATION WITHSPACED NOT MORE THAN 6' APART AND PROVIDED WITH 0.229" X 3" X 3" PLATE WASHERS.

SECTION 13: CONCRETE

1. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150 (TYPE II) UNLESS ALKALINE SOILS ARE PRESENT.

2. WATER SHALL BE FIT TO DRINK.

3. FINE AGGREGATES SHALL BE NATURAL SAND OR CRUSHED STONE OR GRAVEL TO 1/4" MAXIMUM. COARSE AGGREGATES SHALL BE CRUSHED STONE OR GRAVEL 1/4" TO 1-1/2" AND NOT GREATER THAN 1/5 OF THICKNESS AT WALLS AND FOOTINGS, AND NOT GREATER THAN 1/3 OF THICKNESS AT SLABS.

4. CONCRETE SHALL BE PLACED WITH A MAXIMUM SLUMP OF 4". USE PLASTICIZERS WHERE MORE WORKABLE CONCRETE IS DESIRED.

5. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE (5) DAYS AFTER PLACEMENT. ALTERNATE METHODS OF CURING WILL BE APPROVED IF SATISFACTORY PERFORMANCE CAN BE DEMONSTRATED.

6. CONCRETE SHALL ACHIEVE A MINIMUM OF 3,000 PSI COMPRESSION STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE IN THE ARCHITECTURAL OR STRUCTURAL DRAWINGS.

SECTION 14: PROTECTION AND CURING

1. ALL CONCRETE SHALL BE PROTECTED FROM INJURIOUS ACTION OF THE ELEMENTS AND DEFACEMENT OF ANY NATURE DURING CONSTRUCTION OPERATIONS.

2. PROVIDE AND MAINTAIN PROPER CURING CONDITIONS REQUIRED FOR ALL CONCRETE WORK IN ACCORDANCE WITH ACI 301-72 (REVISED 1975), U.O.N. IN ARCHITECTURAL OR STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS.

SECTION 15: NON-SHRINK GROUT

1. NON-SHRINK GROUT SHALL BE CEMENT BASED WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C-109.

2. GROUT SHALL BE MIXED AND PLACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SECTION 16: GENERAL MASONRY WORK

1. REMOVE ALL MORTAR STAINS AS A RESULT OF NEW MASONRY WORK.

2. SEE CONCRETE NOTES FOR REINFORCING DESCRIPTION.

SECTION 17: MORTAR AND GROUT

1. ALL MORTAR FOR REINFORCED MASONRY WALLS SHALL BE AS PER C.B.C 2007 (L.A.C.B.C. 2008) TABLE 2103A.8(2) AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI AT 28 DAYS, U.O.N. IN THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS.

2. ALL MORTAR SHALL BE MIXED BY MECHANICAL MEANS AND PROPORTIONED BY ACCURATE MEASUREMENT.

3. ALL GROUT FOR GROUTED VOIDS SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2,000 PSI. FINE GROUT SHALL BE A MIX OF ONE PART PORTLAND CEMENT AND 2 1/4 TO 3 PARTS SAND. COARSE GROUT SHALL BE ONE PART PORTLAND CEMENT AND 2 1/4 TO 3 PARTS SAND, AND 2 PARTS (MAX) PEA GRAVEL (3/8"). SEE C.B.C 2007 (L.A.C.B.C. 2008) TABLE 2103A.12.

4. CEMENT SHALL CONFORM TO ASTM C-150. THE USE OF PLASTIC/MASONRY CEMENTS WILL NOT BE ALLOWED.

5. WATER SHALL BE FIT TO DRINK.

SECTION 18: UNIT MASONRY AND STONE/BRICK VENEER

1. CONCRETE MASONRY UNITS TO BE ASTM C 90-70 GRADE N TYPE 1, 1000 PSI, ASTM C331 AND C33 MOISTURE CONTENT 30% MAXIMUM OF TOTAL ABSORPTION.

2. ALL VENEER SHALL BE ANCHORED TO STRUCT. ELEMENTS USING CORROSION RESISTANT ANCHOR TIES. TIES SHALL BE A MIN 22 GA X 1" WITH MAX VERT AND HORIZ SPACING OF 16" O.C.

3. NO MASONRY WORK SHALL BE LAID WHEN THE TEMPERATURE OF THE OUTSIDE AIR IS BELOW THAT REQUIRED BY THE MORTAR PRODUCT FOR PROPER INSTALLATION AND CURING, UNLESS PROVISION IS MADE TO MAINTAIN THE MASONRY ABOVE THIS TEMPERATURE AND KEEP IT FROM FREEZING.

SECTION 19: GENERAL METAL WORK

1. PROVIDE AND INSTALL ALL STRUCTURAL STEEL, CONNECTORS, FASTENERS AND ACCESSORIES AS SHOWN ON THE DRAWINGS, MATERIALS LIST, AND AS REQUIRED FOR PROPER INSTALLATION OF STRUCTURAL MEMBERS.

2. PRIME ALL EXPOSED STEEL MEMBERS WITH RUSTOLEUM #5769 PRIOR TO FINISH COAT.

3. MATERIALS, STANDARDS, AND DETAILS SHALL CONFORM TO APPLICABLE AISC STANDARDS.

SECTION 20: STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36.

2. TUBE AND PIPE COLUMNS SHALL CONFORM TO ASTM A-500 GRADE B AND ASTM A-53.

3. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS, CERTIFIED FOR THE TYPE OF WELDS REQUIRED FOR THE JOB.

4. ALL STEEL TO STEEL CONNECTIONS SHALL BE MADE WITH A-325 HIGH STRENGTH BOLTS.

SECTION 21: PREFABRICATED METAL CONNECTORS

1. PROVIDE AND INSTALL ALL METAL CONNECTORS AS SHOWN AND REQUIRED FOR PROPER INSTALLATION OF STRUCTURAL MEMBERS.

2. USE SIMPSON STRONG-TIE CONNECTORS OR EQUAL. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR FASTENERS. C.ALL FABRICATED BEAM AND POST CONNECTORS SHALL BE OF SAME WIDTH OF STRUCTURAL MEMBER PLUS 1/16" TO 1/8" MAXIMUM.

3. HOLES IN FABRICATED CONNECTORS FOR BOLTS SHALL BE THE SAME DIAMETER OF THE BOLT PLUS 1/16" MAXIMUM.

SECTION 22: GENERAL CARPENTRY

A.TAKE CARE TO AVOID SPLITTING OF FRAMING AND FINISH MATERIALS DURING INSTALLATION.

B.APPROPRIATE CONNECTORS AND FASTENERS SHALL BE USED (WHETHER INDICATED OR NOT) TO PROVIDE PROPER INSTALLATION OF STRUCTURAL MEMBERS AND FINISH PIECES TO DEVELOP THEIR STRENGTH, RIGIDITY, AND PROPER INSTALLATION AND APPEARANCES FOR THE PURPOSES FOR WHICH THEY ARE INTENDED.

SECTION 23: FASTENERS

1. FRAMING: COMMON WIRE NAILS AS SHOWN AND REQUIRED.

2. EXTERIOR TRIM AND SIDING: RUST RESISTANT STAINLESS STEEL; HOT-DIPPED GALVANIZED, OR HIGH-TENSION STRENGTH ALUMINUM NAILS. MINIMUM EMBEDMENT OF 1-1/2" INTO SOLID NAILING.

3. DECKING: 2 (MIN)-3" DECK SCREWS, AT EACH JOIST PER PIECE; COUNTERSUNK.

4. INTERIOR TRIM: FINISH NAILS; BLIND NAIL WHERE PRACTICAL; COUNTERSINK HEADS WHERE FACE NAILING.

5. POST AND BEAM: BOLT, SCREW OR NAIL AS SHOWN OR REQUIRED.

6. ROOF DECKING: 10D AT 6" O.C. AT EDGES, 10D AT 10" O.C. FIELD.

7. FLOOR DECKING: GLUE WITH CONSTRUCTION ADHESIVE AT EACH JOIST, 10D AT 6" O.C. AT EDGES; 10D AT 10" O.C. FIELD.

8. .LEDGERS: LAG SCREWS AS INDICATED.

9. FABRICATED CONNECTORS: AS INDICATED OR AS REQUIRED OR PER MANUFACTURER REQM.TS.

SECTION 24: FRAMING CARPENTRY AND MATERIALS

1. ALL DIMENSION LUMBER SHALL BE S4S, UNO. USE ONLY GRADED LUMBER AND WOOD PRODUCTS AS NOTED AND APPROPRIATE. MATERIALS MUST BE SOUND, SEASONED, WELL MANUFACTURED, FREE FROM WARP WITH MAXIMUM MOISTURE CONTENT OF 19%. JOISTS TO HAVE 1 1/2" (MIN) BEARING ON WOOD OR METAL OR 3" (MIN) ON MASONRY.

2. ALL MANUFACTURED 'I-JOIST' (LPI, BCI, TJI, ETC) MEMBERS TO BE INSTALLED PER MANUFACTURER REQUIREMENTS. PROVIDE 1 3/4" BEARING (MIN) AT JOIST AND RAFTER ENDS AND 3 1/2" (MIN) AT INTERMEDIATE SUPPORTS. SUBSTITUTIONS FOR SPECIFIED MEMBERS MUST MEET DESIGN CRITERIA . PROVIDE WEB STIFFENERS AS NECESSARY.

3. ALL GLULAMINATED BEAMS AND COLUMNS SHALL BE OF COMBINATION 24F-V4 (24F-V8 FOR CONTINUOUS OR CANTILEVERED BEAMS), AND SHALL BE FABRICATED OF DOUGLAS FIR LAMINATIONS AND EXTERIOR GLUES, PER AITC STANDARD 117. CAMBER SHALL BE AS SHOWN. ARCHITECTURAL FINISH STANDARDS SHALL BE APPLIED FOR EXPOSED BEAMS. PROVIDE 1 1/2" (MIN) BEARING AT ENDS; U.O.N.

4. ALL TRUSSES TO BE ENGINEERED AND PREFABRICATED BY THE TRUSS MANUFACTURER. VERIFY ALL LAYOUTS, BEARING CONDITIONS, SPANS, SIZES, ETC PRIOR TO PLACING ORDER.

5. ALL HEADERS BELOW 6'-0" SPAN TO BE PROVIDED WITH 1 1/2" (MIN) BEARING. ALL HEADERS OVER 6'-0" SPAN TO BE PROVIDED WITH 3" (MIN) BEARING; U.O.N.

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3046
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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GENERAL NOTES

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SCALE

N.T.S.

SHEET

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SECTION 24: FRAMING CARPENTRY AND MATERIALS - CONTINUED FROM SHEET A0.1

6. SILL PLATES AND OTHER STRUCTURAL WOOD MEMBERS TO BE IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED HEM-FIR. FOUNDATION GRADE REDWOOD (AN ENDANGERED SPECIES) SHALL BE USED ONLY AS INDICATED ON THE DRAWINGS OR AS NECESSARY FOR APPEARANCE.

7. FLOOR AND ROOF DECKING SHALL BE INSTALLED WITH GRAIN PERPENDICULAR TO JOISTS OR RAFTERS, WHILE BEARING ON A MINIMUM OF THREE JOISTS OR RAFTERS.

8. LAY OUT PLUMBING LINES PRIOR TO JOIST LAYOUT. ADJUST JOIST LAYOUT AND HEADER-OFF FOR PLUMBING REQUIREMENTS AS REQUIRED.

9. POSTS SHALL BE AS SHOWN AND AS NECESSARY, AND SHALL PROVIDE SECURE, SOLID, AND FULL BLOCKING AT ALL BEARING POINTS DOWN TO THE FOUNDATION.

10. STAGGER TOP AND DOUBLE PLATE JOINTS 4'-0" (MINIMUM) AT EXTERIOR WALLS AND BEARING PARTITIONS. OVERLAP PLATES AT ALL CORNERS.

11. INSTALL A MINIMUM OF THREE STUDS WITH BLOCKING AT EVERY CORNER FOR WALL AND FINISH CONNECTIONS AND INSTALLATIONS.

12. ALL LOAD BEARING STUDS AND FLOOR JOISTS SHALL BE STACK-FRAMED, U.O.N.

13. DOUBLE JOISTS AND RAFTERS AT ALL OPENINGS UNLESS SHOWN OTHERWISE.

14. PROVIDE CONTINUOUS SOLID BRIDGING AT 8'-0" O.C. (MAX.) BETWEEN ALL FLOOR JOISTS AND RAFTERS, UNLESS INDICATED OTHERWISE.

15. PROVIDE CONTINUOUS BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING POINTS.

16. PROVIDE BLOCKING UNDER PARALLEL EXTERIOR WALLS AND WALL PARTITIONS @ 4'-0" O.C. (MAX) AND AS NECESSARY.

17. PROVIDE 2 X BLOCKING, FURRING, NAILERS, SHIMS, ETC REQUIRED FOR INSTALLATION OF WALL FINISH MATERIALS, CABINETS, CLOSET SHELVING AND RODS, BATHROOM ACCESSORIES, SOFFITS, TRIM, ETC.

18. ALL WALLS SHALL BE FIRE STOPPED WITH 2 X BLOCKING OR OTHER APPROVED MATERIAL @ FLOOR, CEILING, AND AT INTERVALS NOT TO EXCEED 8 FEET (VERTICALLY BETWEEN FLOOR AND CEILING).

19. PROVIDE SWAY BRACING AS REQUIRED; PER UBC 2517 (G) 3 AND AS SHOWN.

20. INSULATE ALL FRAMING CAVITIES WITH FIBERGLASS (I.E., PARTITION NAILERS, RIMS, CORNERS, ETC) DURING FRAMING AND BEFORE COVERING THESE CAVITIES TO RENDER INACCESSIBLE.

SECTION 25: EXTERIOR SIDING AND TRIM CARPENTRY

1. CAULK ALL EXTERIOR JOINTS AROUND SIDING JOINTS, WINDOWS AND DOORS.

2. INSTALL 15# FELT, BUILDING PAPER, OR TYVEK OVER WALL SHEATHING PRIOR TO SIDING INSTALLATION.

3. INSTALL SIDING PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.

SECTION 26: EXTERIOR DECKS, STAIRS, AND RAILINGS

1. ALL STRUCTURAL MEMBERS SHALL BE PRESSURE-TREATED HEM-FIR.

2. INSTALL SHEET METAL FLASHING BEHIND WALL AND UNDER DECKING.

3. INSTALL 2X DECKING WITH 3/16" SPACING BETWEEN MEMBERS.

SECTION 27: FINISH CARPENTRY

1. INTERIOR TRIM MATERIAL SHALL BE INSTALLED AS PER THE HIGHEST STANDARDS OF CRAFTSMANSHIP READY FOR FINISHES AS SPECIFIED.

2. SAND, STAIN, AND FINISH INTERIOR TRIM PRIOR TO INSTALLATION.

3. FILL ALL NAIL HOLES WITH COLOR PUTTY TO MATCH STAIN COLOR.

SECTION 28: INTERIOR STAIRS AND RAILINGS

1. STAIRS SHALL CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS AND SHALL BE AS PER OWNER INPUT DURING THE CONSTRUCTION PROCESS. VERIFY THE DESIGN AND SPECIFICATIONS OF THE STAR CONSTRUCTION WITH THE OWNER PRIOR TO CONSTRUCTION.

2. STAIR PARTS SHALL BE SITE BUILT AND INSTALLED BY THE GENERAL CONTRACTOR AS SHOWN IN THE DRAWINGS.

3. PROVIDE BLOCKING AS REQUIRED FOR RIGID AND SOLID BEARING FOR STAIR TREADS.

4. SCREW AND PLUG BALUSTERS, RAILS, AND CAP WITH DECK SCREWS AND CONTRASTING PLUGS AS REQUIRED.

SECTION 29: CUSTOM CASEWORK

A. PERFORM WORK TO CUSTOM QUALITY IN ACCORDANCE WITH "QUALITY STANDARDS" OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI).

B. HARDWARE SHALL BE AS SELECTED BY OWNER TO MATCH EXISTING.

C. PROVIDE AND SECURELY INSTALL 3/4" CDX, EXTERIOR GRADE PLYWOOD TOPS FOR THINSET COUNTER TOPS.

D. PROVIDE CUTOUTS FOR PLUMBING FIXTURES, INSERTS, APPLIANCES, OUTLET BOXES, AND OTHER FIXTURES AND
FITTINGS. VERIFY LOCATIONS OF CUTOUTS FROM ON-SITE DIMENSIONS. SEAL CONTACT SURFACES OF CUT EDGES.

E. SAND WORK SMOOTH AND SET EXPOSED NAILS. APPLY WOOD FILLER IN EXPOSED NAIL INDENTATIONS. ON ITEMS TO RECEIVE TRANSPARENT FINISHES, USE WOOD FILLER WHICH MATCHES SURROUNDING SURFACES AND OF TYPES RECOMMENDED FOR APPLIED FINISHES. STAIN AND FINISH ALL EXPOSED EXTERIOR SURFACES. SEAL, CONCEALED AND SEMI-CONCEALED SURFACES.

F. SET AND SECURE CASEWORK IN PLACE RIGID, PLUMB, AND LEVEL. USE PURPOSE DESIGNED FIXTURE ATTACHMENTS AT CONCEALED LOCATIONS FOR WALL MOUNTED COMPONENTS. SECURE CABINET AND COUNTER BASES TO FLOOR USING APPROPRIATE ANGLES AND ANCHORAGES. COUNTER-SINK ANCHORAGE DEVICES AT EXPOSED LOCATIONS USED TO WALL MOUNT COMPONENTS, AND CONCEAL WITH SOLID PLUGS OF SPECIES TO MATCH SURROUNDING WOOD. FINISH FLUSH WITH SURROUNDING SURFACES.

G. ADJUST DOORS, DRAWERS, HARDWARE, FIXTURES AND OTHER MOVING OR OPERATING PARTS TO FUNCTION SMOOTHLY AND CORRECTLY. CLEAN CASEWORK, COUNTERS, SHELVES, HARDWARE, FITTINGS AND FIXTURES.

SECTION 30: GENERAL THERMAL AND MOISTURE PROTECTION

A. PROVIDE AND MAINTAIN CONTINUOUS AND CLEAR PASSAGE OF AIR ABOVE INSULATION AND BELOW ROOF DECKING,
FROM SOFFIT TO RIDGE, HIP, OR END WALL VENTS. PROVIDE LATERAL FLOW @ VALLEYS, SKYLIGHTS, ETC.
B.PROVIDE AND INSTALL ALL INSULATIONS, CAULKING, SEALANTS, VAPOR BARRIERS, ROOFING, VENTILATION, SIDINGS AND TRIMS, AND FLASHING, ETC. AND THEIR ACCESSORIES AS SHOWN AND REQUIRED TO PROVIDE A WEATHER-TIGHT SEAL, ELIMINATE INFILTRATION, MINIMIZE HEAT LOSS AND TO PROVIDE A PROTECTED, ENERGY EFFICIENT STRUCTURE.

SECTION 31: DAMP PROOFING & MEMBRANE WATERPROOFING

A. MAINTAIN AMBIENT AND SURFACE TEMPERATURES ABOVE 40° FOR 24 HOURS BEFORE APPLICATION, AND CONTINUOUSLY UNTIL DAMP PROOFING HAS CURED.

B. DO NOT APPLY DAMP PROOFING TO DAMP, FROZEN, DIRTY, DUSTY, OR DECK SURFACES UNACCEPTABLE TO APPLICATOR. CLEAN AND PREPARE SURFACES TO RECEIVE DAMP PROOFING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PRIME SURFACES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PERMIT PRIMER TO DRY.

C. VERIFY SURFACES ARE SOLID, FREE OF FROZEN MATTER, LOOSE PARTICLES, CRACKS, PITS, ROUGH PROJECTIONS, AND FOREIGN MATTER DETRIMENTAL TO ADHESION AND APPLICATION OF DAMP PROOFING.

D. VERIFY ITEMS WHICH PENETRATE SURFACES TO RECEIVE DAMP PROOFING ARE SECURELY INSTALLED. APPLY MEMBRANE TO SEAL PENETRATIONS, SMALL CRACKS, AND HONEYCOMB IN SUBSTRATE. USE ONLY MEMBRANE WATERPROOFING AT HIGH WATER AREAS.

E. APPLY 2 COATS OF COLD APPLIED ASPHALT BITUMEN DAMP PROOFING ON ALL EXTERIOR FOUNDATION WALLS., U.O.N. APPLY EACH COAT OF COLD BITUMEN WITH ROLLER OR BRUSH AT A CONTINUOUS AND UNIFORM RATE AS PER MANUFACTURER'S INSTRUCTIONS. APPLY FROM 2 INCHES BELOW FINISH GRADE ELEVATION TO TOP OF FOOTINGS.

F. PROTECT FINISHED DAMP PROOFING FROM DAMAGE DURING BACKFILL OPERATIONS.

SECTION 32: VENTILATION

A. PROVIDE CONTINUOUS 2" VENTILATION SPACE ABOVE ROOF INSULATION AND BELOW ROOF DECKING, FROM CONTINUOUS SOFFIT VENTS TO RIDGE VENTS, AS SHOWN AND NECESSARY.

B. PROVIDE ATTIC AND CRAWL SPACE VENTILATION AT A RATIO OF 1 SQUARE FOOT OF VENT PER 150 SQUARE FEET OF FLOOR AREA. A PROPERLY SIZED, HUMIDITY CONTROLLED FAN WITH INTAKE AND EXHAUST VENTS IS ALSO CONSIDERED ACCEPTABLE AT CRAWL SPACE AREAS.

SECTION 33: VAPOR AND AIR RETARDERS

A. CAREFULLY INSTALL ALL VAPOR BARRIERS TO PROVIDE A CONTINUOUS SEAL AGAINST WATER VAPOR.

B. OVERLAP ALL SEAMS AND THOROUGHLY STAPLE WHILE AVOIDING WRINKLES IN THE SHEETING.

C. AVOID PENETRATIONS AND UNNECESSARY CUTTING OF THE BARRIER OR UNDERLAYMENT.

D. CLOSELY CUT BARRIER AT WINDOW, DOOR, AND SKYLIGHT OPENINGS. INSTALL VAPOR BARRIER PIECES AT INSIDE CORNERS OF FRAMING.

E. CLOSELY CUT BARRIER AT ELECTRICAL OUTLETS AND SWITCHES, ETC. RESEAL PERIMETER WITH CAULK OR SPRAY FOAM INSULATION.

F. LAP PERMEABLE ROOFING AND WALL UNDERLAYMENTS A MINIMUM OF 2".

G. ALL VAPOR BARRIERS TO CRAWL SPACE FLOORS IN WET LOCATIONS.

SECTION 34: INSULATION

A. INSULATE ALL EXTERIOR FRAMING CAVITIES THAT WILL BECOME INACCESSIBLE WHILE FRAMING (IE. HEADERS, CORNERS. PARTITION NAILERS, ETC.) WITH FIBERGLASS., U.O.N.

B. INSTALL 1 X 6 SILL SEALER AT ALL EXTERIOR INTERFACES BETWEEN WOOD FRAMING AND STONE MASONRY.

C. LOOSELY INSTALL FIBERGLASS OR OTHER INSULATION BETWEEN DOOR, WINDOW, AND SKYLIGHT JAMBS AND FRAMING TO AVOID BENDING OF JAMBS.

D. INSTALL ALL INSULATION TO MAINTAIN A CONTINUOUS THERMAL LAYER BETWEEN THE INTERIOR AND EXTERIOR.

E. INSULATE ALL HEATING AND PLUMBING DUCTS AND PIPING TO MINIMIZE HEAT LOSS FOR THE LENGTH OF THEIR RUNS. PROVIDE ADEQUATE INSULATION AND TO PREVENT THE FREEZING OF WATER PIPING IN UNHEATED AREAS.

SECTION 35: ROOFING

A. INSTALL NEW FELT PAPER UNDERLAYMENT AS SHOWN. LAP A MINIMUM OF 2" AND THOROUGHLY STAPLE WHILE AVOIDING WRINKLES IN THE SHEETING. AVOID PENETRATIONS AND UNNECESSARY CUTTING OF THE UNDERLAYMENT.

B. INSTALL ROOFING, RIDGE VENTILATION, AND FLASHING, ETC. AND THEIR ACCESSORIES AS SHOWN AND REQUIRED TO PROVIDE A WEATHER-TIGHT SEAL, STRAIGHT AND TRUE, AND WITH FASTENERS SET.

SECTION 36: SIDING

A. CAULKING SHALL BE APPLIED AT ALL JOINTS BETWEEN SIDING AND SIDING, AND BETWEEN SIDING AND TRIM.

B. GALVANIZED (U.O.N.) DRIP CAP FLASHING SHALL BE PROVIDED AND INSTALLED AT TOPS OF ALL WINDOWS, DOORS, HORIZONTAL JOINTS BETWEEN SIDING, TRIM, AND OTHER EXTERIOR FINISHES AND AS REQUIRED.

C. INSTALL 15# FELT, BUILDING PAPER, OR TYVEK OVER WALL SHEATHING PRIOR TO SIDING INSTALLATION.

SECTION 39: SHEET METAL FLASHING AND TRIM

A. EXERCISE CARE WHEN WORKING ON OR ABOUT ROOF SURFACES, OR OTHER WATER IMPERVIOUS MEMBRANES, TO AVOID DAMAGING OR PUNCTURING UNDERLAYMENT, ROOFING, OR FLASHINGS.

B. VERIFY ROOF OPENINGS, CURBS, PIPES, SLEEVES, DUCTS, OR VENTS THROUGH ROOF ARE SOLIDLY SET. BEGINNING OF INSTALLATION MEANS ACCEPTANCE OF EXISTING CONDITIONS.

C. PROVIDE AND INSTALL 26 GAUGE GALVANIZED SHEET METAL FLASHING AS SHOWN AND REQUIRED AT CONCEALED AND EXPOSED AREAS. COLOR AT EXPOSED AREAS TO MATCH ROOFING; UNO.

D. INSTALL FLASHING SLEEVES AND COLLARS (PROVIDED BY THE GENERAL CONTRACTOR) FOR ELECTRICAL AND PLUMBING ITEMS PROTRUDING THROUGH ROOFING MATERIAL. INSTALL STARTER AND EDGE STRIPS, AND CLEATS BEFORE STARTING INSTALLATION. FIT FLASHINGS TIGHT IN PLACE. MAKE CORNERS SQUARE, SURFACES TRUE AND STRAIGHT IN PLANES, AND LINES ACCURATE TO PROFILES.

E. SECURE FLASHINGS IN PLACE USING CONCEALED FASTENERS. WHEN USING EXPOSED FASTENERS, THEY ARE TO BE OF THE SAME FINISH AS THE FLASHINGS. APPLY PLASTIC CEMENT COMPOUND BETWEEN METAL FLASHINGS AND FELT FLASHINGS.

SECTION 40: CAULKING AND SEALANTS

A. CAULK ALL EXTERIOR JOINTS AROUND SIDING JOINTS, WINDOWS AND DOORS.

B. USE COLORED CAULK AT EXPOSED AREAS TO BLEND WITH ADJACENT MATERIALS OR CAULK TO ACCEPT MATERIAL FINISH.

C. WARM ALL CAULKING AND SEALANTS PRIOR TO USE, PER THE MANUFACTURERS RECOMMENDATIONS.

SECTION 41: GENERAL WINDOW, DOORS, SKYLIGHTS, AND HARDWARE

A. PROVIDE PROPER ROUGH OPENINGS FOR ALL WINDOWS AND DOORS. PREPARE OPENING TO PERMIT CORRECT INSTALLATION OF WINDOW UNIT AND AIR AND VAPOR BARRIER SEAL.

B. PROVIDE AND INSTALL ALL WINDOWS, DOORS, AND HARDWARE AND THEIR ACCESSORIES AS SHOWN AND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR COMPLETE AND PROPER INSTALLATION.

C. ALL BEDROOM EGRESS WINDOWS SHALL HAVE A NET CLEAR OPENING HEIGHT DIMENSION NO LESS THAN 24" AND A NET CLEAR
OPENING WIDTH NO LESS THAN 20" AND THE NET CLEAR OPENING MUST EQUAL 5.7 SQ. FT. MIN.
THE MAXIMUM FINISHED SILL HEIGHT MUST BE NO GREATER THAN 44" ABOVE THE FINISHED FLOOR.

D. CONTRACTOR SHALL PROVIDE A COPY OF THE WINDOW ORDER TO THE ARCHITECTS PRIOR TO PLACING ORDERS FOR THE WINDOWS FOR VERIFICATION OF REQUIRED DIMENSIONAL CRITERIA PER THE APPROVED PLANS

SECTION 42: DOORS

A. ALL INTERIOR AND EXTERIOR DOORS SHALL BE PREHUNG, BORED, AND DRILLED UNLESS NOTED OTHERWISE ON THE DOOR SCHEDULE AND INSTALLED BY THE GENERAL CONTRACTOR.

B. ALL EXTERIOR DOORS TO INCLUDE FULL WEATHERSTRIPPING AND ADJUSTABLE THRESHOLD AS PROVIDED BY THE DOOR
MANUFACTURER.

C. PROVIDE SOLID CORE, 1HR. RATED DOOR WITH CLOSER FOR SEPARATION BETWEEN GARAGE AND LIVING AREAS.

SECTION 43: SECTIONAL OVERHEAD DOORS

A. OVERHEAD SECTIONAL DOOR, DOOR OPERATOR, HARDWARE, TRACK, CONTROLS, AND ALL ACCESSORIES TO BE PROVIDED AND INSTALLED BY A QUALIFIED AND EXPERIENCED COMPANY

B. OVERHEAD SECTION DOOR SHALL BE INSULATED WITH RIGID FOAM INSULATION AND TO INCLUDE FULL PERIMETER WEATHERSTRIPPING AS PROVIDED BY THE DOOR MANUFACTURER, INCLUDING 'ADJUSTABLE' BOTTOM.

SECTION 44: WOOD WINDOWS

A. ALL WOOD WINDOWS SHALL BE PRE-MANUFACTURED WITH EXTRUDED ALUMINUM CLADDING, HIGH-ALTITUDE INSULATING GLAZING, WEATHERSTRIPPING, INSECT SCREENS (OPERABLE UNITS ONLY), OPERATING AND LOCKING HARDWARE (AS SELECTED BY THE OWNER) AND WITHOUT JAMB EXTENSIONS. ALL WINDOWS TO BE PROVIDE AND INSTALLED BY THE GENERAL CONTRACTOR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MAXIMUM DIAGONAL DISTORTION TO BE: 1/16" MEASURED WITH STRAIGHT EDGE, CORNER TO CORNER. ADJUST FOR SMOOTH AND BALANCED WINDOW MOVEMENT. WINDOW UNITS SHALL BE FABRICATED TO MANUFACTURER'S STANDARD FABRICATION REQUIREMENTS.

B. SEE THE WINDOW AND DOOR SCHEDULE FOR INFORMATION AND SPECIFICATION REGARDING THE WINDOWS IN THIS PROJECT.

SECTION 45: DOOR HARDWARE

A .PACKAGE HARDWARE ITEMS INDIVIDUALLY; LABEL AND IDENTIFY PACKAGE WITH DOOR OPENING CODE TO MATCH HARDWARE SCHEDULE.

B. MAINTAIN ALIGNMENT WITH ADJACENT WORK. SECURE ASSEMBLY TYPE WITHOUT DISUNION OR STRESS.

C. PROVIDE SPECIAL WRENCHES AND TOOLS APPLICABLE TO EACH DIFFERENT OR SPECIAL HARDWARE COMPONENTS. PROVIDE MAINTENANCE TOOLS AND ACCESSORIES SUPPLIED BY HARDWARE COMPONENT MANUFACTURER.

D. ALL DOOR LOCKS TO BE MASTER KEYED AS DIRECTED BY OWNER. SUPPLY TWO KEYS FOR EACH LOCK.

E. ALL HARDWARE AND TRIM ITEMS SHALL BE SELECTED BY THE OWNER AND PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR; UNO.

F. MOUNTING HEIGHTS FOR HARDWARE FROM FINISHED FLOOR TO CENTER LINE OF HARDWARE ITEM SHALL BE AS INDICATED BELOW. VERIFY ALL MOUNTING HEIGHTS WITH MANUFACTURER OF HARDWARE ITEM TO INSURE COMPLIANCE WITH APPLICABLE CODES.

H. 1. LOCK SETS:38" 2.DOOR PULLS:42" 3.DEAD LOCKS:60"

SECTION 46: GENERAL PLUMBING AND MECHANICAL

A. THE DRAWINGS ARE CONSIDERED SCHEMATIC AND ARE SHOWN AS A GUIDE FOR THE PLUMBING AND HEATING SYSTEMS. SUBMIT A PLUMBING AND HEATING DESIGN, WITH POSSIBLE OPTIONS, TO THE ARCHITECT, GENERAL CONTRACTOR, OR OWNER, ALONG WITH THE BID FOR WORK TO BE PERFORMED, IN IT'S ENTIRETY, AS SHOWN ON THE SUBMITTED PLUMBING AND HEATING DESIGN.

B. PROVIDE AND INSTALL SHUT-OFF VALVE ON COLD WATER LINE AT THE WATER HEATER.

C. VERIFY ROUTING AND SIZES OF ALL NEW EQUIPMENT, FIXTURES, AND PLUMBING PRIOR TO BEGINNING WORK.

D. PROVIDE AND INSTALL ALL FIXTURES, PIPING, AND FITTINGS FOR TIE-IN TO NEW PLUMBING FIXTURES FOR COMPLETE MECHANICAL SYSTEM.

E. OFFSET PIPING, ETC. AS NECESSARY TO ACCOMMODATE STRUCTURE, BEAMS, COLUMNS, ETC. AND EXISTING PLUMBING LINES. COORDINATE CUTTING OR DRILLING OF STRUCTURAL MEMBERS WITH THE GENERAL CONTRACTOR TO FACILITATE PIPING RUNS AND TO AVOID DAMAGE.

F. THE PLUMBING AND HEATING CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY IN THE FORM OF PAYMENT TO THE GENERAL CONTRACTOR FOR COSTS INCURRED TO REPAIR, TO THE SATISFACTION OF THE OWNER, ANY COMPROMISING OF STRUCTURAL MEMBERS, WORK OF OTHER TRADES, FINISHES, OR OTHER DAMAGE CAUSED WHILE ON SITE AND PERFORMING PLUMBING AND HEATING WORK.

G. COORDINATE THE INSTALLATION OF THE HEATING SYSTEM AND HOT WATER SYSTEM WITH THE GENERAL CONTRACTOR TO INSURE ALL COMPONENTS OF EQUIPMENT AND CONTROLS ARE INCLUDED AND CONNECTED AS WELL AS LOCATIONS OF HEATING UNITS AND FLOOR TUBING.

H. PROVIDE AND INSTALL ALL GAS PIPING VERIFYING REQUIRED SIZE AND STUB-IN LOCATION.

I. COORDINATE ALL OPENINGS REQUIRED THROUGH ROOFS OR WALLS WITH THE GENERAL CONTRACTOR. PROVIDE THESE OPENINGS AND WEATHER-TIGHT SEALS FOR ALL BUILDING PENETRATIONS. ASSIST THE GENERAL CONTRACTOR IN THE INSTALLATION OF THESE SEALS.

J. PROVIDE AND INSTALL RANGE HOOD AND CLOTHES DRYER VENTS TO THE OUTSIDE, PER CODE REQUIMENTS.

K. INSPECT WATER SUPPLY MAIN TO DETERMINE WATER PRESSURE LEVEL AND SYSTEM BEST SUITED FOR INCREASING PRESSURE LEVEL TO SATISFACTION OF THE OWNER.

SECTION 47: PLUMBING FIXTURES

A.ALL PLUMBING FIXTURES TO BE PROVIDED AND INSTALLED BY THE PLUMBING CONTRACTOR; UNLESS OTHER ARRANGEMENTS ARE MADE WITH THE OWNER.

SECTION 48: GENERAL ELECTRICAL

A. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.

B. THE ELECTRICAL CONTRACTOR SHALL GUARANTEE MATERIALS AND WORKMANSHIP AGAINST DEFECTS WHICH MAY OCCUR UNDER NORMAL USAGE FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE. ALL GUARANTEE TIME PERIODS PROVIDED BY EQUIPMENT MANUFACTURER'S SHALL CONTINUE TO BE IN EFFECT.

C. THE ELECTRICAL WORK SHALL INCLUDE THE SUPPLY AND INSTALLATION OF ALL ROUGH-IN MATERIALS, DEVICES, TRIM, AND SCHEDULED FIXTURES AS REQUIRED AND NECESSARY FOR ALL ELECTRICAL, TELEPHONE, APPLIANCES, AND EQUIPMENT, ETC; UNO.

D. THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE MECHANICAL SYSTEMS WITH THE MECHANICAL CONTRACTOR TO INSURE ALL COMPONENTS OF EQUIPMENT AND CONTROLS ARE INCLUDED AND WIRED. ALL ELECTRICAL POWER WIRING, LOW VOLTAGE CONTROL WIRING, FUSES, CONDUIT, AND SWITCHES SHALL BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. THERMOSTATS SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR.

E. CUTTING, DRILLING, AND CHASING OF THE BUILDING SURFACES AS REQUIRED FOR SUPPORT, ANCHORAGE, AND PASSAGE OF ELECTRICAL EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR. WHERE STRUCTURAL MEMBERS ARE INVOLVED, THE GENERAL CONTRACTOR'S APPROVAL SHALL BE FIRST OBTAINED.

F. THE ELECTRICAL CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY IN THE FORM OF PAYMENT TO THE GENERAL CONTRACTOR FOR COSTS INCURRED TO REPAIR, TO THE SATISFACTION OF THE OWNER, ANY COMPROMISING OF STRUCTURAL MEMBERS, WORK OF OTHER TRADES, FINISHES, OR OTHER DAMAGE CAUSED WHILE ON SITE AND PERFORMING ELECTRICAL WORK.

G. PROVIDE AND INSTALL BATHROOM EXHAUST FANS VENTED TO THE OUTSIDE.

H. PROVIDE AND INSTALL A MINIMUM OF ONE SWITCHED LIGHT IN EACH ATTIC SPACE AND THREE SWITCHED LIGHTS IN THE UNDER FLOOR CRAWL SPACE; UNO.

I.PROVIDE AND INSTALL BATTERY POWERED SMOKE DETECTORS AS SHOWN AND REQUIRED.

SECTION 49: PANEL CONSTRUCTION

A. CONTRACTOR SHALL CAREFULLY REVIEW THE PANEL DRAWINGS TO EVALUATE THE APPROPRIATE STORAGE AND ASSEMBLY PROCESS. ANY ERRORS OR DISCREPANCIES IDENTIFIED IN THE PANEL DRAWINGS RELATIVE TO THE DESIGN/ENGINEERING OF THE BUILDING, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

B. CONTRACTOR SHALL PROVIDE ADEQUATE SITE AREA FOR THE PROPER RECEIVING, UNLOADING AND STORAGE OF ALL PANELS ON THE JOB SITE. THE CONTRACTOR SHALL INSPECT ALL PANELS, CONNECTORS, AND TOOLS AT THE TIME OF DELIVERY AND ALERT THE ARCHITECT AND MANUFACTURER OF ANY DEFICIENT OR DAMAGED PANELS.
CONTRACTOR SHALL ACCEPT ALL RESPONSIBILITY FOR THE PANELS FOLLOSWING THE DELIVERY OF THE PANELS AND SHALL PAY FOR ANY REPLACEMENT PANELS REQUIRED

FOR THE PROJECT. ALL PANELS AND CONNECTORS/SPLINES SHALL BE STORED IN ACCORADACE WITH THE REQUIRMENTS OF THE MANUFACTURER.

C. PANELS SHALL BE UNLOADED TO FACILITATE THE CONSTRUCTION PROCESS, AND SHALL BE STACKED TO ALLOW FOR ACCESS TO EACH PANEL IN ACCORDANCE WITH THE SEQUENCE FOR ASSEMBLY.

D. THE CONTRACTOR SHALL COORDINATE WITH ALL M/E/P SUB-CONTRACTORS/LABOR FOR THE INSTALLATION OF ALL ELECTRICAL AND UTILITY DISTRIBUTION IN THE PANELS WALLS PRIOR TO THE ASSEMBLY OF THE PANELS.

E. ALL ROUGH M/E/P CONTAINED IN THE PANELS SHALL BE REVIEWED WITH THE LOCAL BUILDING INSPECTOR PRIORTO THE ASSEMBLY OF THE WALLS.

F. VERIFY ALL BUILDING AND PANEL DIMENSIONS W/ P-DWGS. BEFORE & DURING INSTALLATION OF STRUCTURAL PANELS

G. ALL PENETRATIONS AND MODIFICATIONS TO THE PANELS MADE IN THE FIELD SHALL BE IN ACCORADANCE WITH THE STRUCTURAL DRAWINGS AND THE LIMITATIONS/REQUIREMENTS OF THE MANUFACTURER.

H. VERIFY ALL OPENINGS IN PANEL ASSEMBLIES W/ P-DWGS. & WINDOW SHEDULE BEFORE AND DURING INSTALLATION OF STRUCTURAL PANELS.

I. ALL PANELS SHALL BE CONNECTED AND INSTALLED PER THE MANUFACTURER REQUIREMENTS AND THE STRUCTURAL DRAWINGS.

J. PANELS SHALL BE SEALED AND CAULKED IN ACCORANCE WITH ALL MANUFACTURER RECOMMENDATIONS.

K. DO NOT FINAL NAIL OR SET FINAL CONNECTIONS IN SECTIONS OF THE PANEL ASSEMBLY UNTIL ALL DIMENSIONS HAVE BEEN CONFIRMED.

L. CONTACT PANEL MANUFACTURER OR ARCHITECT WITH ANY QUESTIONS RELATED TO THE CONTRUCTION AND FINISHING PROCESSES.

M. CONTACT PROJECT ARCHITECT OR CLEVER HOMES IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES AND STOP STRUCTURAL PANEL INSTALLATION UNTIL RESOLVED.

N. THERE SHALL BE NO SEALANT BEADS APPLIED AT THE WOOD-TO-WOOD, WOOD-TO-OSB, OR OSB-TO-OSB INTERFACES. SEALANT MAY BE APPLIED AT FOAM-TO-WOOD INTERFACES AND WITH 'SIP' TAPE. FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS.

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3046
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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APPROVAL STAMP

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SCALE

N.T.S.

SHEET

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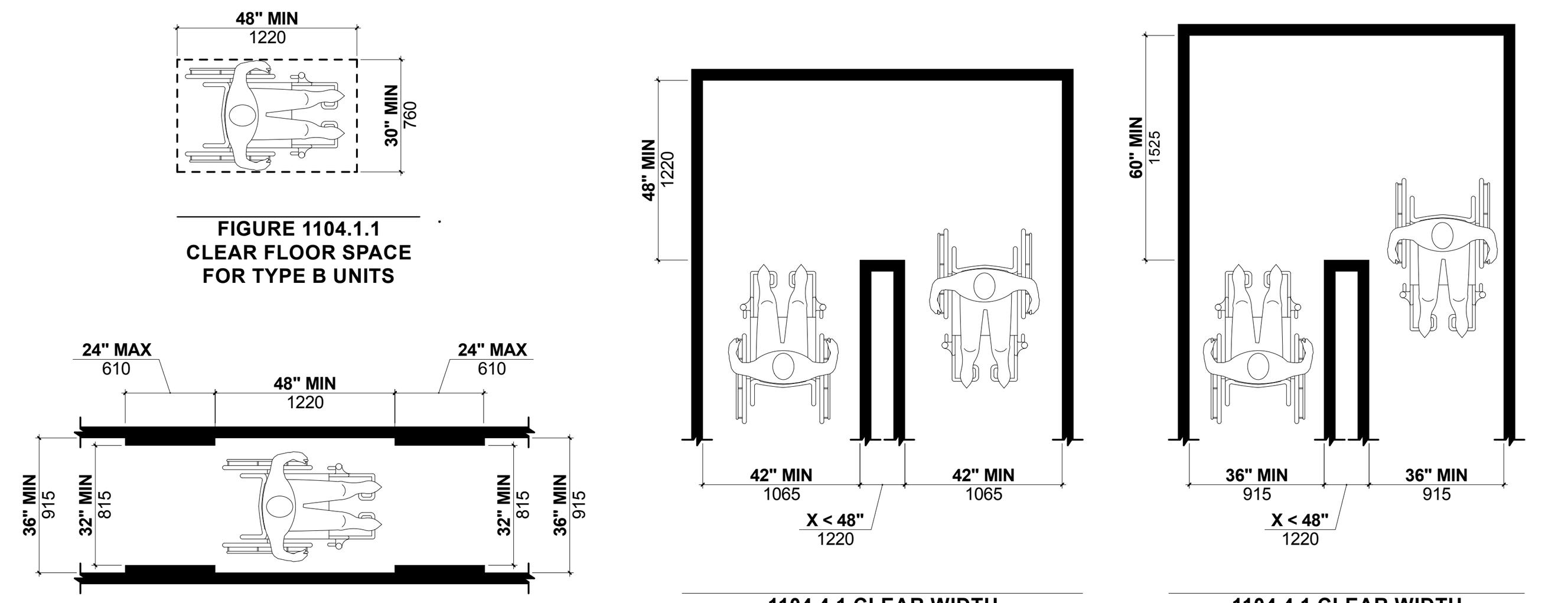


FIGURE 1104.1.1
CLEAR FLOOR SPACE FOR TYPE B UNITS

1104.4.1 CLEAR WIDTH
EXCEPTION 1: FIGURE 403.5.1(C)
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

1104.4.1 CLEAR WIDTH
EXCEPTION 2: FIGURE 403.5.2.2(A)
CLEAR WIDTH AT 180-DEGREE TURN

1104.4.1 CLEAR WIDTH
EXCEPTION 3: FIGURE 403.5.2.2(B)
CLEAR WIDTH AT 180-DEGREE TURN

1 ACCESSIBLE ROUTE

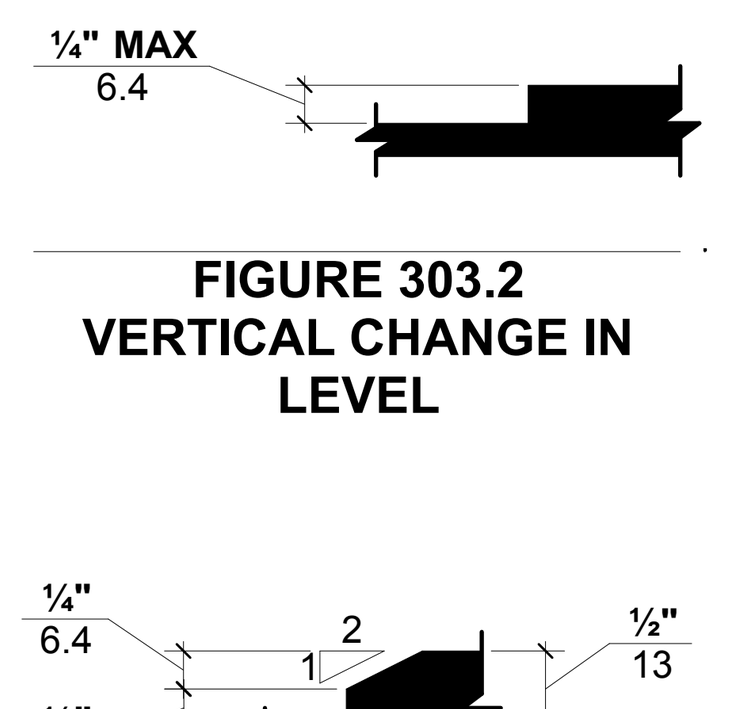


FIGURE 303.2
VERTICAL CHANGE IN LEVEL

FIGURE 303.3
BEVELED CHANGE IN LEVEL

2 ACCESSIBLE LEVEL CHANGE

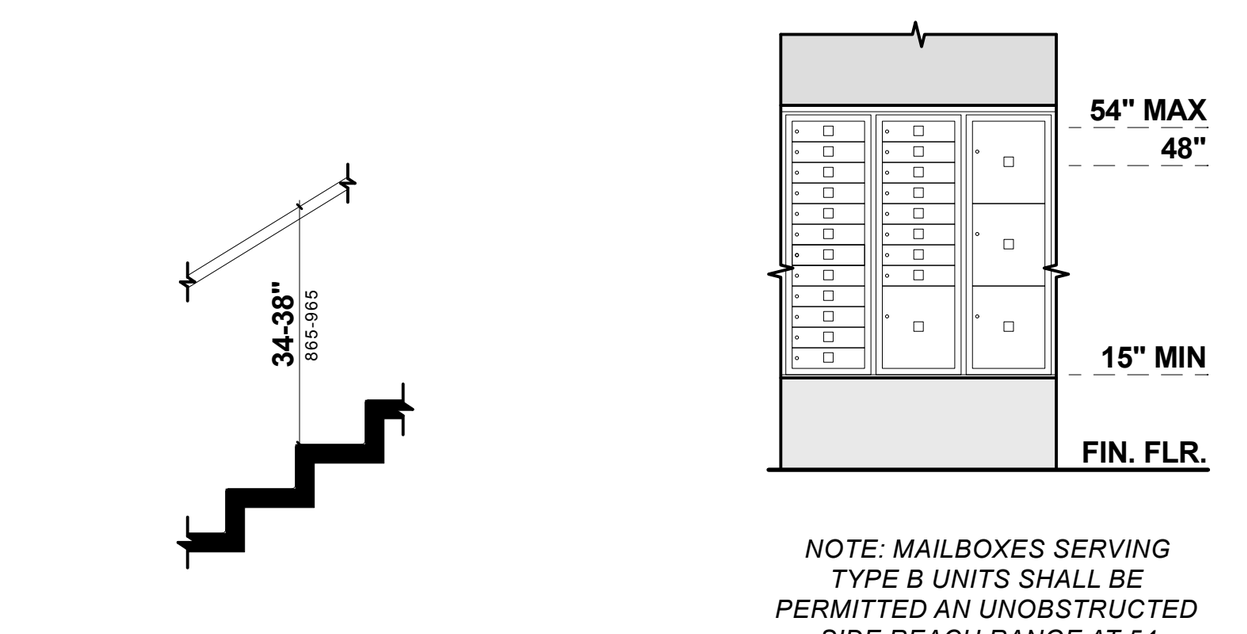
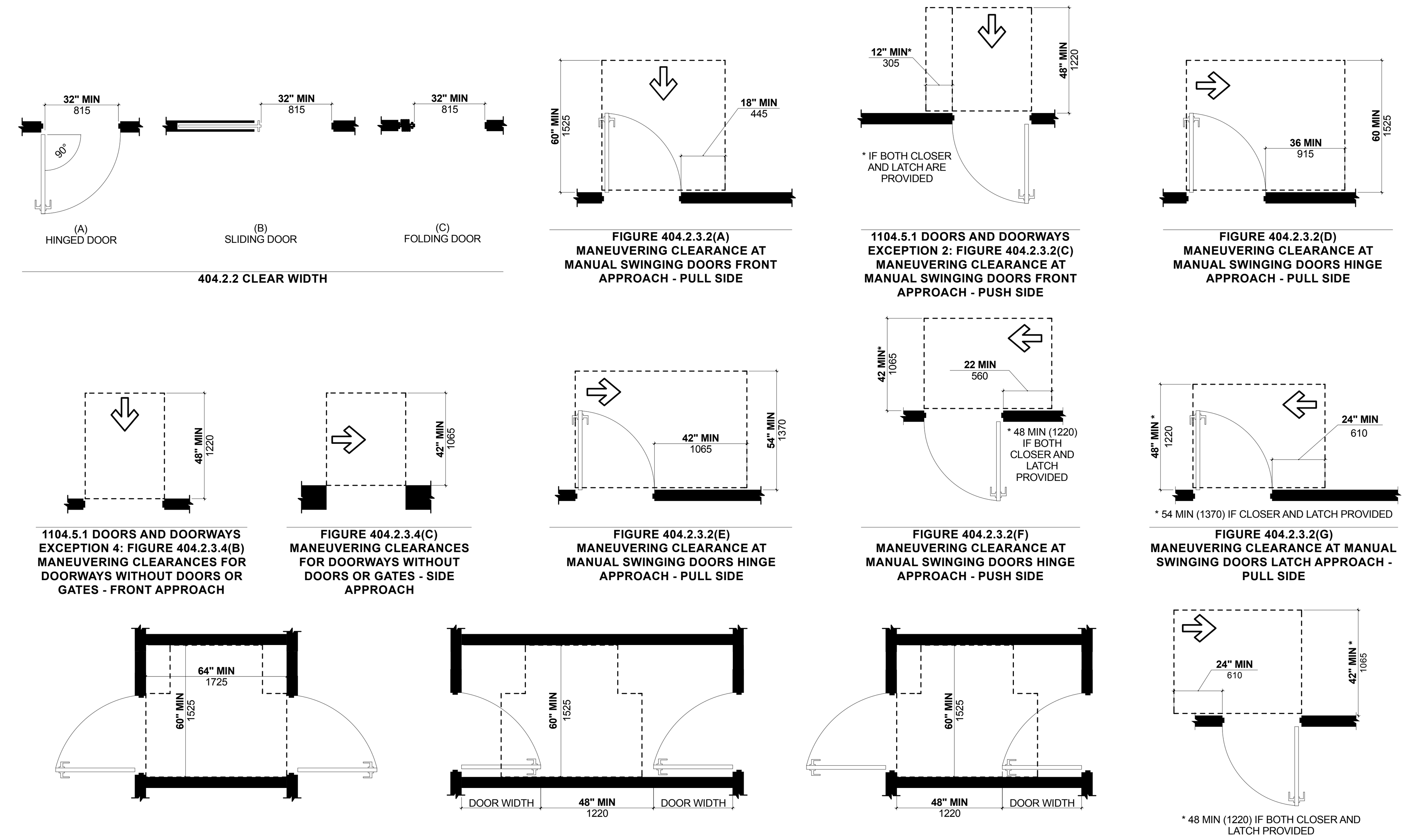


FIGURE 505.4 (A)
HANDRAIL HEIGHT - STAIRS

NOTE: MAILBOXES SERVING TYPE B UNITS SHALL BE PERMITTED AN UNOBSTRUCTED SIDE REACH RANGE AT 54 INCHES (1370 MM) MAXIMUM ABOVE THE FLOOR.

1104.1.2 MAILBOXES
SERVING TYPE B UNITS

3 ACCESSIBLE STAIR & MAILBOX



404.2.2 CLEAR WIDTH

FIGURE 404.2.3.2(A)
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS FRONT APPROACH - PULL SIDE

1104.5.1 DOORS AND DOORWAYS
EXCEPTION 2: FIGURE 404.2.3.2(C)
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS FRONT APPROACH - PUSH SIDE

FIGURE 404.2.3.2(D)
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS HINGE APPROACH - PULL SIDE

1104.5.1 DOORS AND DOORWAYS
EXCEPTION 4: FIGURE 404.2.3.4(B)
MANEUVERING CLEARANCES FOR DOORWAYS WITHOUT DOORS OR GATES - FRONT APPROACH

FIGURE 404.2.3.4(C)
MANEUVERING CLEARANCES FOR DOORWAYS WITHOUT DOORS OR GATES - SIDE APPROACH

FIGURE 404.2.3.2(E)
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS HINGE APPROACH - PULL SIDE

FIGURE 404.2.3.2(F)
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS HINGE APPROACH - PUSH SIDE

FIGURE 404.2.3.2(G)
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS LATCH APPROACH - PULL SIDE

FIGURE 404.2.5(A)
TWO DOORS OR GATES IN A SERIES - NEW BUILDINGS

FIGURE 404.2.5(B)
TWO DOORS OR GATES IN A SERIES - NEW BUILDINGS

FIGURE 404.2.5(C)
TWO DOORS OR GATES IN A SERIES - NEW BUILDINGS

FIGURE 404.2.3.2(H)
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS LATCH APPROACH - PUSH SIDE

4 ACCESSIBLE DOORWAY MANEUVERING

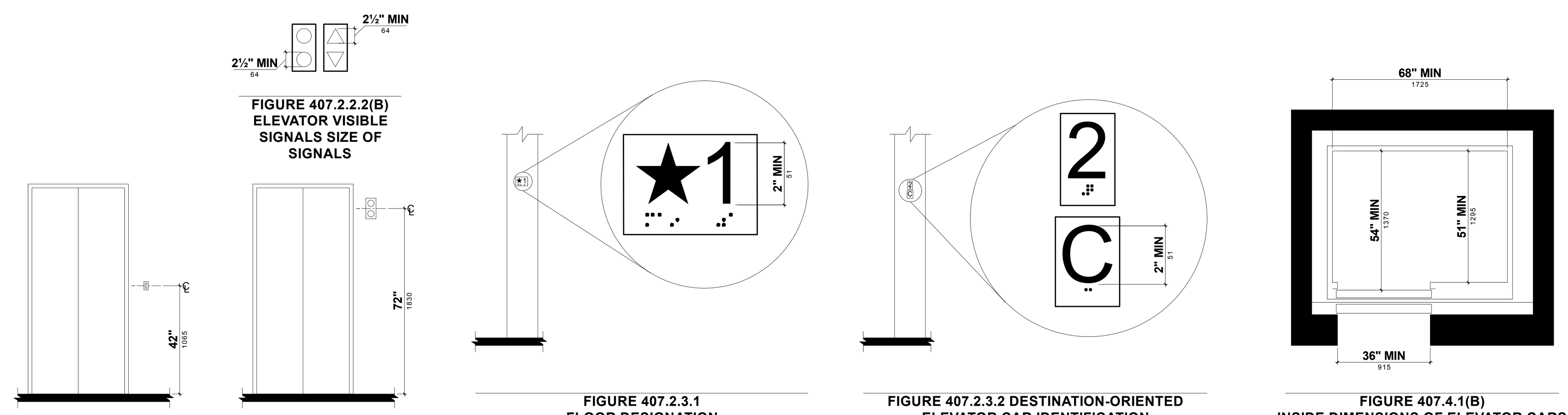


FIGURE 407.2.2.2(B)
ELEVATOR VISIBLE SIGNALS SIZE OF SIGNALS

FIGURE 407.2.1.1
HEIGHT OF ELEVATOR CALL BUTTONS

FIGURE 407.2.2.2(A)
ELEVATOR VISIBLE SIGNALS HEIGHT OF SIGNALS

FIGURE 407.2.3.1
FLOOR DESIGNATION

FIGURE 407.2.3.2 DESTINATION-ORIENTED
ELEVATOR CAR IDENTIFICATION

FIGURE 407.4.1(B)
INSIDE DIMENSIONS OF ELEVATOR CARS SIDE (OFF-CENTERED DOOR) LOCATION

5 ACCESSIBLE ELEVATOR

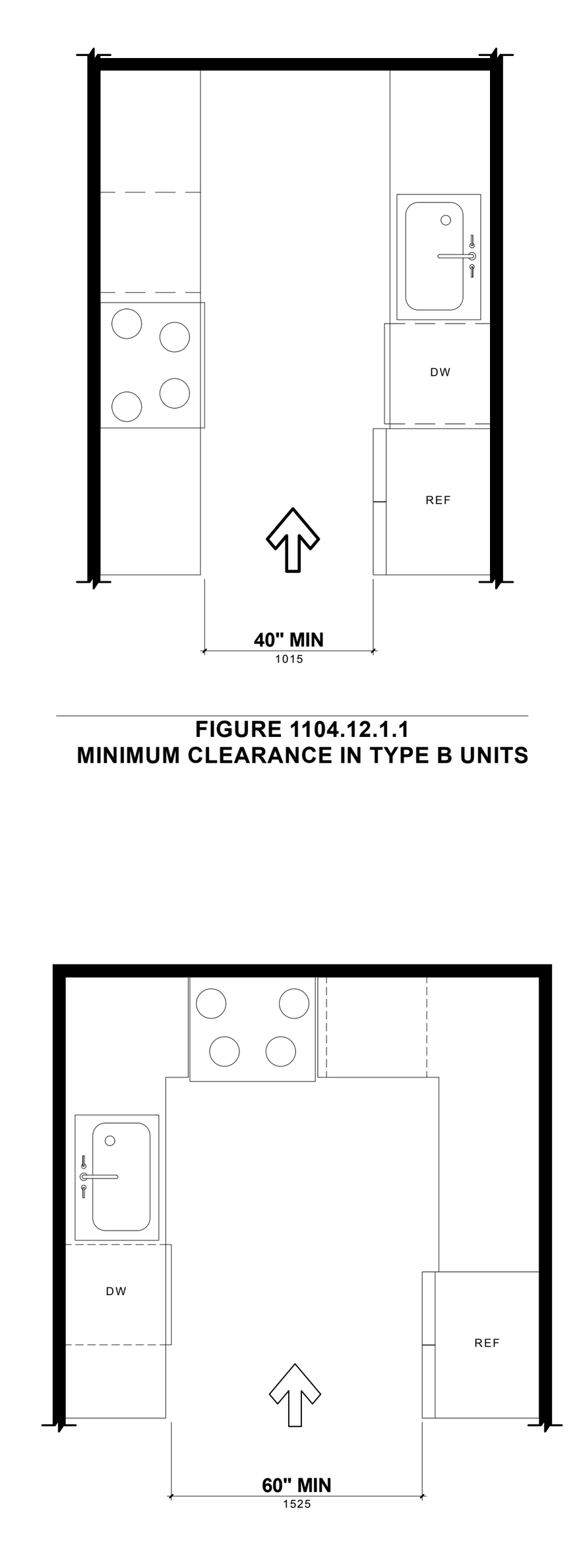


FIGURE 1104.12.1.1
MINIMUM CLEARANCE IN TYPE B UNITS

FIGURE 1104.12.1.2(A)
U-SHAPED KITCHEN CLEARANCE IN TYPE B UNITS

6 ACCESSIBLE KITCHENS

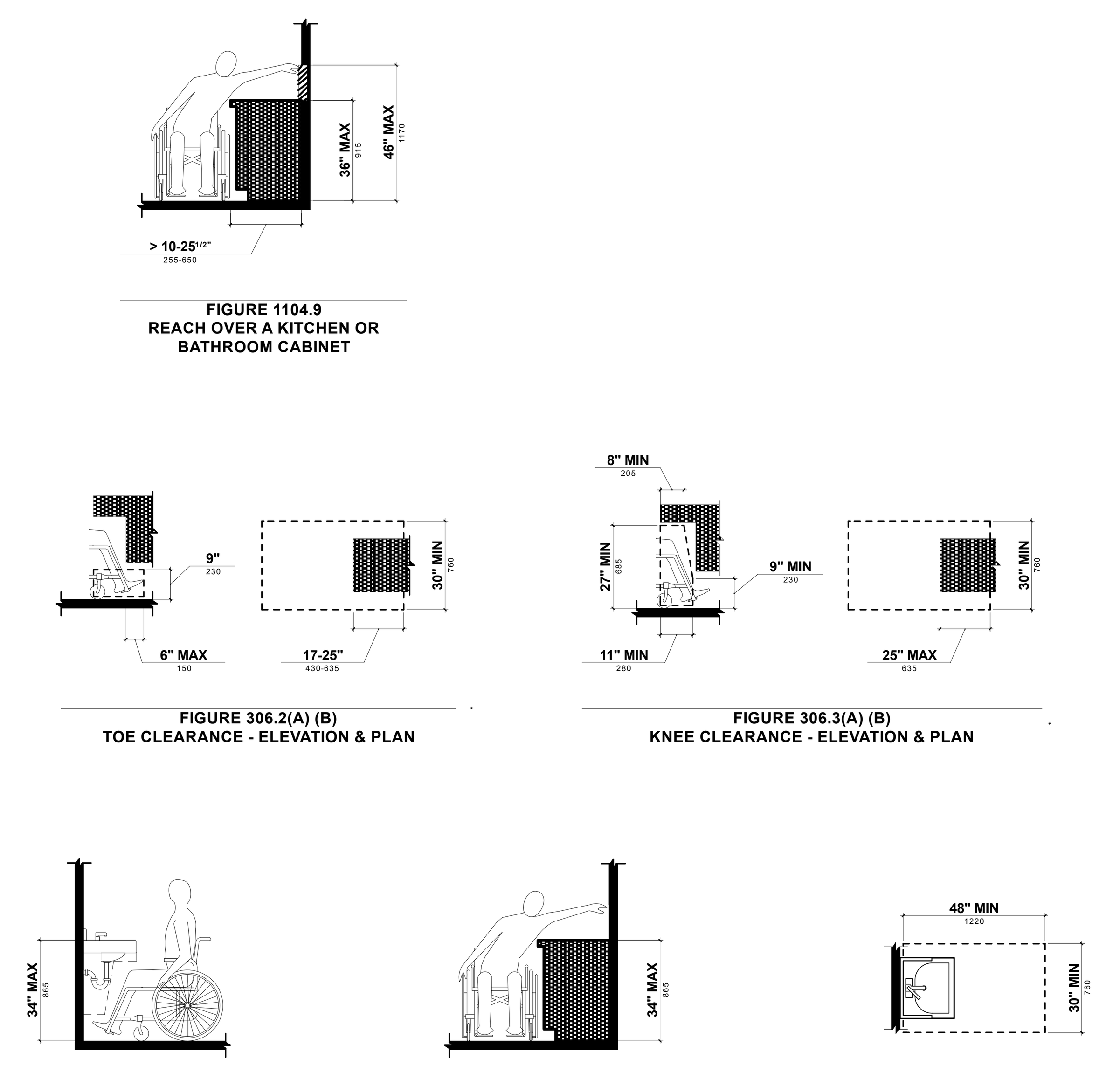


FIGURE 1104.9
REACH OVER A KITCHEN OR BATHROOM CABINET

FIGURE 306.2(A) (B)
TOE CLEARANCE - ELEVATION & PLAN

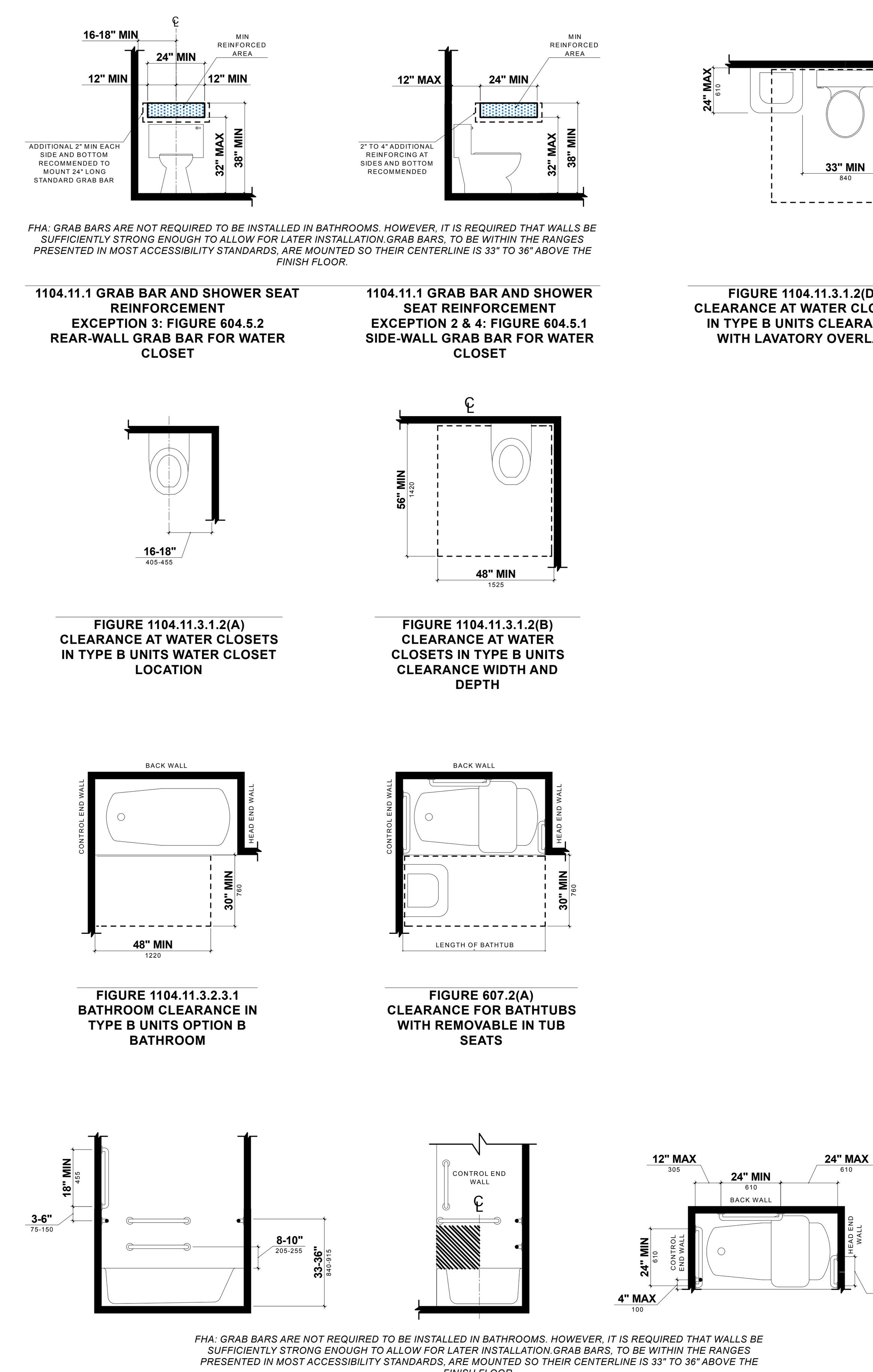
FIGURE 306.3(A) (B)
KNEE CLEARANCE - ELEVATION & PLAN

FIGURE 606.3
HEIGHT OF LAVATORIES AND SINKS

FIGURE 1104.11.3.2.1
LAVATORY IN TYPE B UNITS - OPTION B BATHROOM

606.2 LAVATORIES AND SINKS CLEAR FLOOR SPACE - FORWARD APPROACH

7 ACCESSIBLE LAVATORIES



FHA: GRAB BARS ARE NOT REQUIRED TO BE INSTALLED IN BATHROOMS. HOWEVER, IT IS REQUIRED THAT WALLS BE SUFFICIENTLY STRONG ENOUGH TO ALLOW FOR LATER INSTALLATION.GRAB BARS, TO BE WITHIN THE RANGES PRESENTED IN MOST ACCESSIBILITY STANDARDS, ARE MOUNTED SO THEIR CENTERLINE IS 33" TO 36" ABOVE THE FINISH FLOOR.

1104.11.1 GRAB BAR AND SHOWER SEAT REINFORCEMENT
EXCEPTION 3: FIGURE 604.5.2
REAR-WALL GRAB BAR FOR WATER CLOSET

1104.11.1 GRAB BAR AND SHOWER SEAT REINFORCEMENT
EXCEPTION 2 & 4: FIGURE 604.5.1
SIDE-WALL GRAB BAR FOR WATER CLOSET

FIGURE 1104.11.3.1.2(D)
CLEARANCE AT WATER CLOSETS IN TYPE B UNITS CLEARANCE WITH LAVATORY OVERLAP

FIGURE 1104.11.3.1.2(A)
CLEARANCE AT WATER CLOSETS IN TYPE B UNITS WATER CLOSET LOCATION

FIGURE 1104.11.3.1.2(B)
CLEARANCE AT WATER CLOSETS IN TYPE B UNITS CLEARANCE WIDTH AND DEPTH

FIGURE 1104.11.3.2.3.1
BATHROOM CLEARANCE IN TYPE B UNITS OPTION B BATHROOM

FIGURE 607.2(A)
CLEARANCE FOR BATHTUBS WITH REMOVABLE IN TUB SEATS

FHA: GRAB BARS ARE NOT REQUIRED TO BE INSTALLED IN BATHROOMS. HOWEVER, IT IS REQUIRED THAT WALLS BE SUFFICIENTLY STRONG ENOUGH TO ALLOW FOR LATER INSTALLATION.GRAB BARS, TO BE WITHIN THE RANGES PRESENTED IN MOST ACCESSIBILITY STANDARDS, ARE MOUNTED SO THEIR CENTERLINE IS 33" TO 36" ABOVE THE FINISH FLOOR.

FIGURE 607.4.2(A)
GRAB BARS FOR BATHTUBS WITH REMOVABLE SEATS - ELEVATION

FIGURE 607.5
LOCATION OF BATHTUB CONTROLS

FIGURE 607.4.2(B)
GRAB BARS FOR BATHTUBS WITH REMOVABLE SEATS - PLAN

8 ACCESSIBLE TOILETS & TUBS

ACCESSIBILITY REQUIREMENTS

THE FOLLOWING NOTES AND REQUIRMENTS ARE PER:
2024 INTERNATIONAL BUILDING CODE CHAPTER 11: ACCESSIBILITY
REFERENCE STANDARD ICC/ANSI A117.1-2017

SECTION 1102 COMPLIANCE
1102.1 DESIGN. BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CODE AND ICC A117.1.

SECTION 1104 ACCESSIBLE ROUTE
1104.1 SITE ARRIVAL POINTS. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE SERVED.
1104.2 WITHIN A SITE. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
1104.4 MULTISTORY BUILDINGS AND FACILITIES. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH ACCESSIBLE STORY, MEZZANINE AND OCCUPIED ROOFS IN MULTILEVEL BUILDINGS AND FACILITIES.

SECTION 1105 ACCESSIBLE ENTRANCES
1105.1 PUBLIC ENTRANCES. IN ADDITION TO ACCESSIBLE ENTRANCES REQUIRED BY SECTIONS 1105.1.2 THROUGH 1105.1.8, AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE.

SECTION 1108 DWELLING UNITS AND SLEEPING UNITS
1108.3 ACCESSIBLE SPACES. ROOMS AND SPACES AVAILABLE TO THE GENERAL PUBLIC OR AVAILABLE FOR USE BY RESIDENTS AND SERVING ACCESSIBLE UNITS, TYPE A UNITS OR TYPE B UNITS SHALL BE ACCESSIBLE. ACCESSIBLE SPACES SHALL INCLUDE TOILET AND BATHING ROOMS, KITCHEN, LIVING AND DINING AREAS AND ANY EXTERIOR SPACES, INCLUDING PATIOS, TERRACES AND BALCONIES.
1108.6.2 GROUP R-2. ACCESSIBLE UNITS, TYPE A UNITS AND TYPE B UNITS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH SECTIONS 1108.6.2.1 THROUGH 1108.6.2.3.
1108.6.2.2.2 TYPE B UNITS. WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT.

REFERENCE STANDARD: SECTION 1104 TYPE B UNITS
1104.1.1 CLEAR FLOOR SPACE. FOR TYPE B UNITS, CLEAR FLOOR SPACES SHALL BE 48 INCHES (1220 MM) MINIMUM IN LENGTH AND 30 INCHES (760 MM) MINIMUM IN WIDTH.
1104.1.2 MAILBOXES. MAILBOXES SERVING TYPE B UNITS SHALL BE PERMITTED AN UNOBSTRUCTED SIDE REACH RANGE AT 54 INCHES (1370 MM) MAXIMUM ABOVE THE FLOOR.
1104.2 PRIMARY ENTRANCE. THE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS. THE PRIMARY ENTRANCE SHALL NOT BE TO A BEDROOM UNLESS IT IS THE ONLY ENTRANCE.
1104.3.1 LOCATION. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARE A PART OF THE UNIT. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH.
1104.3.2 COMPONENTS. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, ELEVATORS, AND PLATFORM LIFTS.
1104.4.2 CHANGES IN LEVEL. CHANGES IN LEVEL SHALL COMPLY WITH SECTION 303.
1104.5.1 PRIMARY ENTRANCE DOOR. THE PRIMARY ENTRANCE DOOR TO THE UNIT SHALL COMPLY WITH SECTION 404.

EXCEPTIONS:

2. FOR THE MANEUVERING CLEARANCE AT SWINGING DOORS FOR THE FRONT APPROACH DIRECTION ON THE PUSH SIDE, THE DIMENSION PERPENDICULAR TO THE DOOR SHALL BE 48 INCHES (1220 MM) MINIMUM.
3. FOR THE MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS FOR THE FRONT APPROACH DIRECTION, THE DIMENSION PERPENDICULAR TO THE DOOR SHALL BE 48 INCHES (1220 MM) MINIMUM.
4. FOR DOORWAYS WITHOUT DOORS, THE DIMENSION PERPENDICULAR TO THE DOORWAY FOR THE FRONT DIRECTION SHALL BE 48 INCHES (1220 MM) MINIMUM.

1104.5.2 USER PASSAGE DOORWAYS. DOORWAYS INTENDED FOR USER PASSAGE SHALL COMPLY WITH SECTION 1104.5.2.
1104.5.2.1 CLEAR WIDTH. DOORWAYS SHALL HAVE A CLEAR OPENING OF 313/4 INCHES (805 MM) MINIMUM. CLEAR OPENING OF SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.
1104.5.2.2 THRESHOLDS. THRESHOLDS SHALL COMPLY WITH SECTION 303.
1104.5.2.3 AUTOMATIC DOORS. AUTOMATIC DOORS SHALL COMPLY WITH SECTION 404.3.
1104.7 ELEVATORS. ELEVATORS SERVING THE UNIT SHALL COMPLY WITH SECTIONS 407, 408 OR 409.
1104.9 OPERABLE PARTS. LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH SECTIONS 309.3 AND 1104.1.1.
1104.10 LAUNDRY EQUIPMENT. WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH SECTION 1104.10.
1104.10.1 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE SHALL BE PROVIDED FOR EACH WASHING MACHINE AND CLOTHES DRYER. A PARALLEL APPROACH SHALL BE PROVIDED FOR A TOP LOADING MACHINE. A FORWARD OR PARALLEL APPROACH SHALL BE PROVIDED FOR A FRONT LOADING MACHINE.
1104.11.1 GRAB BAR AND SHOWER SEAT REINFORCEMENT. REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. WHERE WALLS ARE LOCATED TO PERMIT THE INSTALLATION OF GRAB BARS AND SEATS COMPLYING WITH SECTION 604.5 AT WATER CLOSETS; GRAB BARS COMPLYING WITH SECTION 607.4 AT BATHTUBS; AND FOR GRAB BARS AND SHOWER SEATS COMPLYING WITH SECTIONS, 608.3, 608.2.1.3, 608.2.2.3 AND 608.2.3.2 AT SHOWER COMPARTMENTS; REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SEATS COMPLYING WITH THOSE REQUIREMENTS.

EXCEPTIONS:

2. AT WATER CLOSETS REINFORCEMENT FOR THE SIDE WALL VERTICAL GRAB BAR COMPONENT REQUIRED BY SECTION 604.5 IS NOT REQUIRED.
3. AT WATER CLOSETS WHERE WALL SPACE WILL NOT PERMIT A GRAB BAR COMPLYING WITH SECTION 604.5.2, REINFORCEMENT FOR A REAR WALL GRAB BAR 24 INCHES (610 MM) MINIMUM IN LENGTH CENTERED ON THE WATER CLOSET SHALL BE PROVIDED.
4. AT WATER CLOSETS WHERE A SIDE WALL IS NOT AVAILABLE FOR A 42-INCH (1065 MM) GRAB BAR COMPLYING WITHSECTION 604.5.1, REINFORCEMENT FOR A SIDEWALL GRAB BAR, 24 INCHES (610 MM) MINIMUM IN LENGTH, LOCATED 12 INCHES (305 MM) MAXIMUM FROM THE REAR WALL, SHALL BE PROVIDED.

1104.11.3 TOILET AND BATHING AREAS. EITHER ALL TOILET AND BATHING AREAS PROVIDED SHALL COMPLY WITH SECTION 1104.11.3.1 (OPTION A), OR ONE TOILET AND BATHING AREA SHALL COMPLY WITH SECTION 1104.11.3.2 (OPTION B).
1104.11.3.2 OPTION B. ONE OF EACH TYPE OF FIXTURE PROVIDED SHALL COMPLY WITH SECTION 1104.11.3.2. THESE FIXTURES SHALL BE IN A SINGLE TOILET/BATHING AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL THROUGH OTHER PARTS OF THE UNIT.
1104.12 KITCHENS. KITCHENS SHALL COMPLY WITH SECTION 1104.12.

9 ACCESSIBLE REQUIREMENTS

LICENSED ARCHITECT · ROSSE E LONG III · C-3566 · REN. 12/31/25 · STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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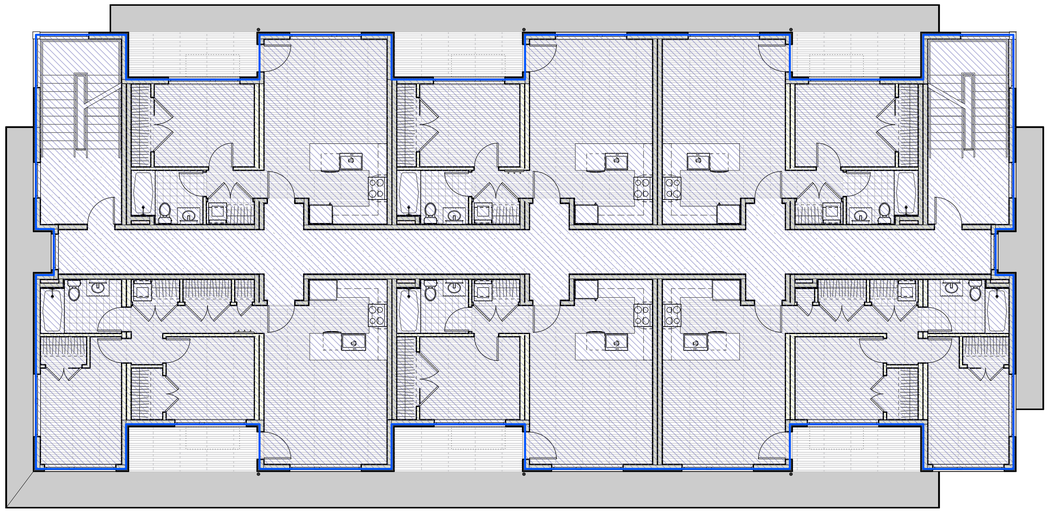

2 G-010 LEVEL 02 PLAN Scale: 1/8" = 1'-0"

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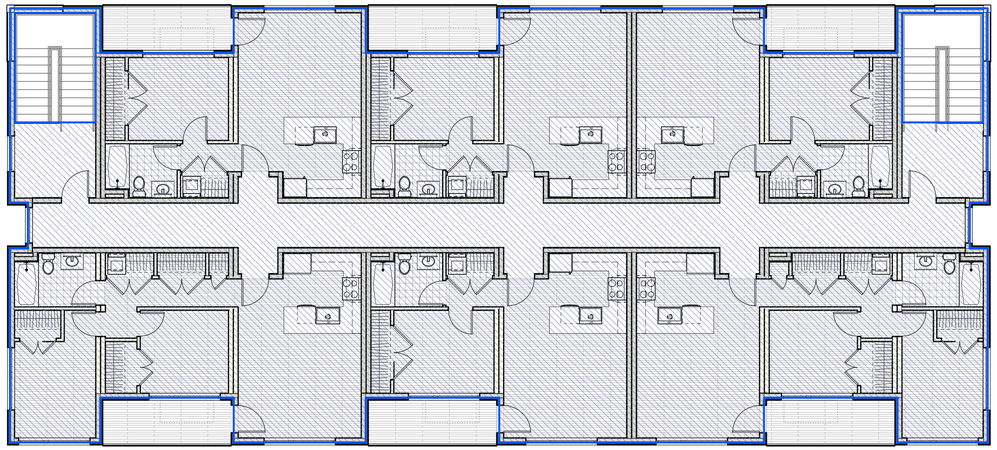

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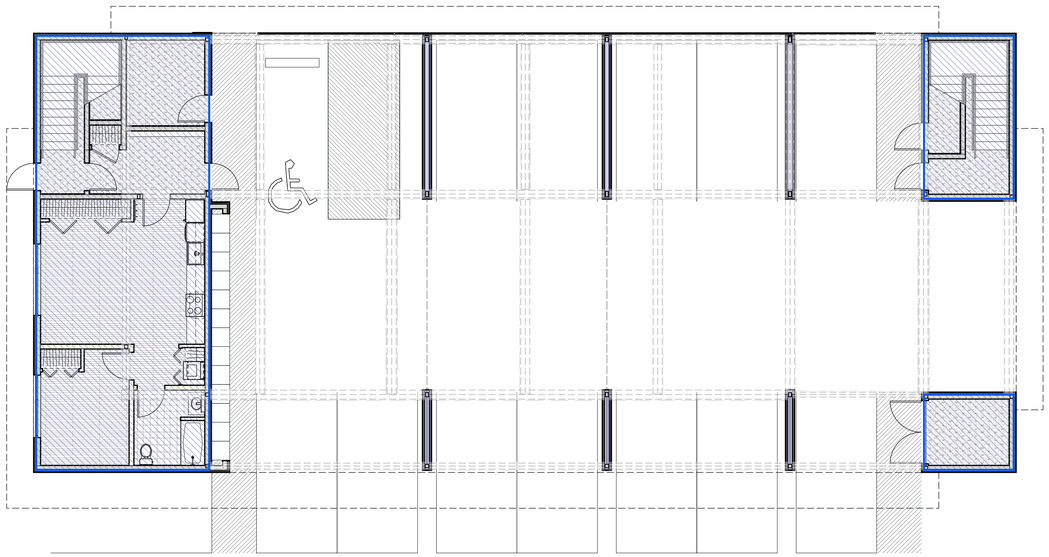

1 G-010 LEVEL 01 PLAN Scale: 1/8" = 1'-0"

0 4 8 12 16 FT

FLOOR AREA RATIO / MAXIMUM FLOOR AREA (SECTION 9.4.6)

LEVEL	HABITABLE FLOOR AREA	REMARKS
LEVEL 01	1,206 SQ FT	
LEVEL 02	4,836 SQ FT	
LEVEL 03	4,615 SQ FT	
TOTAL HABITABLE FLOOR AREA	10,657 SQ FT	

FLOOR AREA (SEC. 9.4.5.)

FLOOR AREA IS THE AREA OF ALL FLOORS INTERIOR TO AN ENCLOSED BUILDING THAT HAVE AT LEAST 5 FEET OF CLEARANCE BETWEEN FLOOR AND CEILING. FLOOR AREA SHALL BE MEASURED TO THE EXTERIOR FACE OF THE STRUCTURAL MEMBERS OF THE WALL. ROOFED ARCHITECTURAL RECESSES AND OPEN COVERED PORCHES ARE NOT CONSIDERED INTERIOR TO THE BUILDING. A BUILDING WITH AT LEAST 50% OF ITS PERIMETER OPEN TO THE OUTSIDE SHALL NOT BE CONSIDERED ENCLOSED.

SCALE OF DEVELOPMENT (SEC. 9.4.13.)

FLOOR AREA MEETING THE APPLICABILITY STANDARDS OF THIS SECTION IS EXEMPT FROM CALCULATION OF THE MAXIMUM FLOOR AREA RATIO (FAR). SEE SECTION 9.4.13 ON DETAIL #3/G-001.

DEFINED TERMS (DIV. 9.5)

HABITABLE FLOOR AREA. HABITABLE FLOOR AREA IS THE FLOOR AREA THAT CAN BE USED FOR LIVING PURPOSES, USUALLY HAVING ACCESS TO HEAT, PLUMBING, AND ELECTRICITY. HABITABLE FLOOR AREA INCLUDES STUDIOS, EXERCISE ROOMS, OFFICES, AND SIMILAR SPACES. IT ALSO INCLUDES FOYERS, HALLWAYS, RESTROOMS, STORAGE, AND OTHER COMMON AREAS WITHIN A BUILDING. HABITABLE FLOOR AREA DOES NOT INCLUDE BARNS, GARAGES, OR UNFINISHED ATTIC SPACE.

LEGEND

HABITABLE FLOOR AREA

NORTH ARROW

N

4 SCHEDULES & LEGEND

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REN. 12/31/25
STATE OF WYOMING

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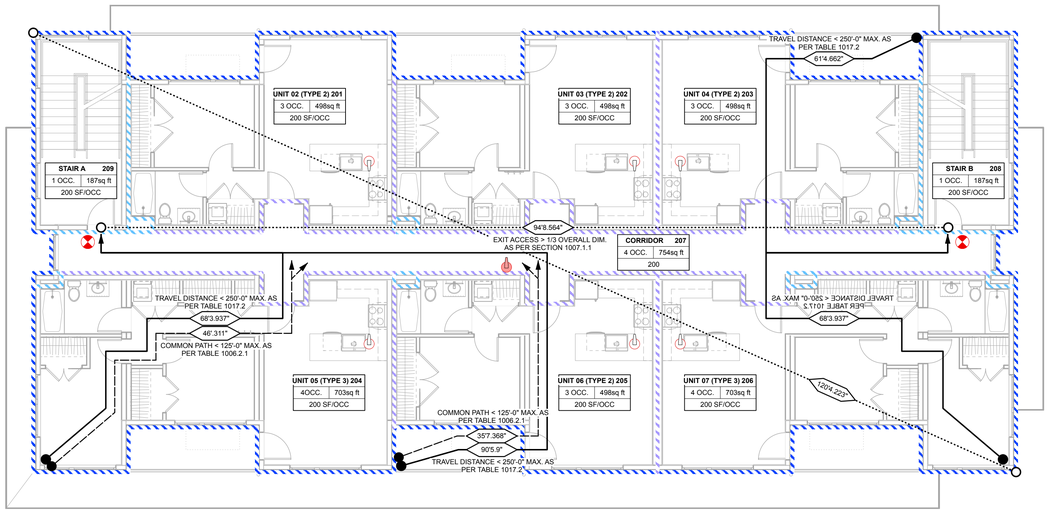

2 G-020 LEVEL 02 PLAN Scale: 1/8" = 1'-0"

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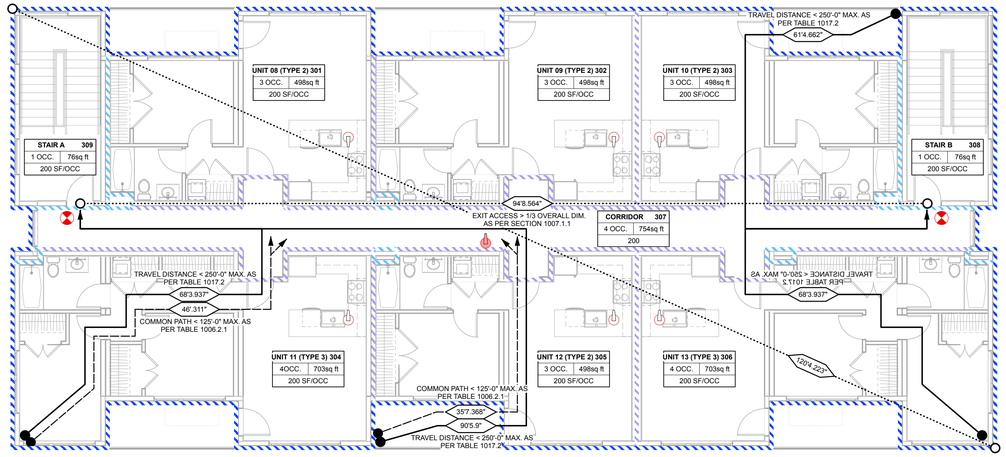

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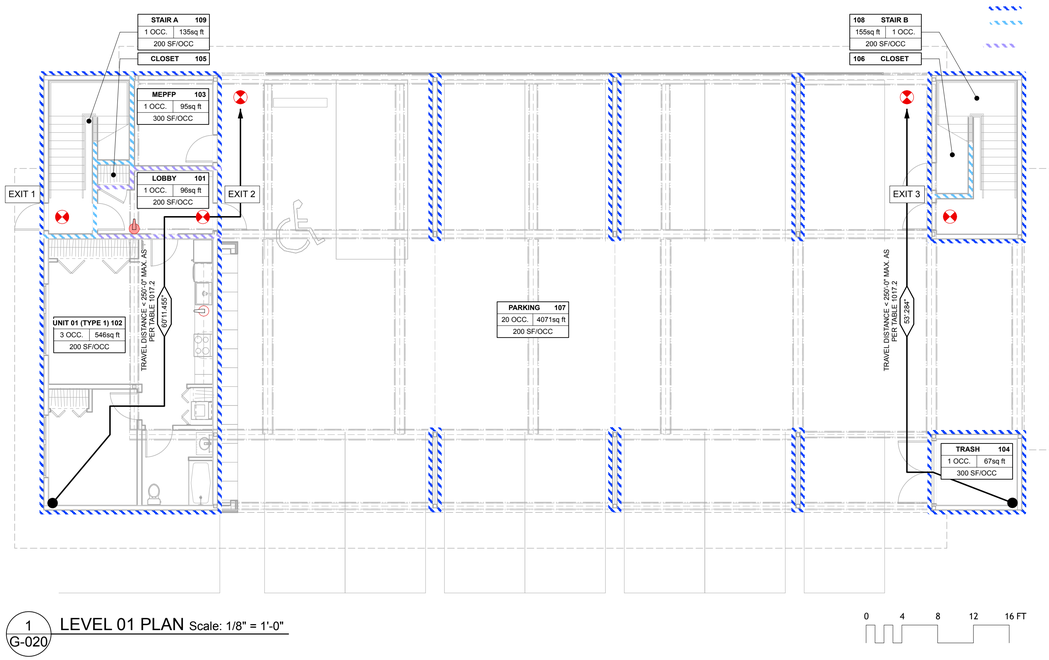
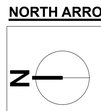


1 G-020 LEVEL 01 PLAN Scale: 1/8" = 1'-0"

0 4 8 12 16 FT

NORTH ARROW



MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (TABLE 1004.5)

OCCUPANCY SUMMARY: LEVEL 1

NAME	GROSS AREA	OCCUPANCY	FUNCTION OF SPACE	GROSS AREA/ OCCUPANCY	OCCUPANT LOAD	REMARKS
LOBBY	96 SQ FT	R-2	RESIDENTIAL	200	1	
STAIR A	135 SQ FT	R-2	RESIDENTIAL	200	1	
STAIR B	155 SQ FT	R-2	RESIDENTIAL	200	1	
M E P FP	95 SQ FT	R-2	ACC. STORAGE	300	1	
TRASH	67 SQ FT	R-2	ACC. STORAGE	300	1	
APARTMENT - UNIT 1 (TYPE 1)	546 SQ FT	R-2	RESIDENTIAL	200	3	
PARKING	4071 SQ FT	S-2	PARKING	200	20	ENCLOSED
LEVEL 1 TOTAL OCCUPANT LOAD	**5,163 SQ FT**				**28 OCC.**	
STAIR EGRESS CAPACITY (AS PER SECTION 1005.3.1)	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
STAIR A	42	0.3	140			
STAIR B	42	0.3	140			
PROVIDED			280			
DOOR EGRESS CAPACITY (AS PER SECTION 1005.3.2	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
RESIDENTIAL STAIR A EXIT DOOR	36	0.2	180			EXIT 1
RESIDENTIAL LOBBY EXIT DOOR	36	0.2	180			EXIT 2
RESIDENTIAL STAIR B EXIT DOOR	36	0.2	180			EXIT 3
M E P FP EXIT DOOR	36	0.2	180			
TRASH EXIT DOOR	84	0.2	420			
PROVIDED			1140			
CORRIDOR EGRESS CAPACITY (AS PER SECTION 1005.3.2)	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
CORRIDOR	47	0.2	235			

OCCUPANCY SUMMARY: LEVEL 2

NAME	GROSS AREA	OCCUPANCY	FUNCTION OF SPACE	GROSS AREA/ OCCUPANCY	OCCUPANT LOAD	REMARKS
APARTMENT - UNIT 2 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 3 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 4 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 5 (TYPE 3)	703 SQ FT	R-2	RESIDENTIAL	200	4	
APARTMENT - UNIT 6 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 7 (TYPE 3)	703 SQ FT	R-2	RESIDENTIAL	200	4	
STAIR A	187 SQ FT	R-2	RESIDENTIAL	200	1	
STAIR B	187 SQ FT	R-2	RESIDENTIAL	200	1	
CORRIDOR	754 SQ FT	R-2	RESIDENTIAL	200	4	
LEVEL 2 TOTAL OCCUPANT LOAD	**4,527 SQ FT**				**26 OCC.**	
STAIR EGRESS CAPACITY (AS PER SECTION 1005.3.1)	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
STAIR A	42	0.3	140			
STAIR B	42	0.3	140			
PROVIDED			280			
DOOR EGRESS CAPACITY (AS PER SECTION 1005.3.2	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
STAIR DOOR A	36	0.2	180			
STAIR DOOR B	36	0.2	180			
PROVIDED			360			
CORRIDOR EGRESS CAPACITY (AS PER SECTION 1005.3.2)	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
CORRIDOR	59	0.2	295			

OCCUPANCY SUMMARY: LEVEL 3

NAME	GROSS AREA	OCCUPANCY	FUNCTION OF SPACE	GROSS AREA/ OCCUPANCY	OCCUPANT LOAD	REMARKS
APARTMENT - UNIT 8 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 9 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 10 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 11 (TYPE 3)	703 SQ FT	R-2	RESIDENTIAL	200	4	
APARTMENT - UNIT 12 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 13 (TYPE 3)	703 SQ FT	R-2	RESIDENTIAL	200	4	
STAIR A	76 SQ FT	R-2	RESIDENTIAL	200	1	
STAIR B	76 SQ FT	R-2	RESIDENTIAL	200	1	
CORRIDOR	754 SQ FT	R-2	RESIDENTIAL	200	4	
LEVEL 3 TOTAL OCCUPANT LOAD	**4,305 SQ FT**				**26 OCC.**	
STAIR EGRESS CAPACITY (AS PER SECTION 1005.3.1)	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
STAIR A	42	0.3	140			
STAIR B	42	0.3	140			
PROVIDED			280			
DOOR EGRESS CAPACITY (AS PER SECTION 1005.3.2	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
STAIR DOOR A	36	0.2	180			
STAIR DOOR B	36	0.2	180			
PROVIDED			360			
CORRIDOR EGRESS CAPACITY (AS PER SECTION 1005.3.2)	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
CORRIDOR	59	0.2	295			
TOTAL OCCUPANT LOAD	**13,995 SQ FT**				**80 OCC.**	

2021 IBC : TABLE 601 FIRE-RESISTANCE RATING REQUIRMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	VA
PRIMARY STRUCTURAL FRAME	1
EXTERIOR BEARING WALLS	1
INTERIOR BEARING WALLS	1
EXTERIOR NONBEARING WALLS AND PARTITIONS	SEE TABLE 705.5
INTERIOR NONBEARING WALLS AND PARTITIONS	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS	1
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS	1

2021 IBC : TABLE 705.5 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP R, S-2
10 ≤ X < 30	VA	1
X ≥ 30	VA	0

LEGEND

- 1-HR FIRE RATED EXT. WALL
- 1-HR FIRE BARRIER; SEC. 707
- NON-RATED PARTITION
- 1-HR FIRE PARTITION; SEC. 708
- SEPARATION OF EXIT
- TRAVEL DISTANCE
- COMMON PATH
- 2-A:10-B:C PORTABLE FIRE EXTINGUISHER.
- 1-A:10-B:C PORTABLE FIRE EXTINGUISHER @ EACH DWELLING UNIT.
- EXIT SIGN; AS PER IBC SECTION 1013.

GENERAL NOTES

1. AS PER SEC. 202: AREA, BUILDING: THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS, OR EXTERIOR WALLS AND FIRE WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.
2. AS PER SEC. 202: FLOOR AREA, GROSS: THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.

4 SCHEDULES & LEGEND

LICENSED ARCHITECT
JOSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2023	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

EGRESS & OCCUPANCY DIAGRAMS

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SCALE

AS NOTED

SHEET

G-020.00

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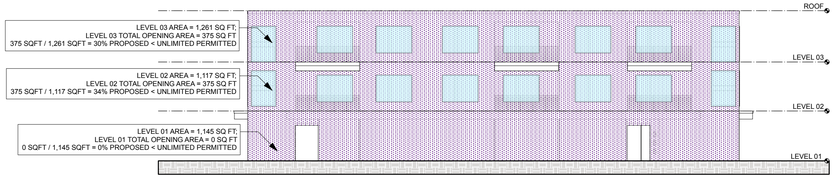
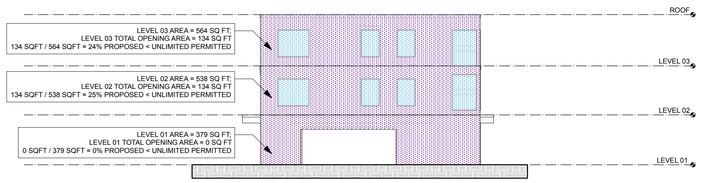
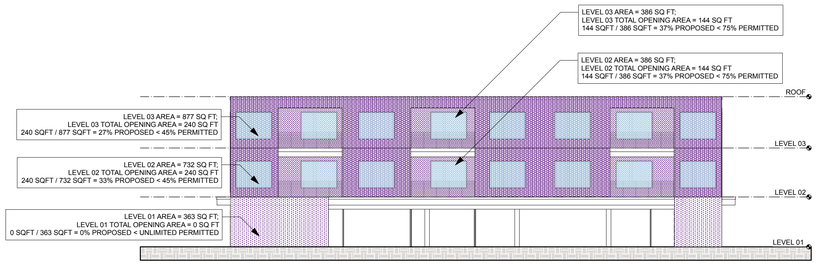


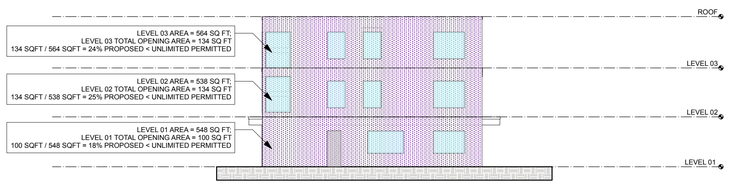
6 G-021 EAST ELEVATION Scale: 1/16" = 1'-0"



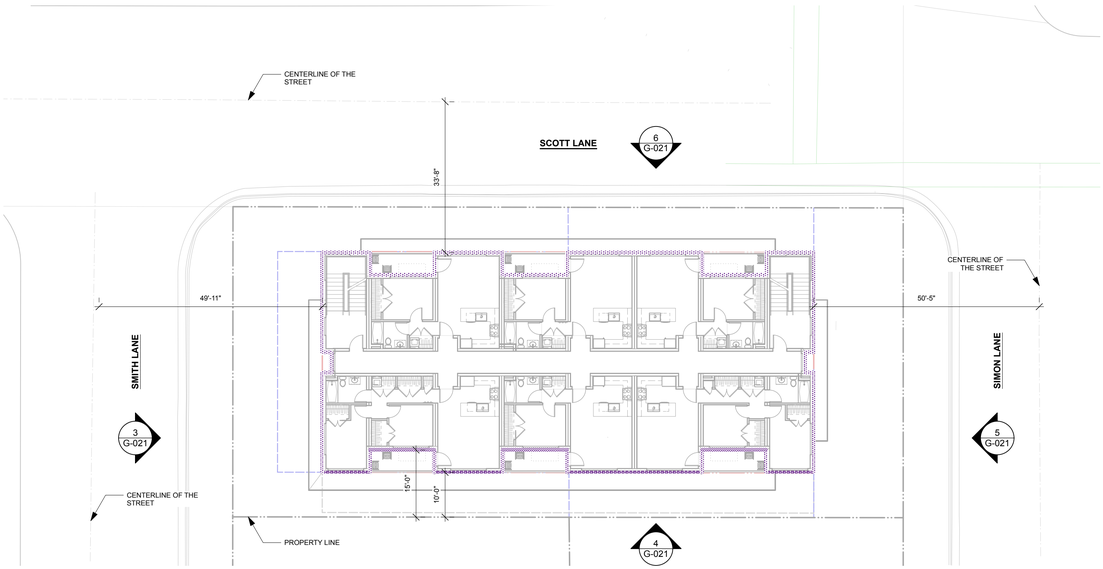
5 G-021 SOUTH ELEVATION Scale: 1/16" = 1'-0"



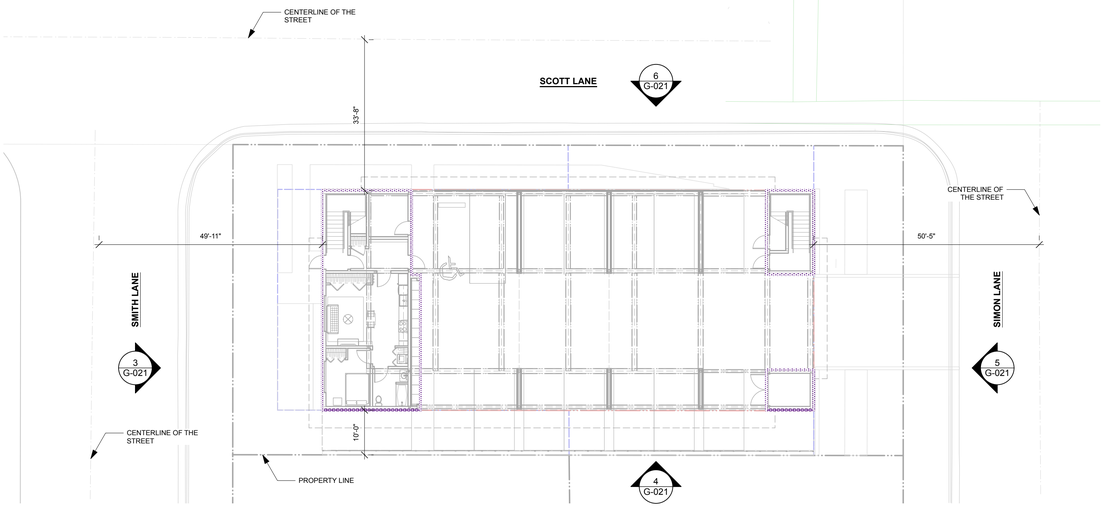
4 G-021 WEST ELEVATION Scale: 1/16" = 1'-0"



3 G-021 NORTH ELEVATION Scale: 1/16" = 1'-0"

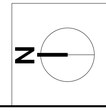


2 G-021 FIRE SEPARATION DISTANCE: SHOWING LEVEL 02 PLAN (LEVEL 03 SIM.) Scale: 1/16" = 1'-0"



1 G-021 FIRE SEPARATION DISTANCE: LEVEL 01 PLAN Scale: 1/16" = 1'-0"

NORTH ARROW



2021 IBC : TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

KEY	FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
	10 TO LESS THAN 15	UNPROTECTED, SPRINKLERED (UP, S)	45%
	15 TO LESS THAN 20	UNPROTECTED, SPRINKLERED (UP, S)	75%
	25 TO LESS THAN 30	UNPROTECTED, SPRINKLERED (UP, S)	NO LIMIT
	30 OR GREATER	UNPROTECTED, SPRINKLERED (UP, S)	NO LIMIT

UP, S = UNPROTECTED OPENINGS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUOTMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

DEFINITIONS (IBC SEC. 202)

FIRE SEPARATION DISTANCE.

THE DISTANCE MEASURED FROM THE BUILDING FACE TO ONE OF THE FOLLOWING:

1. THE CLOSEST INTERIOR LOT LINE.
2. TO THE CENTERLINE OF A STREET, AN ALLEY OR PUBLIC WAY.
3. TO AN IMAGINARY LINE BETWWEN TWO BUILDINGS ON THE LOT.

THE DISTANCE SHALL BE MEASURED AT RIGHT ANGLES FROM THE FACE OF THE WALL.

7 SCHEDULES & LEGEND

LICENSED ARCHITECT
JOSE E. LONG, JR.
C-3046
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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WALL OPENING DIAGRAMS

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SCALE

AS NOTED

SHEET

G-021.00

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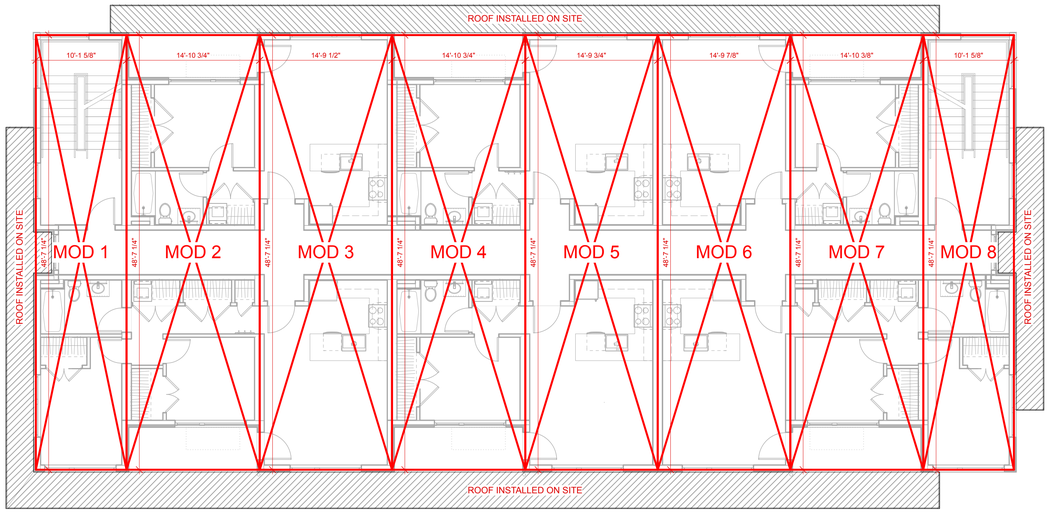
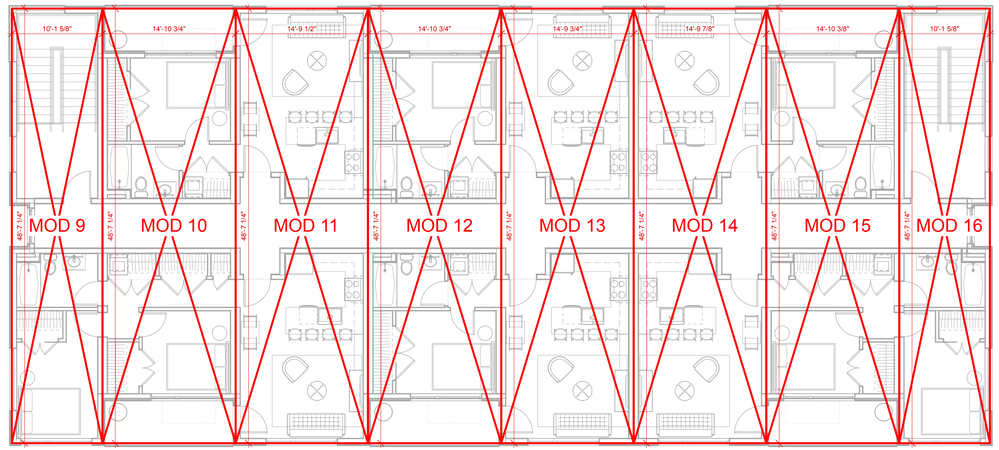


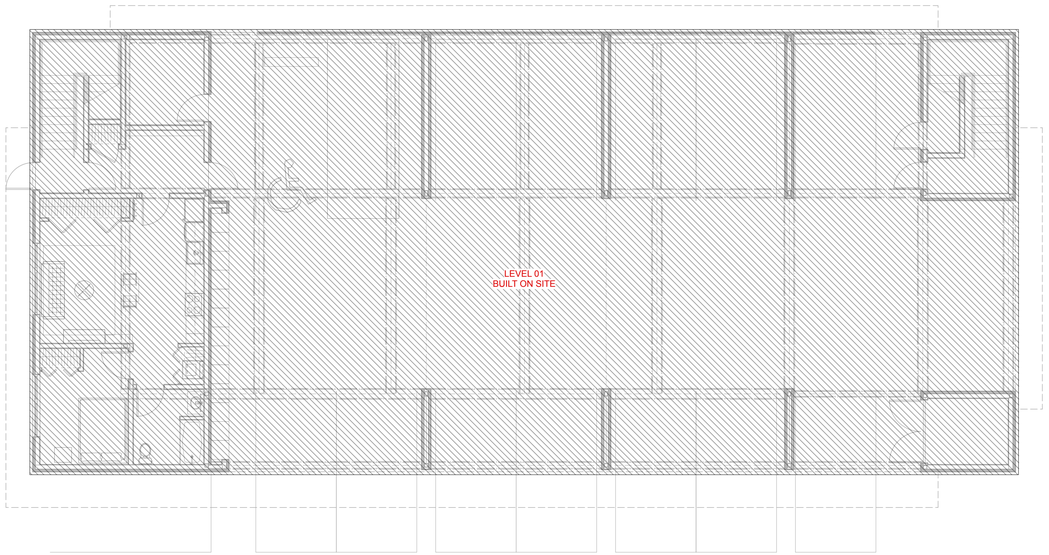
2 G-022 LEVEL 02 PLAN Scale: 1/8" = 1'-0"

0 4 8 12 16 FT



3 G-022 LEVEL 03 PLAN Scale: 1/8" = 1'-0"

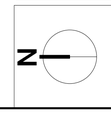
0 4 8 12 16 FT



1 G-022 LEVEL 01 PLAN Scale: 1/8" = 1'-0"

0 4 8 12 16 FT

NORTH ARROW



GENERAL MODULAR NOTES

1. THE PROJECT IS CONSTRUCTED USING 16 MODULES OF TYPE VA CONSTRUCTION.
2. 10,630 SQFT OF MODULAR AREA.
3. DIMENSIONS SHOWN FOR APPROXIMATE REFERENCE ONLY.
4. DIMENSIONS OF MODULES WILL BE DOCUMENTED IN FABRICATION SHOP DRAWINGS.

4 SCHEDULES & LEGEND

LICENSED ARCHITECT
JESSE E. LONG, III
C-3696
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
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SHEET

G-022.00

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AXONOMETRIC VIEW FACING NORTHWEST



AXONOMETRIC VIEW FACING SOUTHWEST



AXONOMETRIC VIEW FACING NORTHEAST



AXONOMETRIC VIEW FACING SOUTHEAST

1 MASSING DIAGRAMS

LICENSED ARCHITECT
STATE OF WYOMING
REN. 12/31/25

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
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04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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MASSING DIAGRAMS

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SCALE
N.T.S

SHEET
G-030.00

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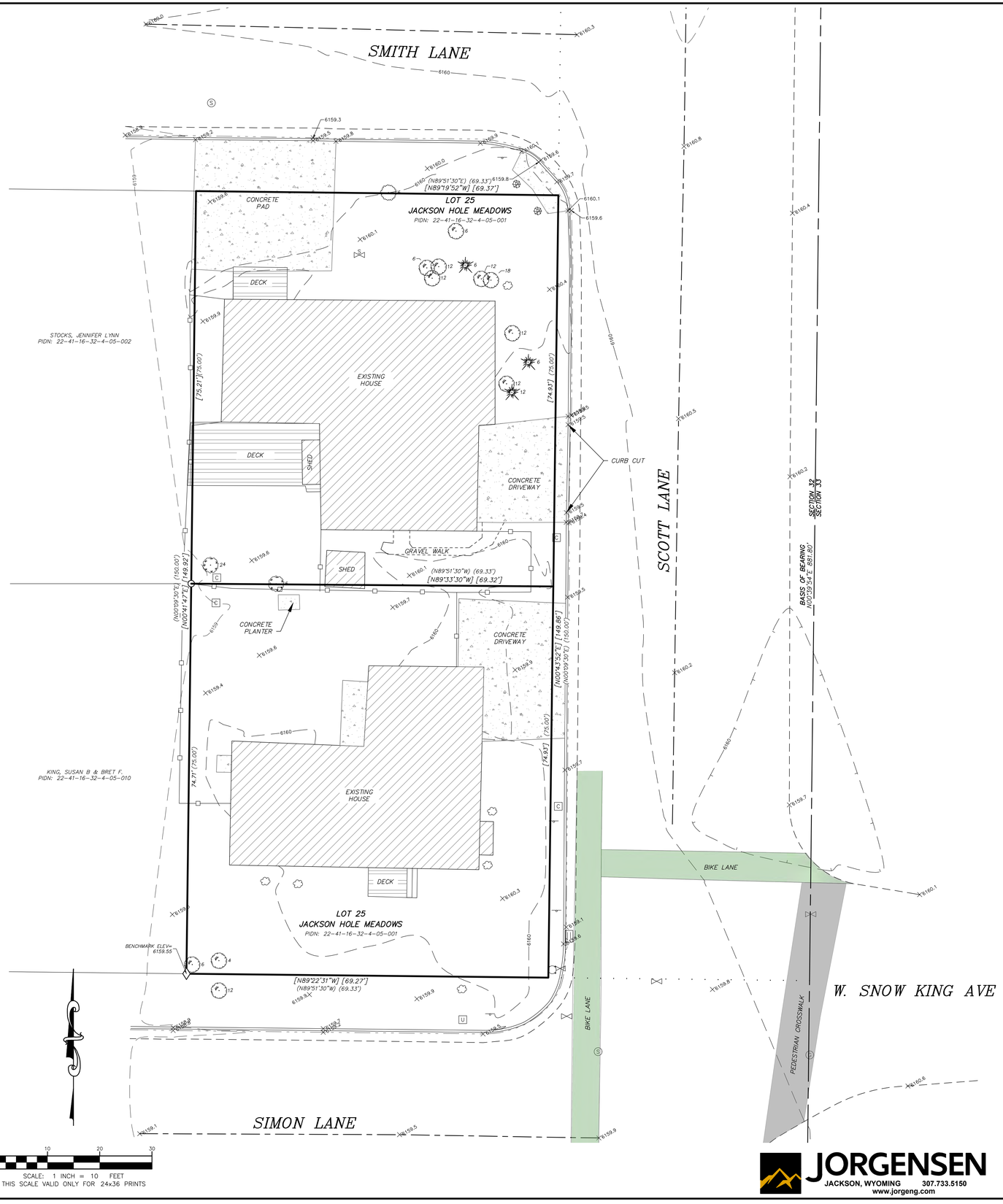
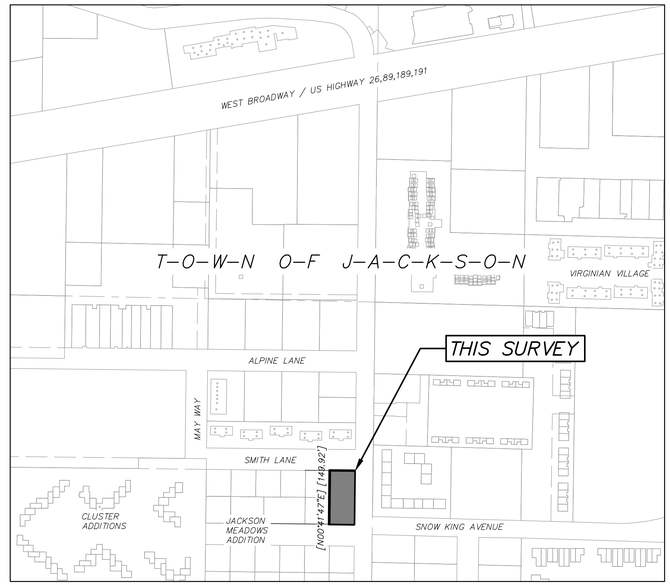




VICINITY MAP
SCALE: 1" = 200'

LEGEND

○	reinforcing steel bar with 2 1/2" diameter aluminum cap inscribed "PLS 3889"
	reinforcing steel bar with 1 1/2" diameter aluminum cap inscribed "PLS 4270"
◇	T-stake without cap
◎	reinforcing steel bar without cap
	boundary, subject property
	boundary, adjoining property
N25°25'25"E 100.00'	measured bearing & distance or curve geometry
[N25°25'25"E] [100.00']	calculated bearing & distance or curve geometry
(N25°25'25"E) (100.00')	record bearing & distance or curve geometry
	flow line gutter
	edge of asphalt
	centerline road
6205	index contour, 5' interval
6208	intermediate contour, 1' interval
6201.5	spot elevation
	rock
	sign
	fence
C	communications pedestal
	sprinkler control valve
U	utility vault
G	gas manhole
S	sewer manhole
	storm drain inlet
D	storm drain manhole
	hydrant, fire suppression
	water valve
	aspen tree, caliper X"
	cottonwood tree, caliper X"
	conifer tree, caliper X"
	shrub

NOTES

This survey was conducted in July 2022 and prepared under the direction of Matthew Gotham, Wyoming PLS 13002, and does not include an engineering review.

Locations of utilities depicted hereon are limited to visible structures; underground locations must be located prior to any construction activity.

A title report has not been provided and easements of sight or record may exist that are not shown hereon.

Elevations were derived using GPS RTK observation methods and reference NAVD88. Site benchmark elevation is 6159.55' at SW corner of Lot 36.

Record dimensions shown are from that Plat of record in the Office of the Clerk of Teton County as 0191.

BASIS OF BEARING for this survey is N00°39'54"E along the east line of Section 32.

V-100.00

TOPOGRAPHIC SURVEY
LOTS 25 & 36
JACKSON HOLE MEADOWS
ADDITION TO THE
TOWN OF JACKSON

LOCATED WITHIN
NE1/4SE1/4 Section 32
T.41N., R.116W., 6th P.M.
Teton County, Wyoming

JORGENSEN
JACKSON, WYOMING 307.733.5150
www.jorgeng.com

PREPARED BY: DSD MAP PREPARED: 10/12/2022 PROJECT NUMBER: 22132

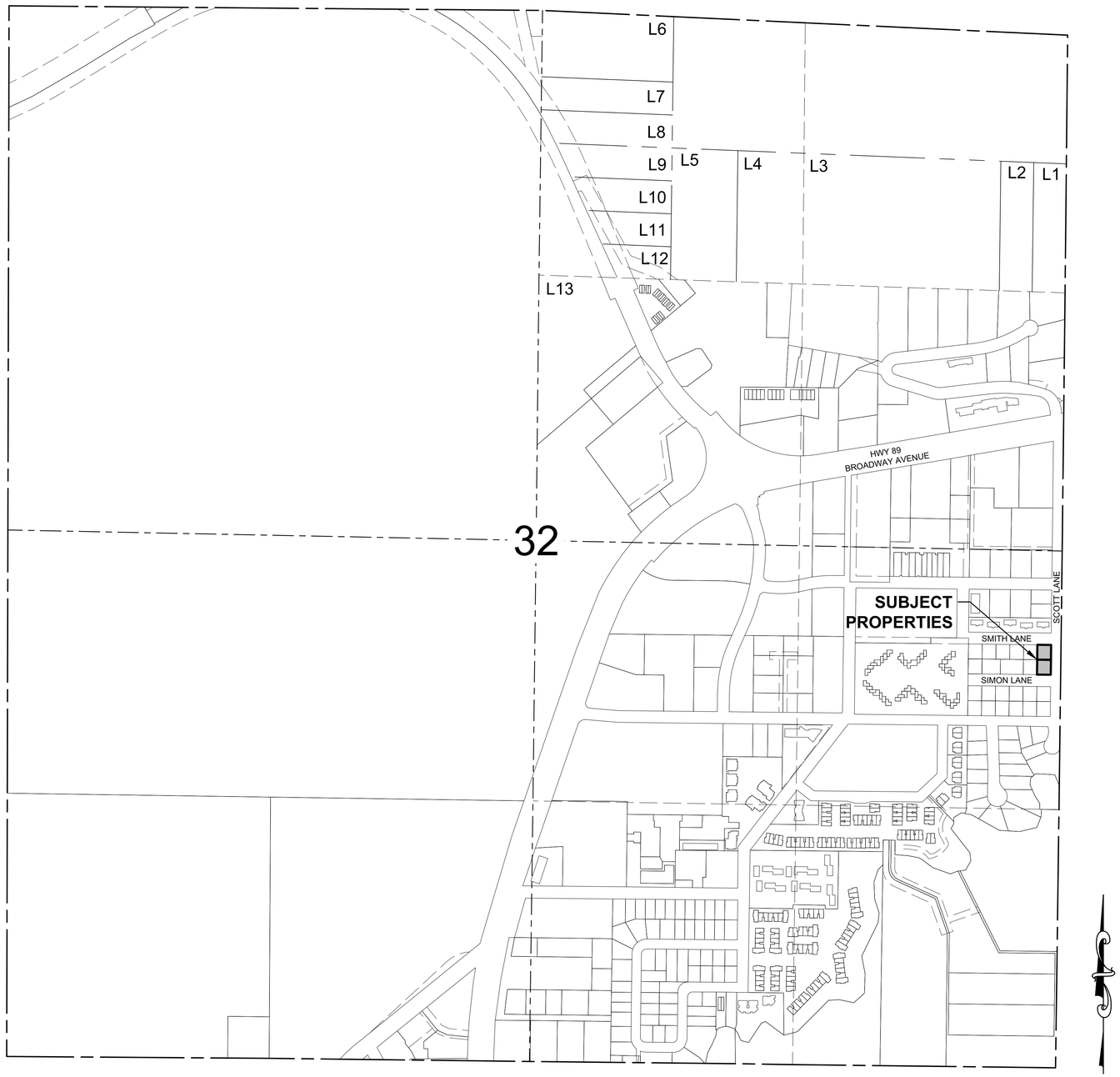
Ver. 18.0 Plotted by JCisneros on May 16, 2025 - 4:05pm

SCOTT LANE WORKFORCE HOUSING
910 SMITH LAND AND 915 SIMON LANE
GRADING AND EROSION CONTROL PLAN

LOCATED WITHIN
NE1/4SE1/4, SECTION 32
TOWNSHIP 41 NORTH, RANGE 116 WEST, 6TH P.M.
JACKSON, WYOMING

Sheet List Table

Sheet Number	Sheet Title
C1.0	TITLE, VICINITY,AND SHEET INDEX
C1.1	NOTES
C2.0	EXISTING CONDITIONS
C3.0	PROPOSED CONDITIONS OVERVIEW
C3.1	SEWER SERVICE
C3.2	WATER SERVICE
C3.3	STORMWATER SYSTEM
C3.4	DRY UTILITY PLAN
C3.5	GRADING PLAN
C4.0	TRENCH AND WATER DETAILS
C4.1	SEWER AND STORM DETAILS
C4.2	STORM AND HARDSCAPE DETAILS
C4.3	HARDSCAPE DETAILS
C4.4	PARKING, SIGN, AND SILT FENCE DETAILS



VICINITY MAP
1" = 300' for 24x36 Prints

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150 E. Pearl Avenue
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Jackson, WY 83001-1687
(307) 733-3932

ENGINEER
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1315 S. Highway 89, #201
P.O. Box 9550
Jackson, WY 83002-9550
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CleverHomes
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JORGENSEN
JACKSON, WYOMING
307.733.5150
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Professional Engineer
PATRICK J. DAVIES
19062
State
WYOMING

PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
TITLE, VICINITY,AND SHEET INDEX

DRAFTED BY:	UC/KB
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C1.0

P:\2022\22132-Toby Long-Scott Lane Workforce Housing\16-Civil\CAD\SET\22132_C1.0-C1.1_COVER AND NOTES.dwg

Plotted by UCisneros on May 16, 2025 - 4:00pm
Ver. 18.0
P:\2022\22132-Toby Long-Scott Lane Workforce Housing\10-Civil\CAD\GEC\22132_C1.0-C1.1_COVER AND NOTES.dwg

GENERAL PROJECT NOTES:

1. PROJECT SCOPE: CONSTRUCTION WILL INCLUDE A 3-STORY COMMERCIAL CONDOMINIUM WITH 13 UNITS DESIGNATED FOR AFFORDABLE HOUSING AND WORKFORCE HOUSING.
2. PROJECT LOCATION: 910 SMITH LANE AND 915 SIMON LANE, JACKSON, WY (PIDN 22-41-16-32-4-05-001 AND 22-41-16-32-4-05-011)
3. PROPERTY ZONING, OVERLAYS AND FLOODWAYS:

ZONE:	NEIGHBORHOOD HIGH DENSITY 1 (NH-1)
SCENIC OVERLAY:	NOT WITHIN
NATURAL RESOURCES OVERLAY:	NOT WITHIN
WILDLAND-URBAN INTERFACE:	NOT WITHIN
FLOOD ZONE:	WITHIN ZONES X

4. PROJECT SCHEDULE: CONSTRUCTION TO BEGIN FALL 2024 AND TO BE COMPLETE FALL 2026.
5. PROPERTY AREA: 10,390 SF±

TOTAL AREA OF DISTURBANCE:	14,318 SF±
- CONSTRUCTION OF ROADWAY AND RESIDENCES	
AREA OF DISTURBANCE WITHIN SLOPES OF:	
5% OR LESS	11,387 SF±
MORE THAN 5% UP TO 15%	2,531 SF±
MORE THANK 15%	400 SF±
IMPERVIOUS SURFACE:	
DRIVEWAY AND PARKING	5,927 SF (57% OF LOT)

6. SNOW STORAGE REQUIREMENT: 2.5% * 5,927 SF = 148 SF
   -LANDSCAPE AREA ON NORTHERN PORTION OF PROPERTY TO BE USED
7. BASE MAPPING PREPARED FROM GROUND SURVEY PERFORMED BY JORGENSEN ASSOCIATES, INC. IN JULY 2022. ELEVATIONS WERE DERIVED USING GPS RTK OBSERVATION METHODS AND REFERENCE NAVD88. SITE BENCHMARK ELEVATION IS 6159.55' AT THE SOUTH-WEST CORNER OF LOT 36.
8. ALL PROPOSED FENCING SHALL MEET THE WILDLIFE FRIENDLY FENCING STANDARDS AS DEFINED IN SECTION 5.1.2 OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. NO PERMANENT FENCING CURRENTLY PROPOSED FOR THIS PROJECT.
9. ALL PROPOSED REFUSE/RECYCLING CONTAINERS SHALL BE CERTIFIED BEAR-RESISTANT ACCORDING TO SECTION 5.2.2 OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS.

REVEGETATION SPECIFICATIONS:

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

1. SEED MIXTURES:

COMMON NAME	LBS/ACRE
IDAHO FESCUE	6 LBS/ACRE
MOUNTAIN BROME	10 LBS/ACRE
THICKSPIKE WHEATGRASS	12 LBS/ACRE
WESTERN WHEATGRASS	12 LBS/ACRE
ALPINE TIMOTHY	12 LBS/ACRE

   TOTAL PURE LIVE SEED APPLICATION RATE 52 LBS/ACRE
2. EXISTING VEGETATION IS TO BE MAINTAINED TO THE EXTENT POSSIBLE.
3. ALL AVAILABLE TOPSOIL FROM EXCAVATIONS SHALL BE STRIPPED AND STORED ONSITE FOR REUSE IN REESTABLISHING VEGETATION. SUPPLEMENT NATIVE TOPSOIL WHERE NECESSARY TO REESTABLISH VEGETATION. DO NOT STOCKPILE DEEPER THAN 4 FT IF AREA IS AVAILABLE.
4. SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.
5. ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.
6. A LAYER OF TOPSOIL SHALL BE PLACED ON AREAS STRIPPED FOR GRADING, PRIOR TO REVEGETATION. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
7. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING. REVEGETATE ALL DISTURBED AREAS AS SOON AS PRACTICAL AFTER GRADING.
8. SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.
9. SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL.
10. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS FOR THE DURATION OF THE PROJECT, BOTH PRIOR TO REVEGEATION AND WHILE REVEGETATION ESTABLISHES.

GENERAL CONSTRUCTION NOTES & SPECIFICATIONS:

1. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING RULES, REGULATIONS AND STANDARDS AS MODIFIED BY THE PLANS:
   - LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS
   - LATEST EDITION OF TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION DESIGNATED TO REMAIN, FROM ANY DAMAGE DURING CONSTRUCTION OPERATIONS. ANY EXISTING MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR AND ENGINEER SHALL NOTE THOSE MONUMENTS IN THE FIELD PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL REMOVE ALL MATERIALS, TOOLS, EQUIPMENT, AND CONSTRUCTION DEBRIS FROM THE SITE IMMEDIATELY AFTER COMPLETION OF THE WORK TASK. NO CONSTRUCTION DEBRIS SHALL BE DISPOSED OF AT THE WORK SITE.
6. CONTRACTOR SHALL ACTIVELY MINIMIZE THE AMOUNT OF DUST DEBRIS, AND NOXIOUS FUMES INTO THE AIR. BURNING WILL NOT BE PERMITTED AS A MEANS OF DISPOSAL OR CLEANING AT THE SITE. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
7. CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE DISTURBANCE OF PRIVATE PROPERTY BY HIS OPERATIONS. CONTRACTOR SHALL NOTIFY OWNER, OCCUPANT, AND ENGINEER PRIOR TO CONDUCTING ANY OPERATION THAT REQUIRES THE REMOVAL, REPLACEMENT, OR DAMAGE TO PRIVATE PROPERTY.
8. ALL EROSION CONTROL MEASURES AND STRUCTURES SHALL BE IN-PLACE AND PROPERLY INSTALLED PRIOR TO SITE DISTURBANCE OR STOCKPILING MATERIALS. EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS RE-ESTABLISHED IN DISTURBED AREAS. CONTRACTOR SHALL MAINTAIN AND MONITOR OPERATIONS THROUGHOUT THE PROJECT TO PREVENT EROSION. CONTRACTOR'S OPERATIONS SHALL NOT INJURE OR DISTURB TREES OR VEGETATION EXISTING OUTSIDE THE GRADING AREA. REFER TO EROSION CONTROL DETAILS.
9. PLACE SILT BARRIERS AT LOW POINTS AND DISCHARGE POINTS FROM THE SITE. THOSE LOCATIONS SHOWN ON THE PLANS ARE ADVISORY AND ACTUAL FIELD CONDITIONS SHALL DETERMINE LOCATIONS.
10. ALL CONSTRUCTION STAGING, PROCESSING, AND STOCKPILE AREAS SHALL BE AS DESIGNATED ON THE PLANS OR AS SPECIFICALLY APPROVED BY OWNER. DISTURBED AREAS SHALL BE RECLAIMED AND RESEEDED. USE OF TEMPORARY CONSTRUCTION STAGING AREAS SHALL CONFORM TO THE APPLICABLE PERMITS AND EASEMENT AGREEMENTS.
11. ALL REFUSE RESULTING FROM CLEARING AND GRUBBING OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAUL OFF AND DISPOSE. CONTRACTOR SHALL NOT BURN ON THE SITE UNLESS SPECIFICALLY PERMITTED BY THE PROPERTY OWNER IN WHICH CASE ALL LOCAL REGULATIONS SHALL APPLY. THE AUTHORITY TO BURN SHALL NOT RELIEVE THE CONTRACTOR IN ANY WAY FROM DAMAGES WHICH MAY RESULT FROM HIS OPERATIONS. IN NO CASE SHALL ANY MATERIAL BE LEFT ON THE PROJECT, SHOVED ONTO ABUTTING PRIVATE PROPERTIES, OR BE BURIED IN EMBANKMENTS OR TRENCHES ON THE PROJECT.
12. CLEARING LIMITS FOR EXCAVATION AND GRADING SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. CLEARING SHALL BE LIMITED TO THE REMOVAL OF STUMPS, TREES, BRUSH, AND DEBRIS REQUIRED FOR THE TRENCH EXCAVATION AND SUBGRADE CONSTRUCTION. EXISTING VEGETATION AND LARGE TREES SHALL BE PRESERVED TO THE GREATEST PRACTICABLE EXTENT.
13. AGGREGATE MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. RAW GRAVEL MATERIAL FOR THE PRODUCTION OF BEDDING AND SUBBASE AGGREGATES MAY BE OBTAINED FROM THE EXCAVATIONS LOCATED ON THE PROJECT SITE AS AGREED TO WITH THE OWNER OR FROM EXCAVATED MATERIAL FROM THE TRENCH. AGGREGATE STOCKPILES SHALL BE ALLOWED TO DRAIN PRIOR TO PLACEMENT OF THE MATERIAL TO PREVENT SATURATING THE SUBGRADE AND CREATING SOFT SPOTS.
14. FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
15. TOPSOIL STRIPPING FOR ROADS, DRIVEWAYS, PATHWAYS OR UTILITY LINES SHALL INCLUDE THE EXCAVATION OF SOD, TOPSOIL, AND UNSUITABLE SOILS SUCH AS CLAY, SILT, AND ORGANIC MATERIALS TO A COMPACTED SUBGRADE DEPTH WHERE SOUND GRAVEL FOUNDATION MATERIALS ARE ENCOUNTERED, OR AS OTHERWISE DIRECTED BY ENGINEER.
16. SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.
17. CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H. CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
18. GEOTEXTILE FABRIC MAY BE USED IN PLACE OF OVER EXCAVATION IN THE EVENT UNSUITABLE SOIL EXISTS OR EXCESSIVE TOPSOIL STRIPPING IS REQUIRED TO REACH COMPETENT ALLUVIAL MATERIAL. GEOTEXTILE FABRIC OR GRID SPECIFICATIONS MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER.
19. ALL EXCAVATED MATERIALS INCLUDING STRIPPED AND SALVAGED TOPSOIL SHALL BE STOCKPILED AND PROCESSED ON-SITE.
20. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
21. TRACKED VEHICLES SHALL USE A PROTECTIVE MATERIAL TO PRESERVE CYCLE TRACK. REPAIR OF TRACK DAMAGE SHALL BE AT CONTRACTORS EXPENSE.
22. ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
23. INSTALLATION OF CULVERTS SHOULD BE ADJUSTED TO BE LOCATED AT THE LOW SPOT OF DRAINAGE.
24. CONSTRUCTION WATER SHALL BE OBTAINED BY THE CONTRACTOR.
25. CONSTRUCTION STAKING WILL BE PROVIDED BY THE OWNER. CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN STAKING. CONTRACTOR SHALL PAY FOR REPLACING STAKING THAT IS DAMAGED BY THEIR ACTION.
26. NO FUEL STORAGE IS PERMITTED ON SITE.

GENERAL CIVIL UTILITY NOTES:

1. THE LOCATIONS OF EXISTING UTILITIES AND PIPELINES SHOWN ON THE DRAWINGS ARE GENERAL. THE EXACT LOCATION OF THESE FACILITIES MAY NOT BE SHOWN ACCURATELY ON THE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY AND/OR PIPELINE COMPANIES IN THE AREA OF PLANNED WORK AND SECURE EXACT LOCATIONS FOR THOSE UTILITIES. THE CONTRACTOR SHALL REQUEST THE OWNER OF THE UTILITY TO PROVIDE THE NATURE, LOCATION, AND ELEVATION OF THE UTILITY AT EACH LOCATION AND AT WHATEVER INTERVAL IS NECESSARY FOR THE WORK. IF THE UTILITY COMPANY CANNOT OR WILL NOT PROVIDE THE INFORMATION, THE CONTRACTOR SHALL OBTAIN THE INFORMATION BY WHATEVER MEANS NECESSARY. THE CONTRACTOR SHALL SHOW THE NATURE, LOCATION, AND ELEVATION OF THE UTILITY ON THE ENGINEER'S CONTRACT DRAWINGS AND PROVIDE A COPY OF THE INFORMATION TO THE OWNER. NO TRENCHING OR EXCAVATION OPERATIONS SHALL TAKE PLACE UNTIL ALL UTILITY AND PIPELINE COMPANIES HAVE BEEN CONTACTED AND LOCATIONS AND ELEVATIONS OF THE UTILITIES AND PIPELINES CONFIRMED.
2. CONTRACTOR SHALL LOCATE ALL BURIED UTILITIES PRIOR TO CONSTRUCTION. EXISTING UNDERGROUND UTILITIES ARE SHOWN USING THE BEST AVAILABLE INFORMATION, BUT ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE.THE CONTRACTOR WILL CALL THE UTILITY NOTIFICATION ONE CALL OF WYOMING, AT 1-800-844-2476, OR 811, FOR UTILITY LOCATIONS AT LEAST 2 BUSINESS DAYS, NOT INCLUDING THE DAY OF ACTUAL NOTIFICATION, PRIOR TO ANY EXCAVATION.
3. CONTRACTOR SHALL NOT INTERRUPT UTILITIES PROVIDING SERVICES TO PROPERTIES ADJACENT TO THE WORK, EXCEPT AS SPECIFICALLY APPROVED BY THE AUTHORITY HAVING JURISDICTION. SERVICES DAMAGED OR INTERRUPTED BY CONTRACTOR'S OPERATION SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. WHEN INTERRUPTION OF SERVICE IS APPROVED, CONTRACTOR SHALL NOTIFY OCCUPANT 24 HOURS PRIOR TO THE INTERRUPTION.
4. CONTRACTOR SHALL MAINTAIN WATER, SEWER, AND STORMWATER SLOPES CONSISTENT WITH THE PROFILES. ABRUPT ELEVATION CHANGES ARE NOT PERMITTED AND MAY REQUIRE ADDITIONAL AIR RELEASE VALVES OR BLOW-OFFS AT THE CONTRACTORS EXPENSE.
5. MAINTAIN SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES AS SHOWN ON PLANS, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
6. SANITARY SEWER MAIN LINES, SERVICE LINES AND FITTINGS SHALL BE SDR35 PVC AND CONFORM TO ASTM D-3034, UNLESS SHOWN OTHERWISE.
7. DEFLECT PIPE AS NECESSARY TO MAINTAIN SEPARATION BETWEEN WATER LINES AND SEWER LINES. MAXIMUM DEFLECTION 3° OR 11 INCHES FOR 8" AND 10" PIPE. DEFLECTION MAY ONLY BE MADE AFTER JOINING.
8. CONTINUOUS RIGID TYPE A PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES; AND LESS THEN 7 FEET FOR WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS.
9. ALL TRENCH BACKFILL SHALL BE TYPE A. MATERIALS USED FOR BEDDING AND BACKFILL SHALL BE CAREFULLY DEPOSITED IN LAYERS SUITABLE TO THE EQUIPMENT USED FOR COMPACTION, WETTED TO 3% BELOW TO 2% ABOVE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 96% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 (STANDARD PROCTOR). COMPACTION BY FLOODING WILL NOT BE PERMITTED. TYPE B TRENCH BACKFILL SHALL NOT BE ALLOWED, UNLESS AUTHORIZED BY THE ENGINEER.
10. NO MORE THAN 30 FEET OF OPEN TRENCH SHALL BE PERMITTED WHEN THE CONTRACTOR'S PIPE INSTALLATION OPERATION IS INACTIVE. ALL OPEN TRENCH AREAS SHALL BE BARRICADED WITH SAFETY FENCE WHEN CONTRACTOR'S PIPE INSTALLATION CREW IS INACTIVE.
11. ENGINEER SHALL BE CONTACTED PRIOR TO PRIOR TO TESTING TO WITNESS TESTING.

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Professional Engineer
PATRICK J. DAVIES
19062
Date 5/16/25
WYOMING

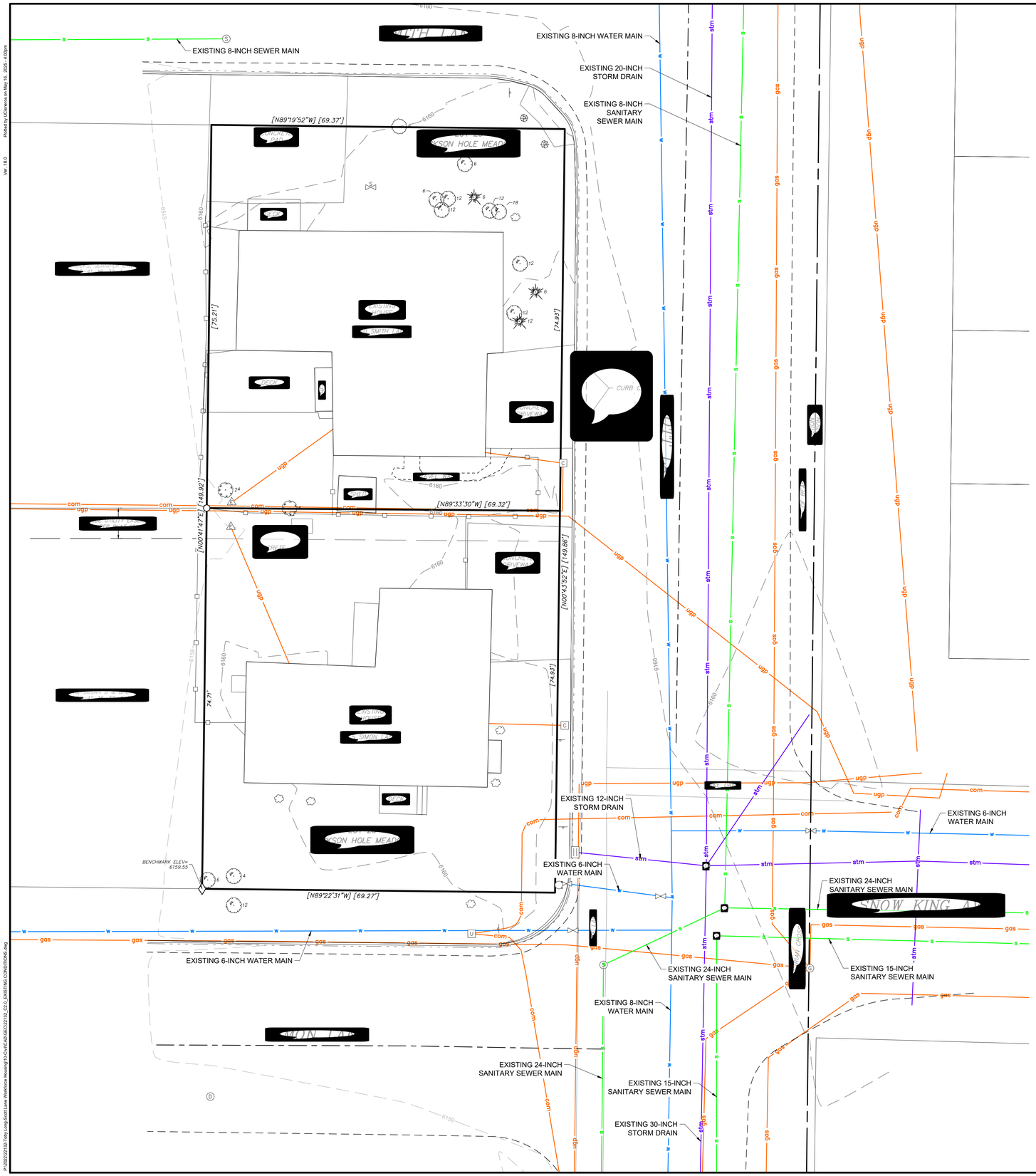
PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
NOTES

DRAFTED BY:	UC/KB
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C1.1



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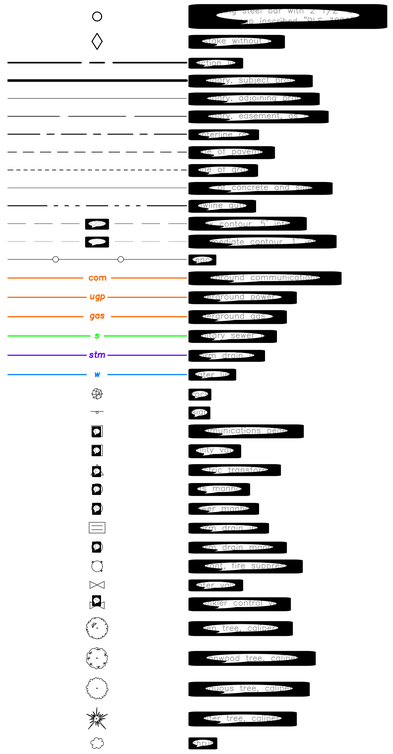

NOTES

1. ALL EXISTING VEGETATION WITHIN LOTS 25 AND 36 JACKSON HOLE MEADOWS (910 SMITH LANE AND 915 SIMON LANE) SHALL BE REMOVED TO THE EXTENT NEEDED FOR CONSTRUCTION ACTIVITIES.
2. ALL EXISTING STRUCTURES AND HARDSCAPES WITHIN LOTS 25 AND 36 JACKSON HOLE MEADOWS SHALL BE REMOVED. A DEMOLITION PERMIT SHALL BE OBTAINED THROUGH THE TOWN OF JACKSON.
3. ALL EXISTING WATER SERVICES, SEWER SERVICES, AND APPURTENANCES WITHIN THE PROPOSED BUILDING FOOTPRINT AND WITHIN 10 FEET OF THE FOUNDATION SHALL BE REMOVED AND PROPERLY DISPOSED OF. THESE AREAS SHALL BE PROPERLY BACKFILLED.
4. ALL OTHER ABANDONED WATER/SEWER SERVICES CAN BE ABANDONED IN-PLACE. ALL ABANDONED IN-PLACE SECTIONS OF PIPE SHALL BE CAPPED WITH WATER TIGHT CAPS.
5. EXISTING WATER/SEWER/UTILITY LOCATIONS RE APPROXIMATE AND BASED ON LIMITED FIELD INFORMATION. CONTRACTOR TO VERIFY FINAL DESIGN AND ROUTING WITH ENGINEER AND OWNER.
6. ANY TEMPORARY WATER AND/OR SEWER MAINS SHUTDOWNS OF THE EXISTING WATER/SEWER SYSTEMS SHALL BE COORDINATED WITH THE TOWN OF JACKSON.

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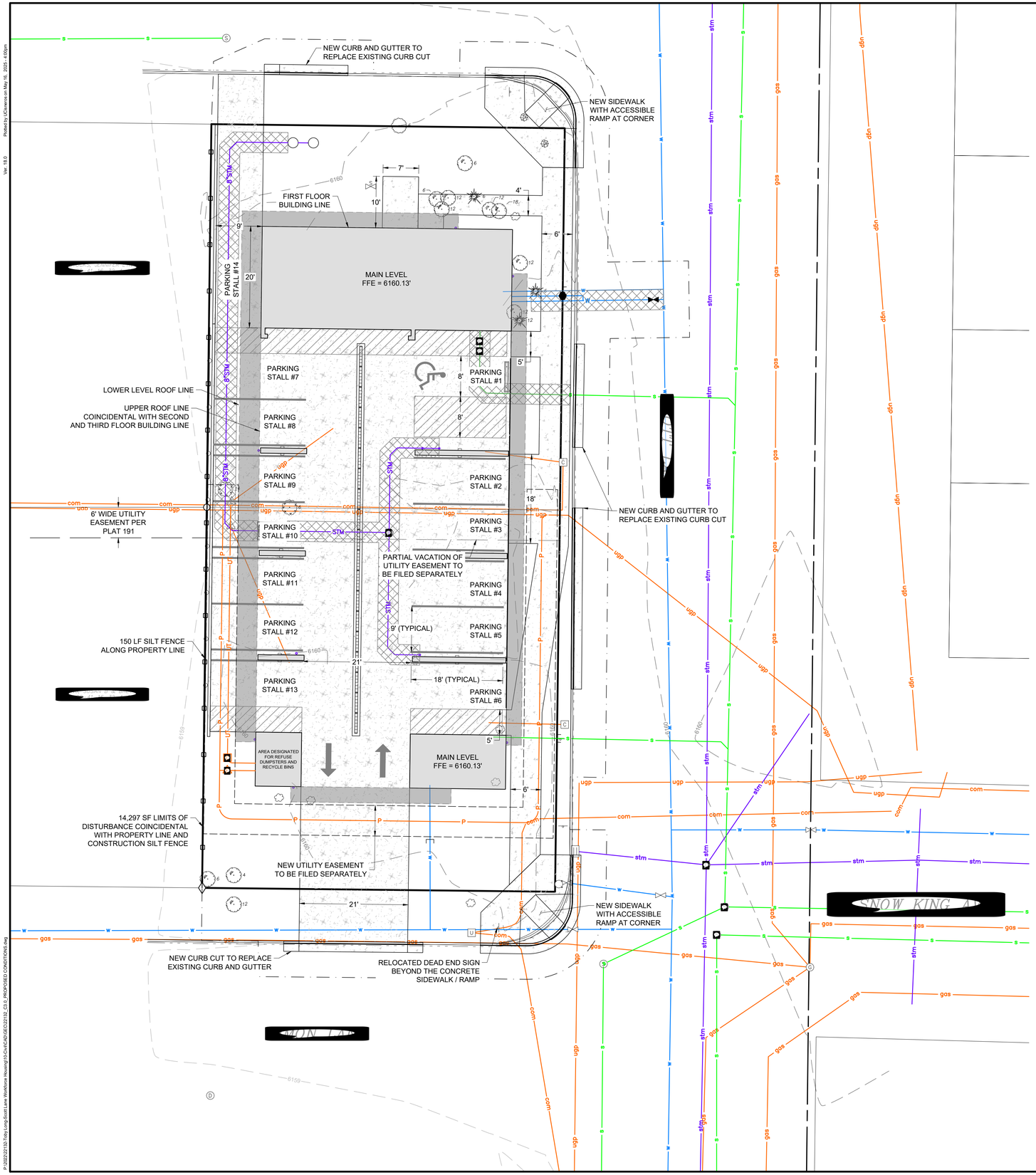
PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
EXISTING CONDITIONS

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C2.0



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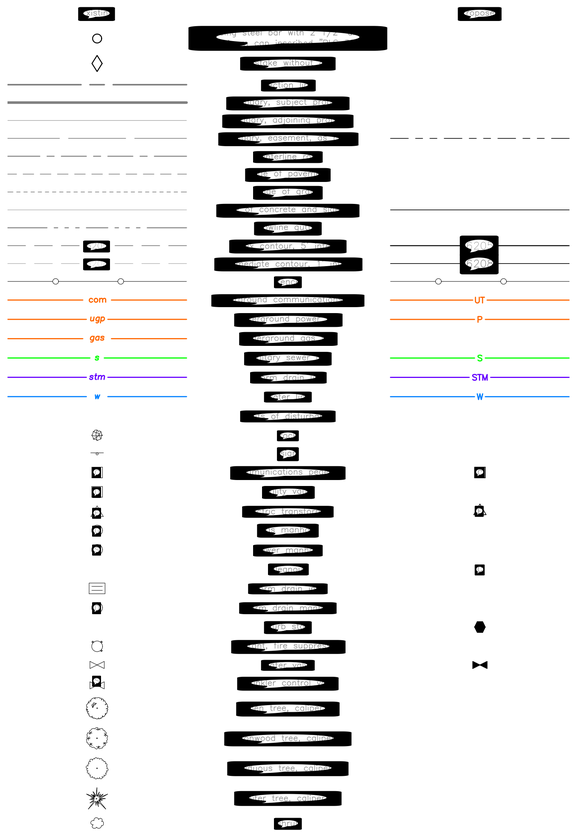

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2. ALL NEW EASEMENTS SHOWN WILL BE FILED FOR SEPARATELY.
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6. EXISTING WATER/SEWER/UTILITY LOCATIONS RE APPROXIMATE AND BASED ON LIMITED FIELD INFORMATION. CONTRACTOR TO VERIFY FINAL DESIGN AND ROUTING WITH ENGINEER AND OWNER.
7. ANY TEMPORARY WATER AND/OR SEWER MAINS SHUTDOWNS OF THE EXISTING WATER/SEWER SYSTEMS SHALL BE COORDINATED WITH THE TOWN OF JACKSON.

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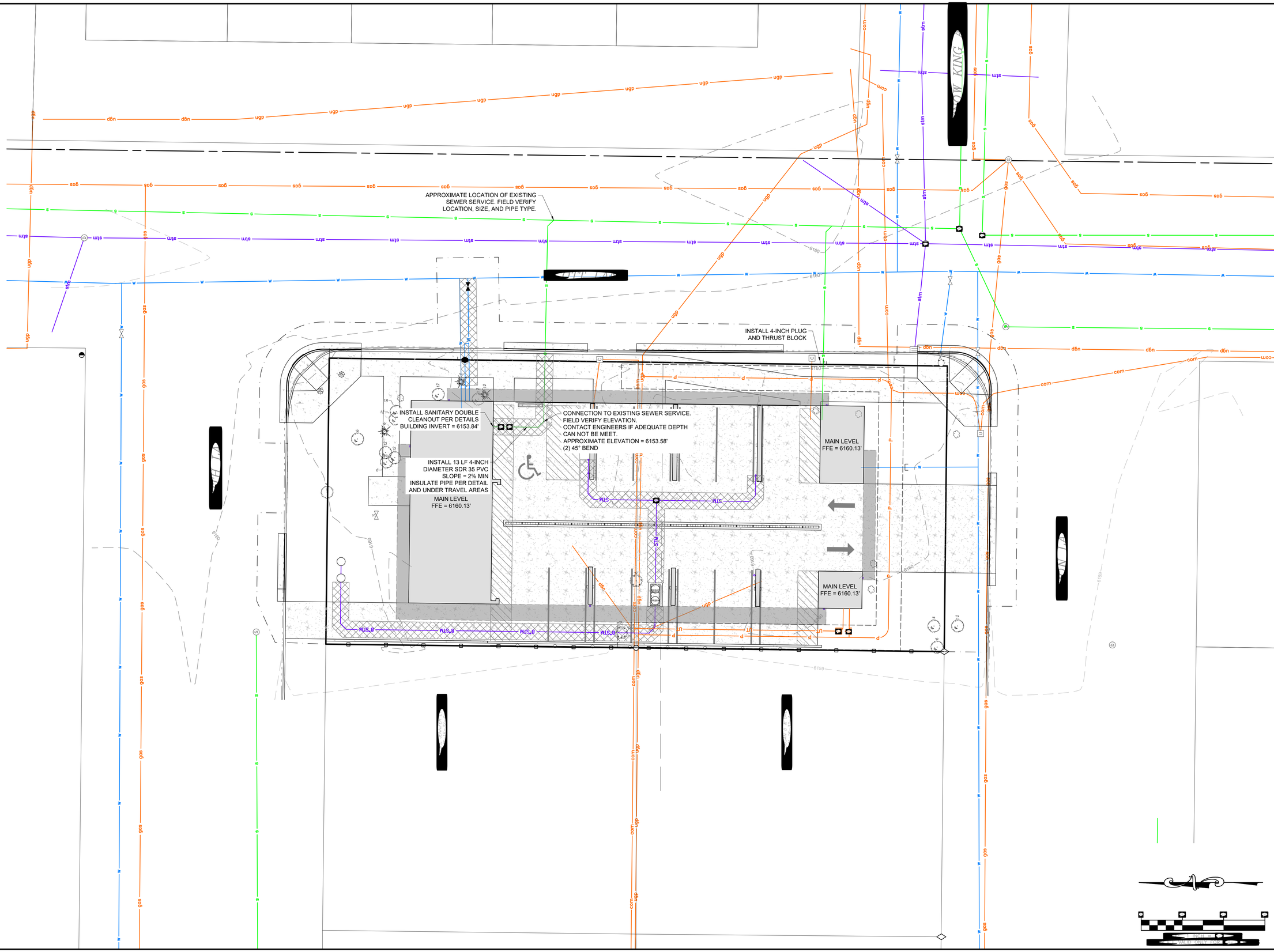
PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
PROPOSED CONDITIONS OVERVIEW

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C3.0



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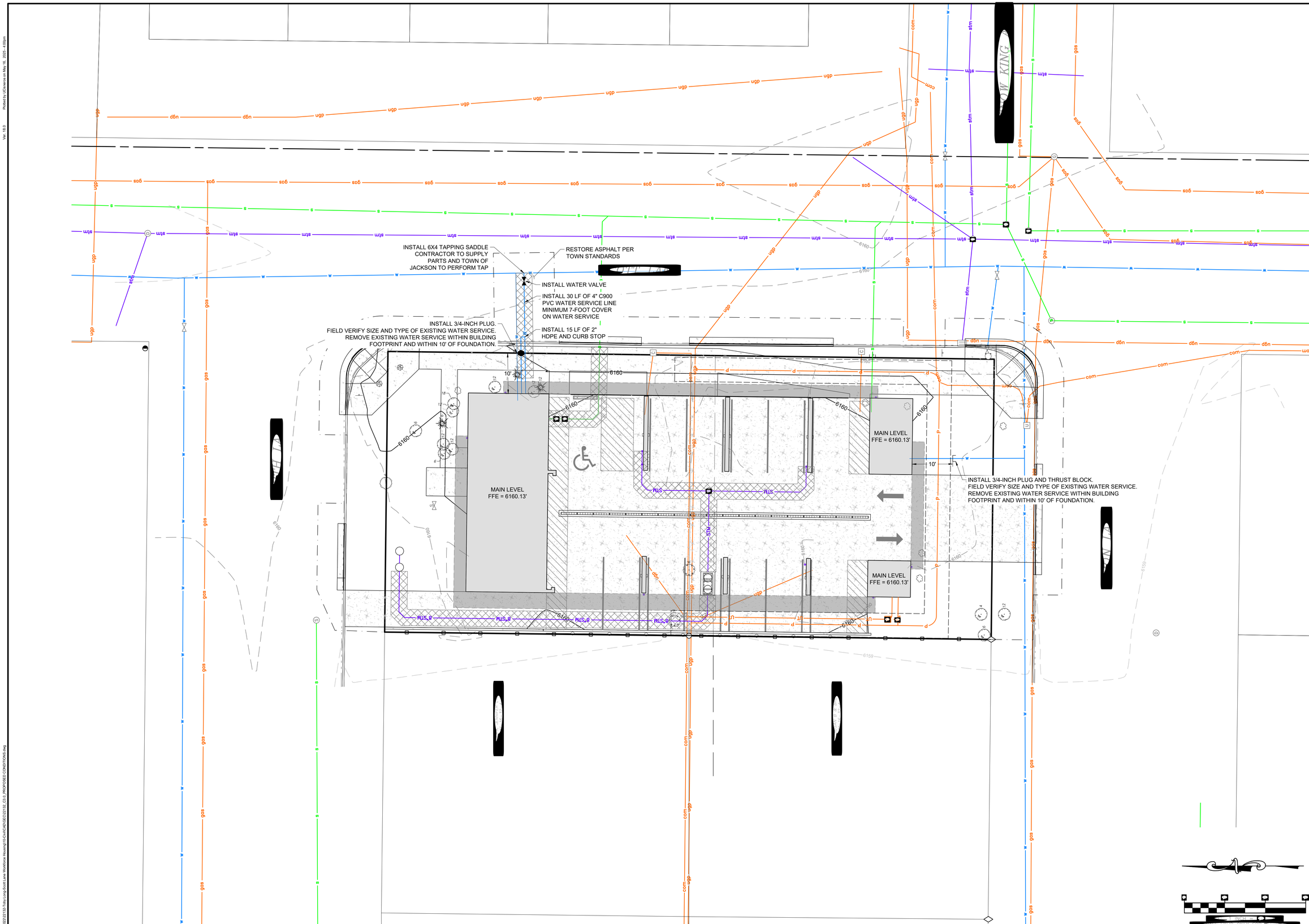
PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
SEWER SERVICE

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C3.1



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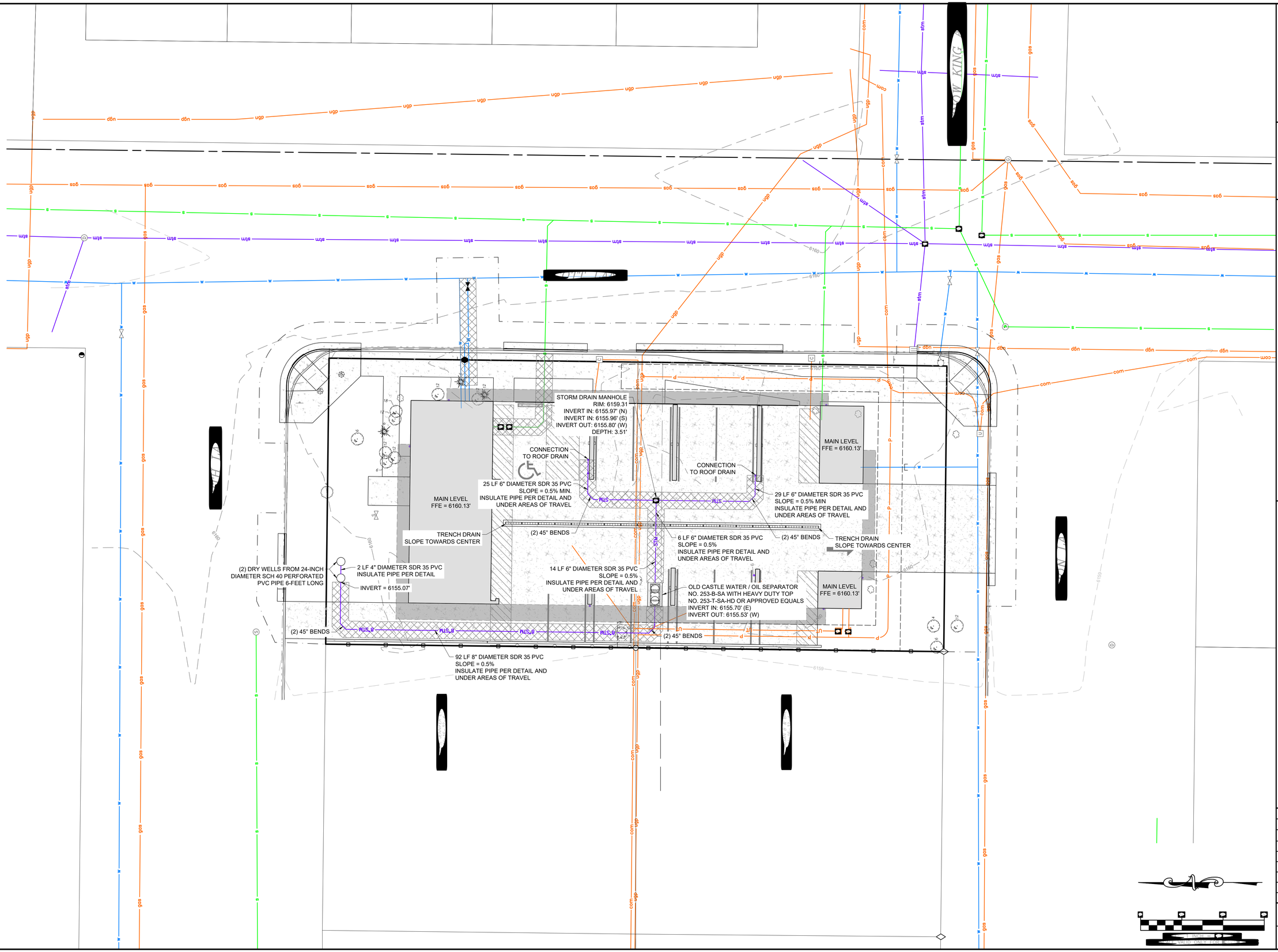
PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
WATER SERVICE

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C3.2



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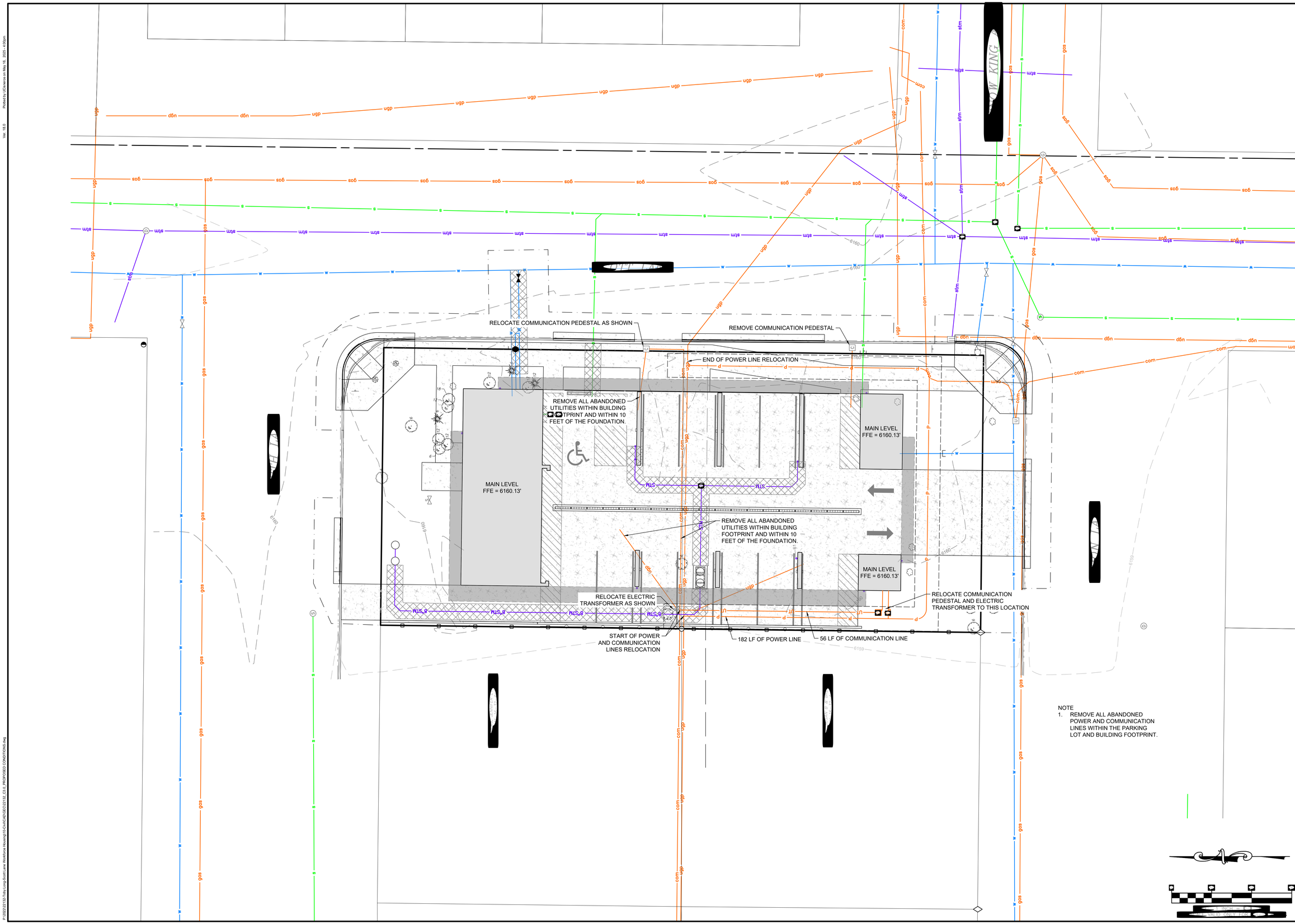
PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
STORMWATER SYSTEM

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C3.3



NOTE
1. REMOVE ALL ABANDONED POWER AND COMMUNICATION LINES WITHIN THE PARKING LOT AND BUILDING FOOTPRINT.

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PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

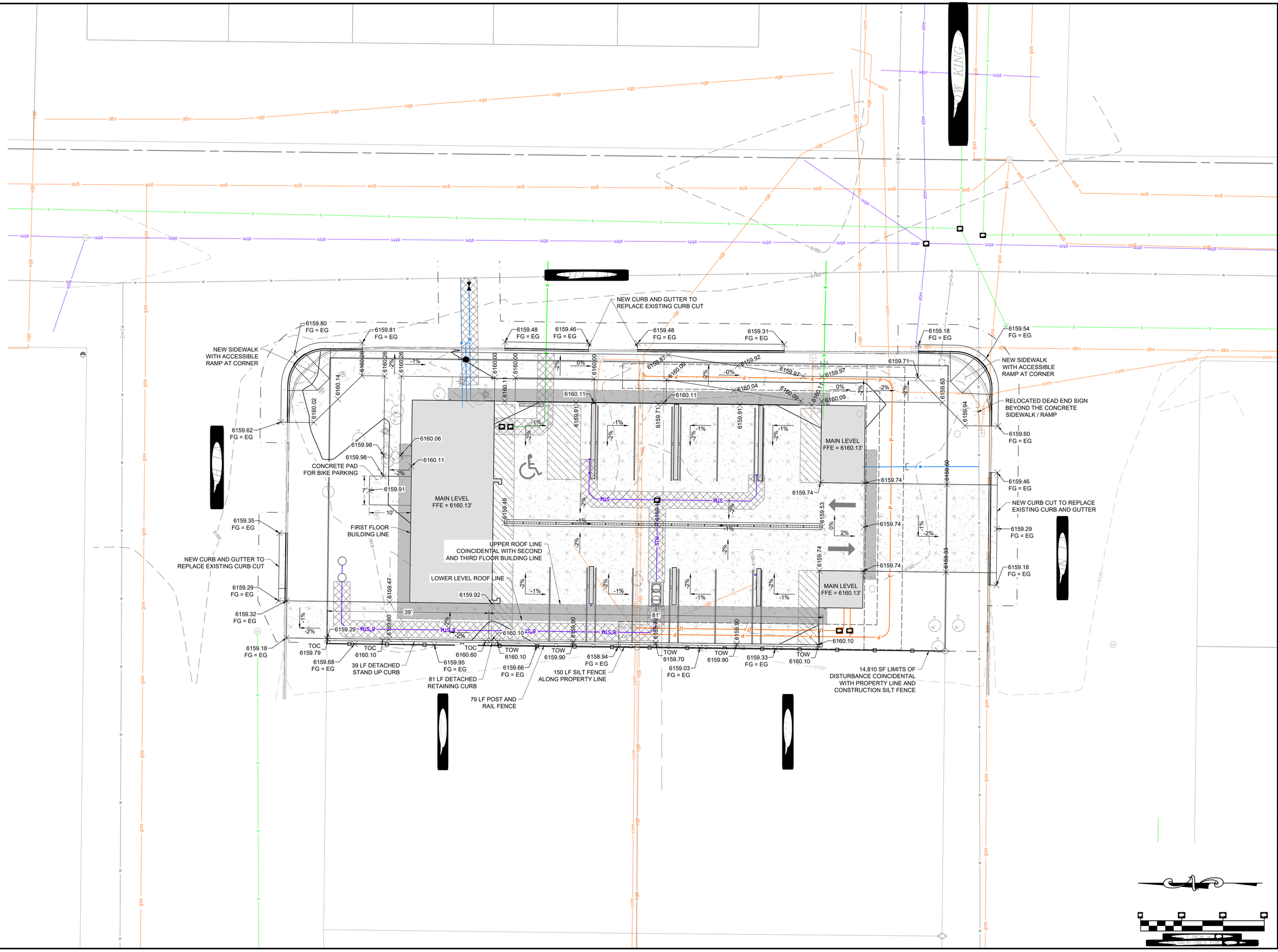
SHEET TITLE:
DRY UTILITY PLAN

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C3.4

Plotted by UCisneros on May 16, 2025 - 4:05pm
Ver. 18.0



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Professional Engineer
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WYOMING

PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
GRADING PLAN

DRAFTED BY:	UC
REVIEWED BY:	PD

PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C3.5

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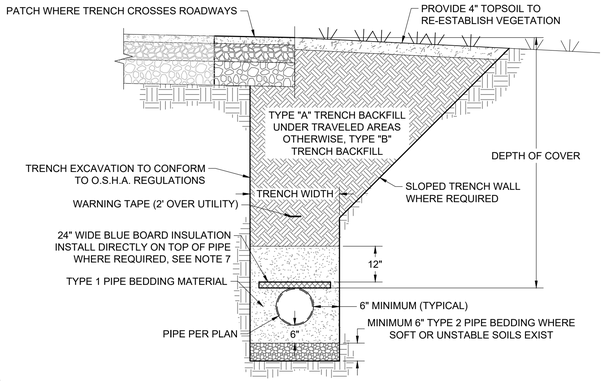
Ver. 8.0.0 Plotted by JCarneiro on May 16, 2025 - 4:05pm

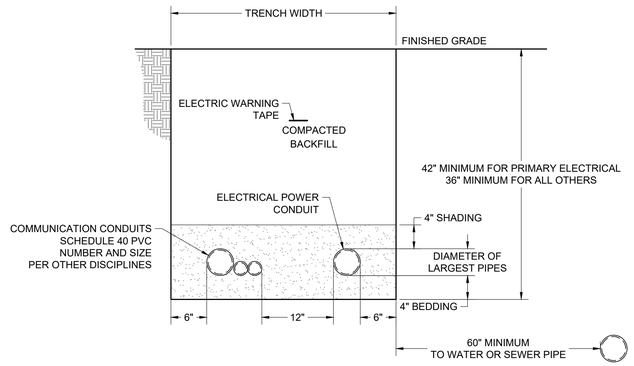


NOTE

1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   - TYPE A: 95% MODIFIED PROCTOR DENSITY.
   - TYPE B: DENSITY APPROXIMATELY EQUAL TO SURROUNDING SOILS.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS.
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
6. PIPE ELEVATION SHALL BE PER PLANS. IF THE DEPTH SPECIFIED ON THE PLAN CANNOT BE ACHIEVED, NOTIFY THE ENGINEER.
7. PROVIDE INSULATION ACCORDING TO THE FOLLOWING CRITERIA:
   - 7.1. WHERE COVER OVER WATER OR PRESSURE SEWERS IS LESS THAN 7 FEET, PROVIDE 1 LAYER OF 2" THICK INSULATION.
   - 7.2. WHERE COVER OVER WATER OR PRESSURE SEWERS IS LESS THAN 6 FEET, PROVIDE 2 LAYERS OF 2" THICK INSULATION.
   - 7.3. WHERE SANITARY SEWER OR STORM LINES ARE LESS THAN 5 FEET, PROVIDE 1 LAYER OF 2" THICK INSULATION.
   - 7.4. WHERE SANITARY SEWER OR STORM LINES ARE LESS THAN 4 FEET, PROVIDE 2 LAYERS OF 2" THICK INSULATION.
   - 7.5. DEPTH OF COVER SHALL NOT BE LESS THAN 5 FEET FOR WATER OR PRESSURE SEWER LINES, OR LESS THAN 3 FEET FOR SANITARY SEWER OR STORM LINES WITHOUT APPROVAL FROM THE ENGINEER.

TYPICAL PIPE TRENCH DETAIL

NOT TO SCALE

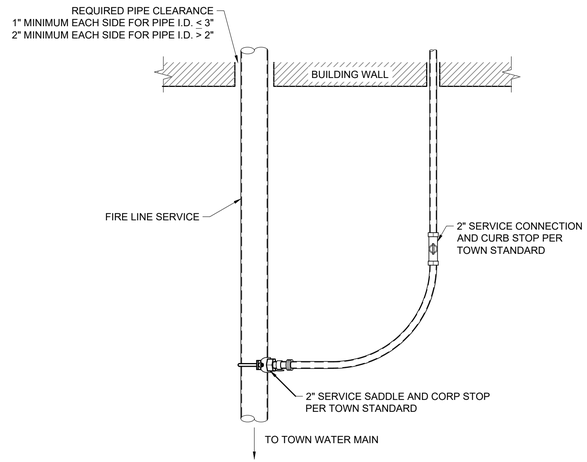


NOTE

1. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
2. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
3. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
4. 18" SEPARATION MUST BE OBTAINED BETWEEN HDPE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
5. BEDDING AS SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A ¼" SCREEN (SAND RECOMMENDED).

CABLE UTILITY TRENCH DETAIL

NOT TO SCALE

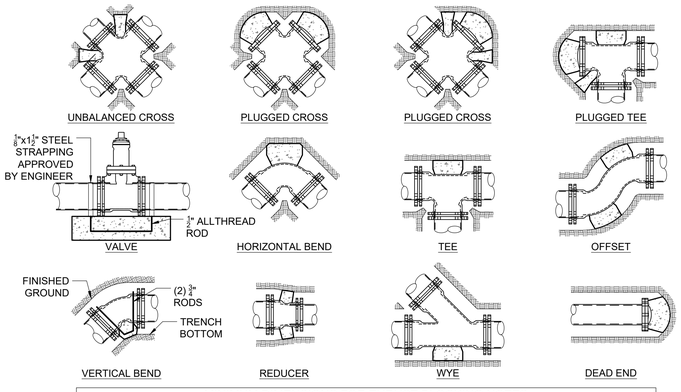


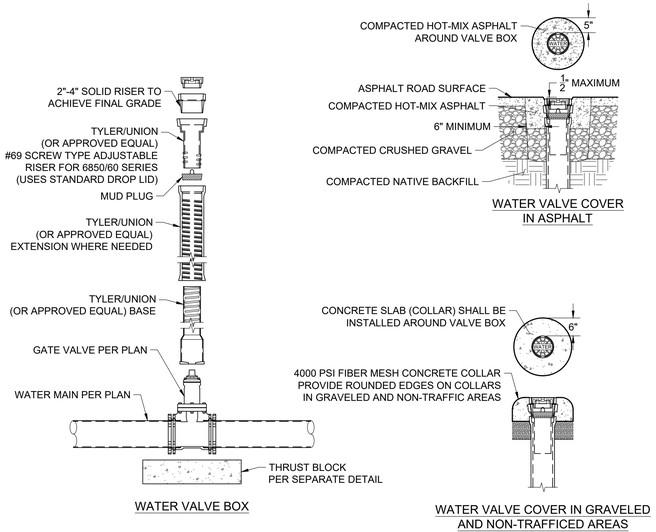
NOTE

1. FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.

FIRE LINE WITH 2" WATER SERVICE DETAIL

NOT TO SCALE REVISED TOJ W-110



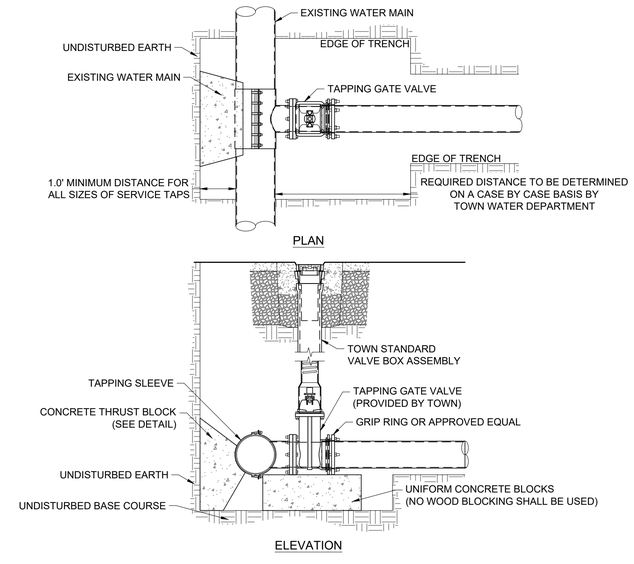


NOTE

1. ADJUST WATER VALVE BOX UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING, OR AFTER LANDSCAPING
2. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES

WATER VALVE & COLLAR ASSEMBLY DETAIL

NOT TO SCALE



NOTE

1. THE TOWN SHALL COMPLETE THE TAPPING OF THE MAIN. NO OTHER PERSONS SHALL COMPLETE TAP WITHOUT CONSENT OF TOWN. ALL OTHER WATER MAIN WORK SHALL BE THE RESPONSIBILITY OF THE OWNER.
2. TRENCH WILL BE EXCAVATED TO MEET ALL WYOSHA STANDARDS PRIOR TO TAPPING.
3. EXCAVATION OF TAPPING LOCATION SHALL BE APPROVED BY TOJ WATER DEPARTMENT PRIOR TO TAPPING.

WATER MAIN TAPPING DETAIL

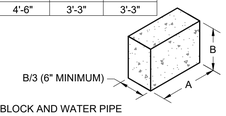
NOT TO SCALE TOJ W-118

MINIMUM DIMENSIONS FOR THRUST BLOCKING NOTES

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

NOTE

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



THRUST BLOCK DETAIL

NOT TO SCALE TOJ W-111

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PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
TRENCH AND WATER DETAILS

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C4.0

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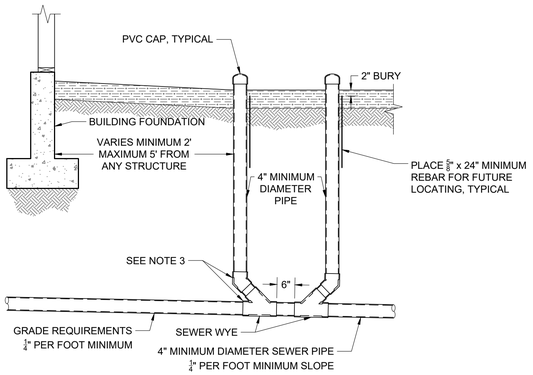
Ver. 18.0 Plotted by jCarneiro on May 16, 2025 - 4:05pm

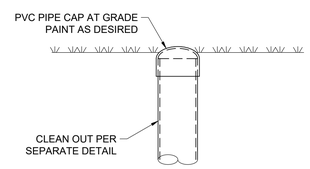


NOTE

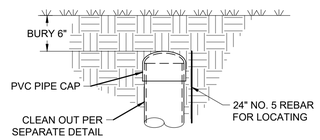
1. PRIOR TO BACKFILLING THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE AND COMPLETE LEAK TESTING.
2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
3. ALL PVC FITTINGS SHALL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

BUILDING CLEANOUT DETAIL

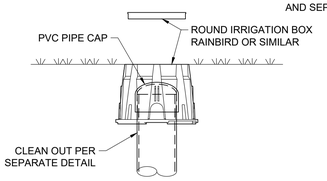
NOT TO SCALE TOJ SS-114



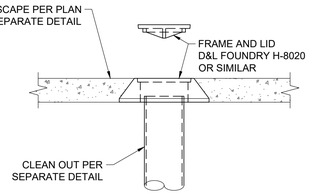
DAYLIGHT IN LANDSCAPE AREA



BURIED IN LANDSCAPE AREA



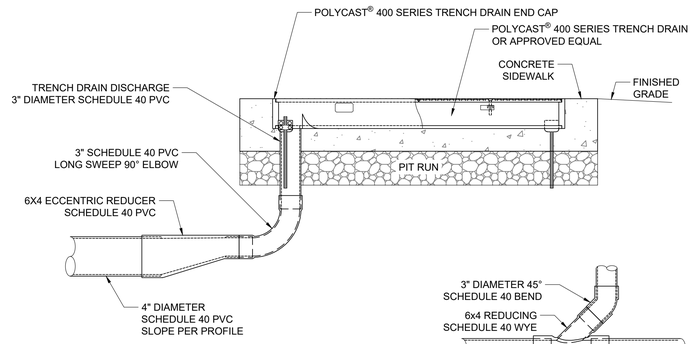
IRRIGATION BOX IN LANDSCAPE AREA



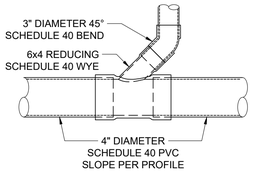
HARDSCAPE AREA

CLEAN OUT SURFACE CONDITION DETAIL

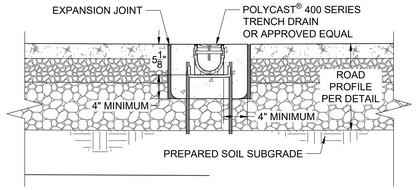
NOT TO SCALE



SIDE



IN-LINE TRENCH DRAIN CONNECTION



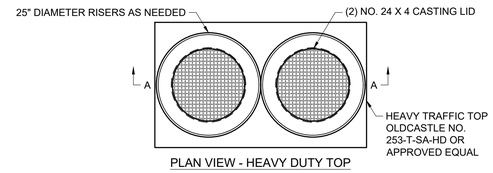
END

NOTE

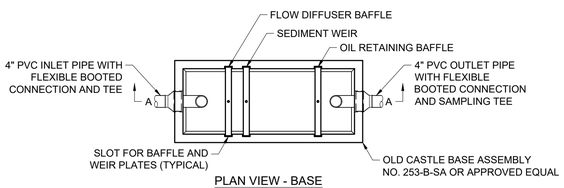
1. ADJACENT CONCRETE AND EXPANSION JOINTS ACCORDING TO TYPICAL CONCRETE SIDEWALK DETAIL.
2. REFER TO POLYCAST® INSTALLATION GUIDE FOR COMPLETE DETAILS.
3. EXPANSION JOINT SHOULD BE USED TO PROTECT THE CHANNEL AND CONCRETE ENCASEMENT

TRENCH DRAIN DETAIL

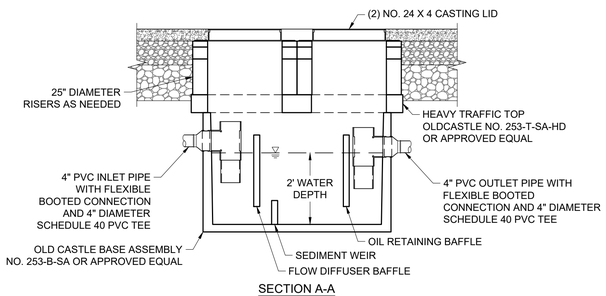
NOT TO SCALE



PLAN VIEW - HEAVY DUTY TOP



PLAN VIEW - BASE



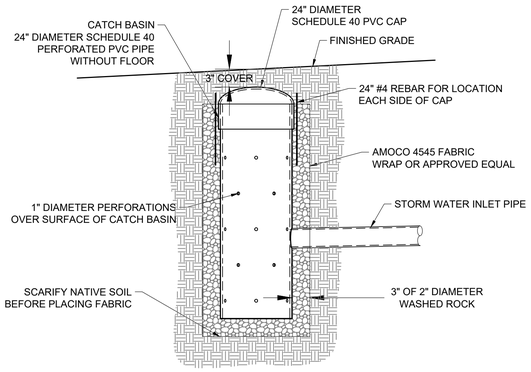
SECTION A-A

NOTE

1. OIL / WATER SEPARATOR SHALL HAVE 125 GALLON CAPACITY AS MANUFACTURED BY OLDCASTLE PRECAST OR APPROVED EQUAL.
2. ALL PIPES SHALL BE CONNECTED USING BOOT STYLE CONNECTORS (KOR-N-SEAL OR APPROVED EQUAL).
3. WHEN PROCURING TANK ENSURE CONNECTIONS POINTS ARE LOCATED AND SIZED AS NOTED IN THIS DETAIL.
4. OIL / WATER SEPARATOR SHALL BE DESIGNED IN ACCORDANCE WITH ASTM C 890 FOR AASHTO HS20-44 VEHICLE LOADING.
5. MAXIMUM FLOW RATE IS 8 GPM BASED ON 15 MINUTES RETENTION TIME
6. MANUFACTURER RECOMMENDATIONS
   - 6.1. VENTILATE EACH END TO OPEN ATMOSPHERE.
   - 6.2. FILL WITH CLEAN WATER TO FLOW LINE AS PART OF SYSTEM START UP.
   - 6.3. FOLLOW MANUFACTURER'S RECOMMENDED REGULAR INSPECTION, CLEANING, AND MAINTENANCE SCHEDULE (SEE CLEAN OUT AND MAINTENANCE).

OIL / WATER SEPARATOR DETAIL

NOT TO SCALE



24" DRY WELL DETAIL

NOT TO SCALE SUBSURFACE COVER

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Professional Engineer
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19062
Date 5/16/2025
WYOMING

PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
SEWER AND STORM DETAILS

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C4.1

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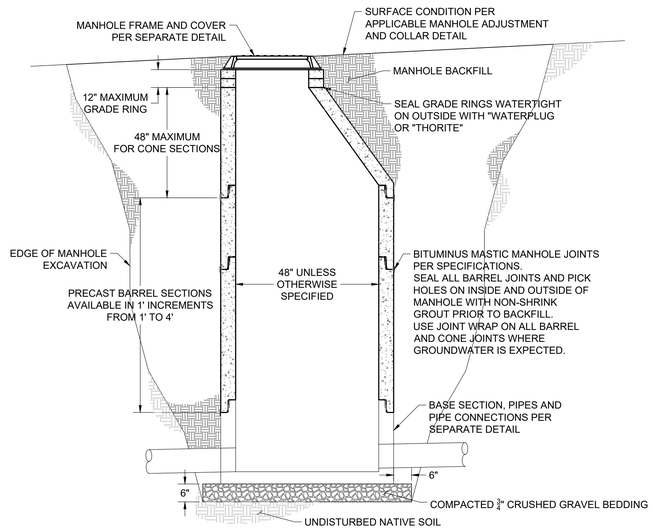
Ver. 18.0 Plotted by JCameron on May 16, 2025 - 4:05pm

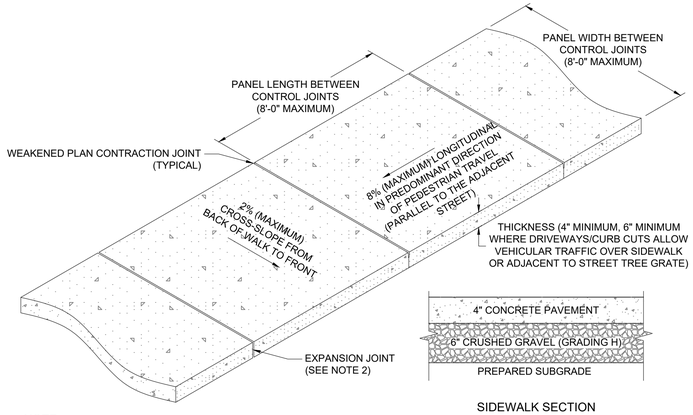


NOTE

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

STANDARD MANHOLE CONSTRUCTION DETAIL

NOT TO SCALE



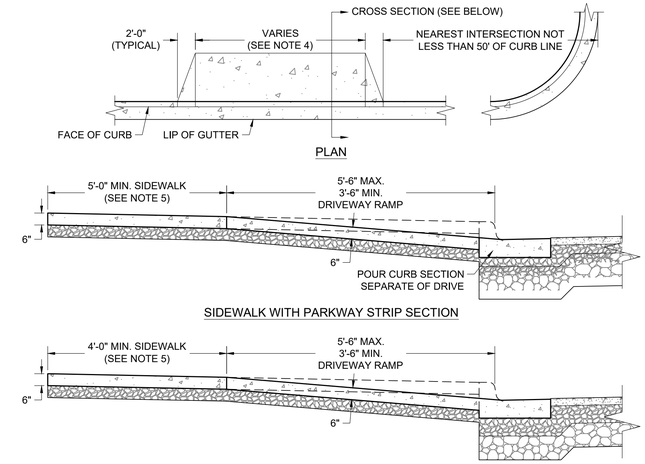
SIDEWALK SECTION

NOTE

1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER
7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
8. WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRES. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.

TYPICAL CONCRETE SIDEWALK DETAIL

NOT TO SCALE TOJ ST-127

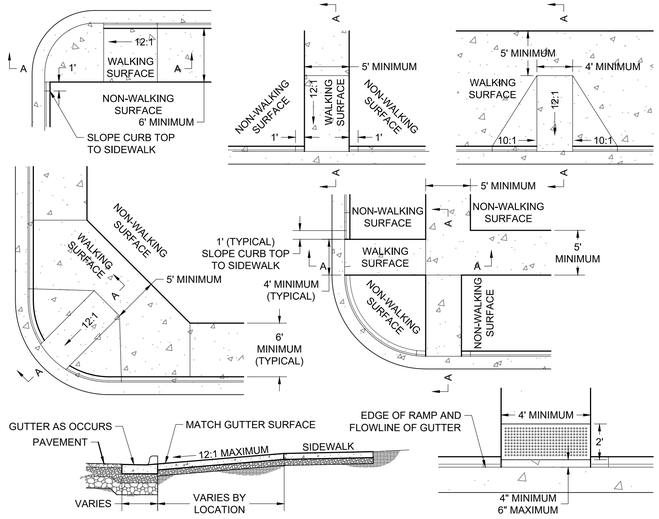


NOTE

1. DRIVEWAYS AND CURB CUT SHALL BE INSTALLED TO CONFORM WITH ALL APPLICABLE ADA STANDARDS REQUIREMENTS.
2. CONCRETE DRIVEWAY RAMPS/CURB CUTS AND ASSOCIATED ADJACENT SIDEWALK SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
3. THE FLAT BOTTOM WIDTH DIMENSION OF CURB CUTS SHALL NOT EXCEED THE DIMENSIONS SET FORTH IN THE TOWN LAND DEVELOPMENT REGULATIONS.
4. THE ENTIRE SIDEWALK AND RAMP SHALL BE DEPRESSED REGULATIONS.
5. THE ENTIRE SIDEWALK AND RAMP SHALL BE DEPRESSED AND INSTALLED AT A MAXIMUM CROSS-SLOPE OF 2& LONGITUDINAL SLOPE (ALONG THE SIDEWALK) AT EACH END OF THE DEPRESSED SECTION SHALL NOT BE STEEPER THAN 1:12.
6. SIDEWALK CONSTRUCTION SHALL BE PER TOWN STANDARDS.

DRIVEWAY CURB CUT DETAIL

NOT TO SCALE REVISED TOJ ST-113

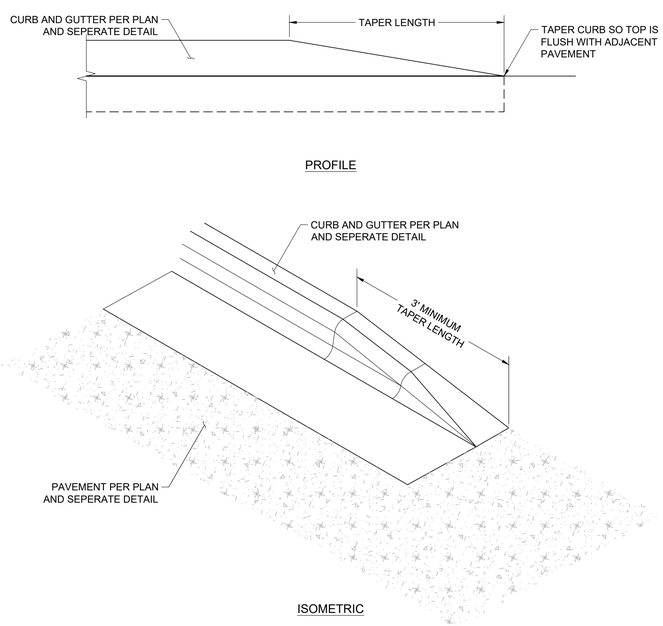


NOTE

1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS.
2. LIP AT GUTTER TO BE NO MORE THAN ¼" HIGH
3. CONCRETE TO BE BROOM FINISH.
4. ALL PEDESTRIAN RAMPS SHALL INCLUDE PLACEMENT OF CAST IRON TRUNCATED DOME DETECTION PANELS IN A BRICK RED COLOR. (PANELS SHALL BE PROVIDED BY TOJ.)

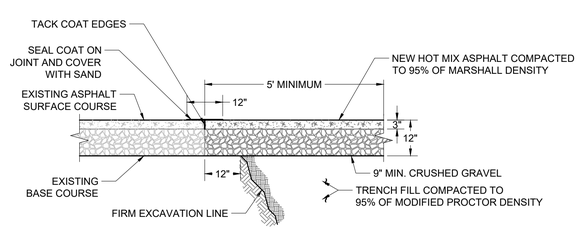
PEDESTRIAN RAMP DETAIL

NOT TO SCALE TOJ ST-112



CURB TAPER DETAIL

NOT TO SCALE



NOTE

1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THEN 1½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

CONCRETE AND ASPHALT PATCH DETAIL

NOT TO SCALE TOJ ST-118

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Date 5/16/25
WYOMING

PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
STORM AND HARDSCAPE DETAILS

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C4.2

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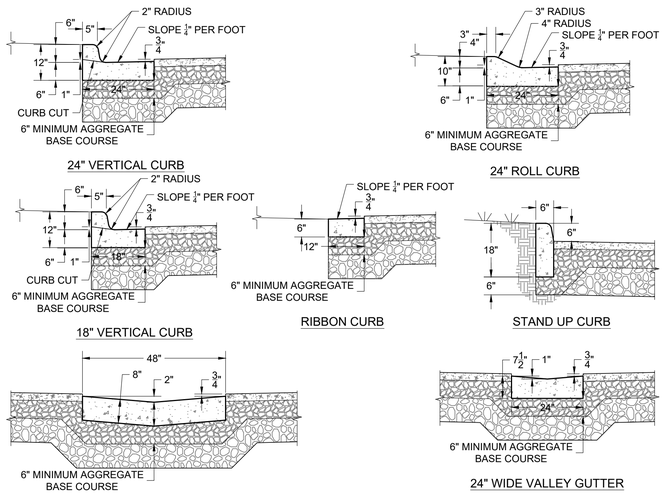
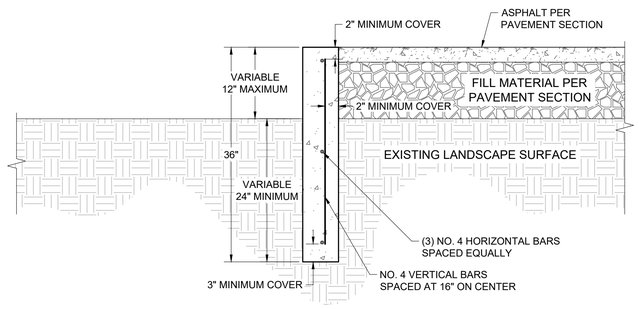


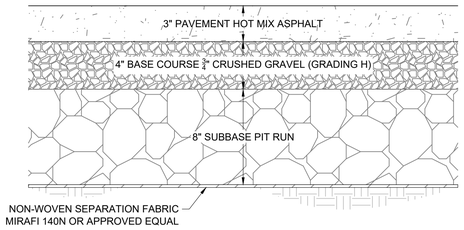
NOTE

1. CURBS SHALL CONFORM TO SPECIFICATION 32 16 13, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH SPECIFICATION 32 13 13.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO SPECIFICATION 31 05 16, PART 2.03, GRADING H, AND BE INSTALLED PER SPECIFICATION 32 11 23, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. VERTICAL CURB SHALL BE USED IN PREFERENCE TO ROLL CURB.

CURB SECTION DETAIL
NOT TO SCALE



RETAINING CURB DETAIL
NOT TO SCALE



PAVEMENT SECTION
NOT TO SCALE

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

Professional Engineer
PATRICK J. DAVIES
19062
Date 5/16/25
WYOMING

PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
HARDSCAPE DETAILS

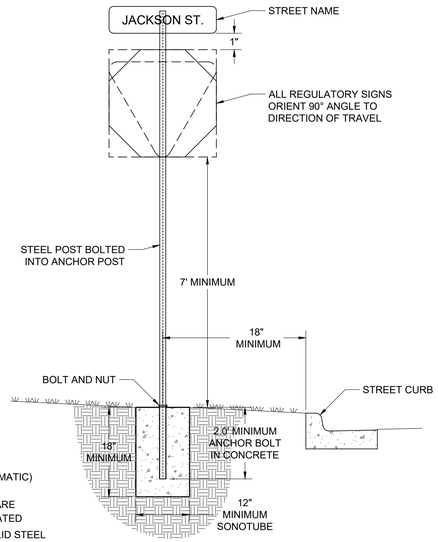
DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C4.3

Ver. 18.0 Plotted by UCinverse on May 16, 2025 - 4:00pm
P:\2022\22132-Tidy Long-Scott Lane Workforce Housing\10-Civil\CAD\GEC\22132_C4.0-C4.3_DETAILS.dwg

Ver. 18.0 Plotted by jCisneros on May 16, 2025 - 4:05pm

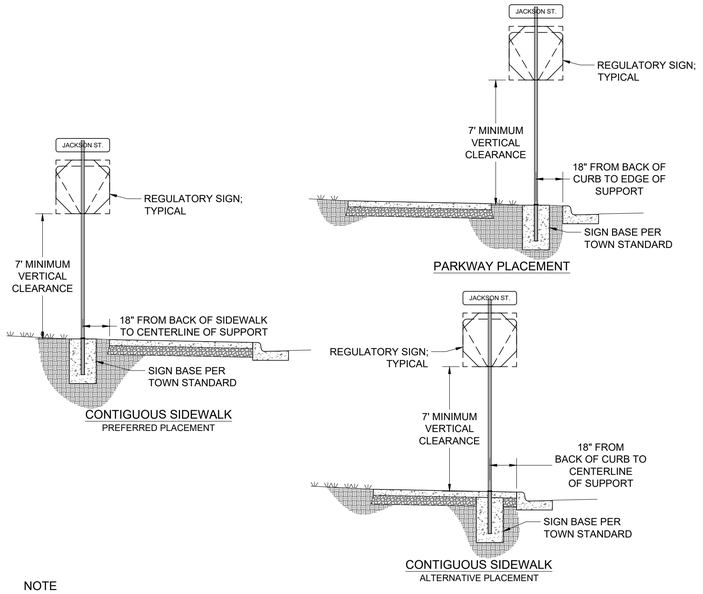


NOTE

1. ALL REGULATORY SIGNS SHALL BE DIAMOND GRADE 0.060" ALUMINUM.
2. SIZES SHALL MEET THE MINIMUM REQUIREMENTS OF WYDOT AND MUTCD.
3. ALL OTHER SIGN FACE MATERIAL SHALL BE MINIMUM H.I.P. (HIGH INTENSITY PRIZMATIC) GRADE TYPES (REFLECTIVE).
4. POST SIZES & MATERIALS: POST-2" SQUARE PERFORATED STEEL POST POWDER COATED BROWN. ANCHOR POST-2 ½" SQUARE SOLID STEEL ANCHOR POST. POSTS SHALL BE MINIMUM 12' IN HEIGHT AND SHALL BE TRIMMED OF EXCESS AFTER SIGN PLACEMENT.
5. HARDWARE-BOLTS AND NUTS.
6. STREET NAME SIGNS SHALL HAVE 6" WHITE LETTERING ON GREEN H.I.P. SHEETING, BE DOUBLE BLADED, AND BE NO LESS THAN 1" ABOVE STOP SIGNS AND/OR YIELD SIGNS.
7. MINIMUM EMBEDMENT OF ANCHOR POST SHALL BE 18" FROM GROUND LEVEL.
8. ALL SIGNS SHALL BE INSTALLED SUCH THAT THE FACE IS PERPENDICULAR TO THE DRIVE LANE.

STREET SIGN DETAIL

NOT TO SCALE REVISED TOJ ST-104

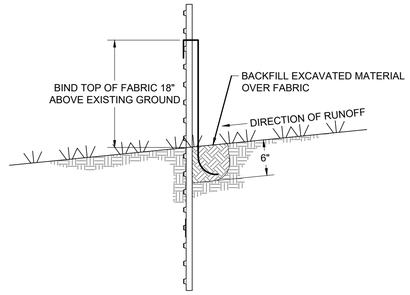


NOTE

1. HORIZONTAL CLEARANCES AROUND SIGNAGE SHALL CONFORM TO TOWN OF JACKSON STANDARDS.
2. VERTICAL CLEARANCES SHALL BE INCREASED TO 8' WHERE MINIMUM HORIZONTAL CLEARANCE TO PATHWAY/SIDEWALK MAY NOT BE MET OR SIGN OVERHANGS MAIN TREAD.
3. SIGNS SHALL BE ORIENTED AT 90° TO THE DIRECTION OF TRAVEL.

SIGNAGE PLACEMENT DETAIL

NOT TO SCALE REVISED TOJ ST-105

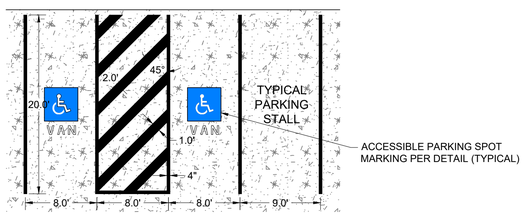


NOTE

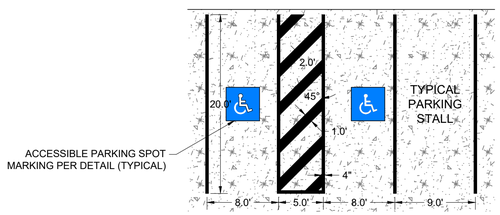
1. USE MIRAFI 100X FILTER FABRIC WITH STEEL FENCE POSTS AT 10' ON CENTER OR APPROVED EQUAL.
2. PLACE SILT FENCE DOWN GRADIENT OF CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS TO CONTROL SILF FROM LEAVING SITE.

SILT FENCE DETAIL

NOT TO SCALE



ACCESSIBLE VAN PARKING



TYPICAL ACCESSIBLE PARKING

NOTE

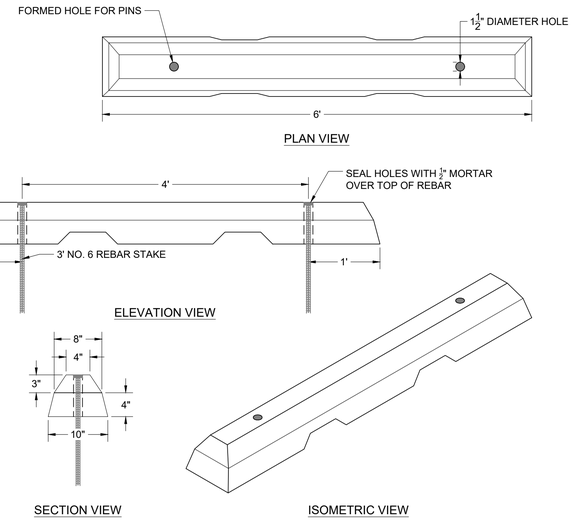
1. PAVEMENT MARKINGS TO BE TYPE B, SOLID WHITE UNLESS OTHERWISE SPECIFIED

ACCESSIBLE PARKING STALL DETAIL

NOT TO SCALE

ACCESSIBLE PARKING SPACE MARKING DETAIL

NOT TO SCALE



NOTE

1. CENTER WHEEL STOPS BETWEEN AND PERPENDICULAR TO PARKING STALL.
2. VARIATIONS IN WHEEL STOPS WILL BE ALLOWED WITH THE APPROVAL OF THE CO TO MATCH MANUFACTURER'S STANDARDS.

CONCRETE WHEEL STOP DETAIL

NOT TO SCALE

P:\2022\22132-Tilly Long-Scott Lane Workforce Housing\15-Civil\CAD\22132_C4.4-C4.5_DETAILS.dwg

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307.733.5150
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Professional Engineer
PATRICK J. DAVIES
19062
State of WYOMING

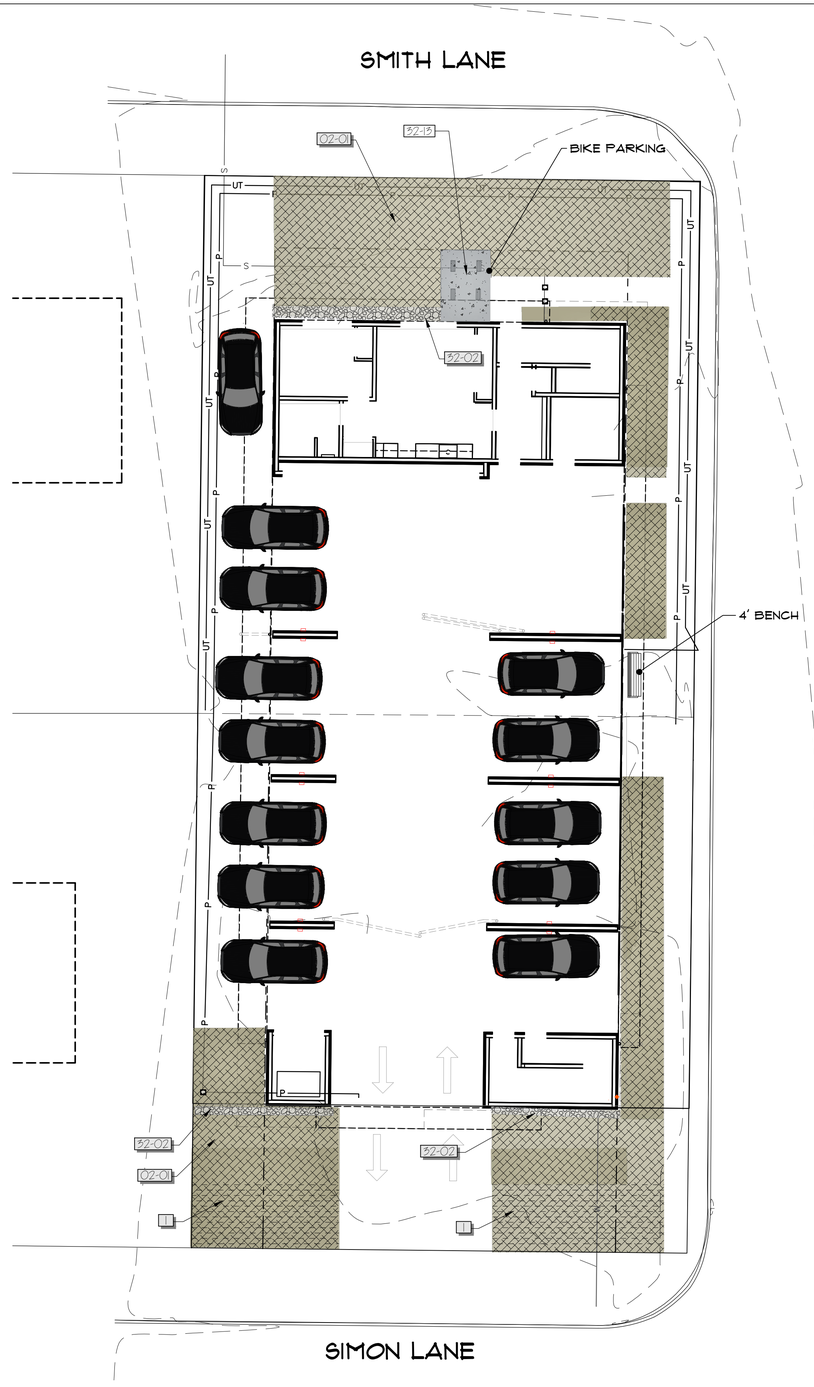
PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

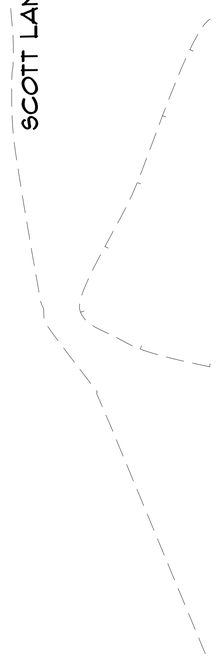
SHEET TITLE:
PARKING, SIGN, AND SILT FENCE DETAILS

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

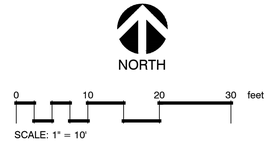
SHEET
C4.4





REFERENCE NOTES SCHEDULE







Inside Out Landscape Architecture, LLC
5263 Torrence Rd., Wilson WY 83014
www.insideoutlandscapearchitecture.com

PROJECT TITLE:
JACKSON DEVELOPMENT
915 SIMON 910 SMITH LANE
JACKSON WY

DRAWING TITLE:
EXISTING CONDITIONS
LSR

DRAWING NO: L300
Project Number: 2023-01
Prepared By: AMF Date: 02/07/23 Rev. Date: 07/03/24

Inside Out Landscape Architecture, LLC
5263 Torrence Road
Wilson, WY 83014
(307) 690-4907
Allison Fleury, PLA
allison.iola@gmail.com
allison_fleury@fastmail.fm



Slowmound Mugo Pine



Red Gnome Tatarian Dogwood



European Columnar Aspen



Little Spire Russian Sage



Prairie Dropseed



Karl Foerster Feather Reed Grass

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
TREES					
	[redacted]	[redacted]			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY
SHRUBS					
	[redacted]	[redacted]			
	[redacted]	[redacted]			
GRASSES					
	[redacted]	[redacted]			
	[redacted]	[redacted]			
PERENNIALS					
	[redacted]	[redacted]			

Jackson Development
910 Smith Lane 915 Simon Lane
Existing Road Alignment

Prepared by Inside Out Landscape Architecture
rev. 07-03-24

Zoning	NH-1			
Size	10,390.0	SF		
LSR required	2,181.9	SF	21%	
LSR provided	2,380.0	SF		

Required Plant Units:

1 per 1,000 SF LSR	2.1	
Total Required:	**2.1**	**plant unit**

Plant Unit Options:

	Qty	Description	Estimated Cost Each	Total Cost	
Alt. A	1	3" caliper canopy tree	$500.00	$500.00	
	6	6'-8' large shrub	$275.00	$1,650.00	
	4	#5 container shrub	$75.00	$300.00	
					$2,450.00
Alt. B	2	8' high evergreen tree	$500.00	$1,000.00	
	2	3" caliper canopy tree	$400.00	$800.00	
	3	6'-8' large shrub	$275.00	$825.00	
					$2,625.00
Alt. C	3	6'-8' large shrub	$275.00	$825.00	
	3	8' high evergreen tree	$500.00	$1,500.00	
	2	#5 container shrub	$75.00	$150.00	
					$2,475.00
Average plant unit cost					$2,516.67
		Total cost of 2 plant units			$5,033.33

Plant Material Substitutions:
10 SF of planter = Four (5) gallon shrubs
1 bench = One (3") caliper canopy tree
1 bike rack for 6 bikes = One (3") caliper canopy tree

	Botanical	Common	Cont	Cal	Size	Quantity	COST EA	TOTAL
TREES	Populus tremula 'Erecta'	European Columnar Aspen	B & B	3"Cal		9	$500.00	$4,500.00
SHRUBS	**Botanical**	**Common**	**Size**			**Quantity**		
	Cornus alba 'Regnzam'	Red Gnome\U+2122 Tatarian Dogwood	B & B			3	$275.00	$825.00
	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal			3	$75.00	$225.00
GRASSES	**Botanical**	**Common**	**Size**			**Quantity**		
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal			23	$20.00	$640.00
	Sporobolus heterolepis	Prairie Dropseed	1 gal			32	$20.00	$640.00
PERENNIALS	**Botanical**	**Common**	**Size**			**Quantity**		
	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal			23	$20.00	$460.00
Bike rack	1	Each Bike rack = one 3" caliper canopy tree					$500.00	$500.00
Bench	1	Each bench = one 3" caliper canopy tree					$500.00	$500.00
						Total		**$8,290.00**
						Plant Units Provided		**3.3**



NORTH

0 10 20 30 feet
SCALE: 1" = 10'

PROJECT TITLE:
JACKSON DEVELOPMENT
915 SIMON 910 SMITH LANE
JACKSON WY

DRAWING TITLE:
LANDSCAPE PLAN
EXISTING CONDITIONS

DRAWING NO: L301
Project Number: 2023-01
Prepared By: AMF Date: 02/07/23 Rev. Date: 07/03/24

Inside Out Landscape Architecture, LLC
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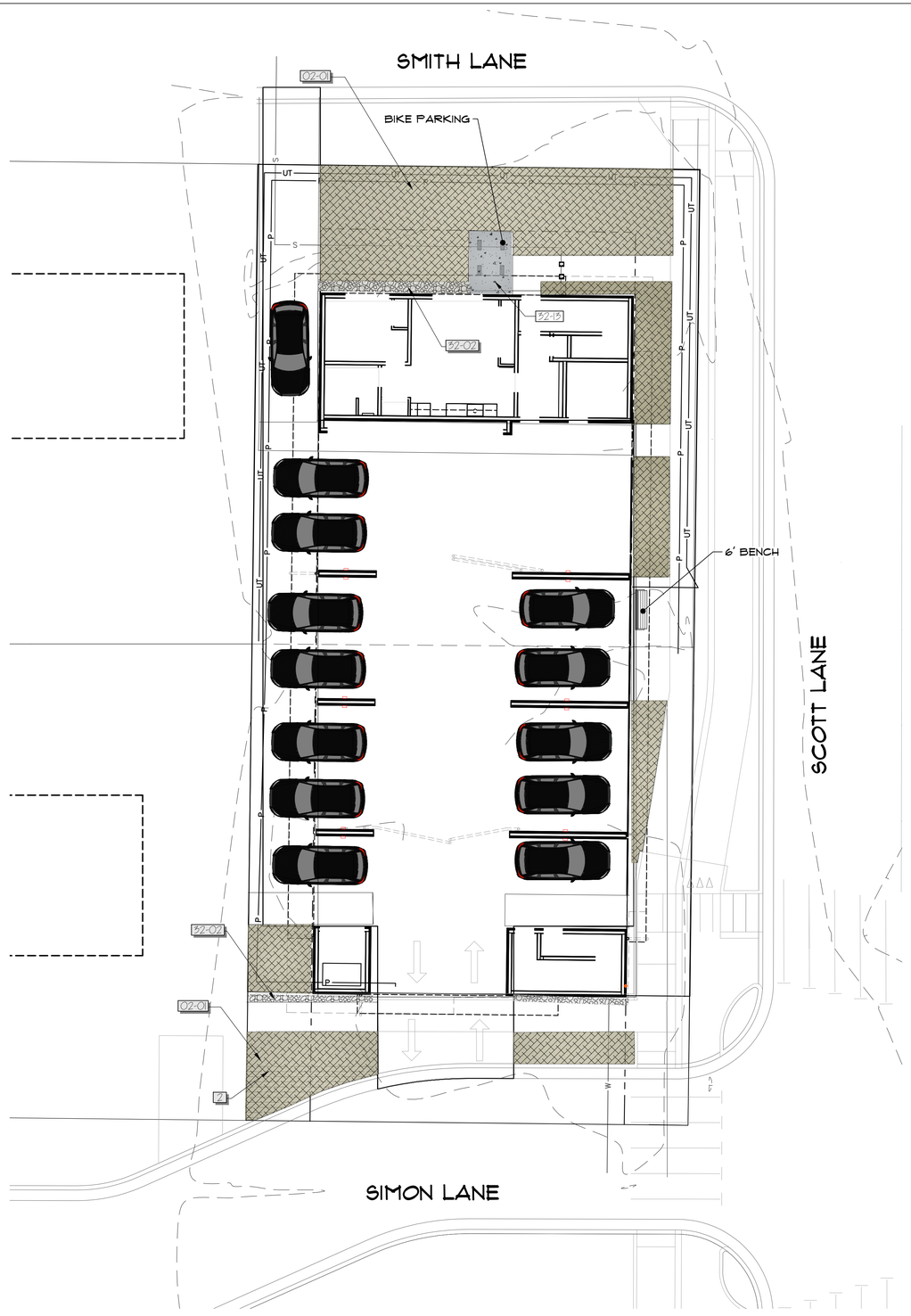
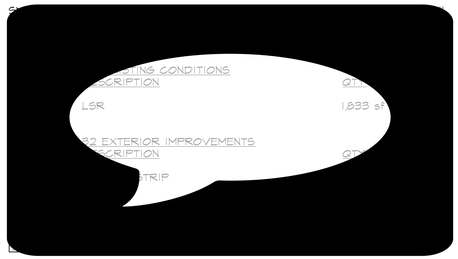


REFERENCE NOTES SCHEDULE



NORTH

0 10 20 30 feet

SCALE: 1" = 10'

Inside Out Landscape Architecture, LLC
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Wilson, WY 83014
(307) 690-4907
Allison Fleury, PLA
allison.iola@gmail.com
allison_fleury@fastmail.fm

LICENSED LANDSCAPE ARCHITECT
ALLISON M. FLEURY
L.A. 0043
07/03/24
STATE OF WYOMING

PROJECT TITLE:
JACKSON DEVELOPMENT
915 SIMON 910 SMITH LANE
JACKSON WY

DRAWING TITLE:
LSR - FUTURE ROAD

DRAWING NO: L302
Project Number: 2023-01
Prepared By: AMF Date: 02/07/23 Rev. Date: 07/03/24

Inside Out Landscape Architecture, LLC
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Allison Fleury, PLA
allison.iola@gmail.com
allison_fleury@fastmail.fm

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
TREES					
	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY
SHRUBS					
	[redacted]	[redacted]	[redacted]		[redacted]
	[redacted]	[redacted]	[redacted]		[redacted]
GRASSES					
	[redacted]	[redacted]	[redacted]		[redacted]
	[redacted]	[redacted]	[redacted]		[redacted]
PERENNIALS					
	[redacted]	[redacted]	[redacted]		[redacted]

Jackson Development
910 Smith Lane 915 Simon Lane
Future Road Alignment

Prepared by Inside Out Landscape Architecture
rev. 07/03/24

Zoning	NH-1		
Gross Site Area	10,390.0		
Base Site Area (GSA-road easement)	8978		
LSR required	1,885.4	SF	21%
LSR provided	1,833.0	SF	

Required Plant Units:

1 per 1,000 SF LSR	1.9	
Total Required:	**1.9**	**2 plant units**

Plant Unit Options:

	Qty	Description	Estimated Cost Each	Total Cost	
Alt. A	1	3" caliper canopy tree	$400.00	$400.00	
	6	6'-8' large shrub	$275.00	$1,650.00	
	4	#5 container shrub	$65.00	$260.00	
					$2,310.00
Alt. B	2	8' high evergreen tree	$450.00	$900.00	
	2	3" caliper canopy tree	$400.00	$800.00	
	3	6'-8' large shrub	$275.00	$825.00	
					$2,525.00
Alt. C	3	6'-8' large shrub	$275.00	$825.00	
	3	8' high evergreen tree	$450.00	$1,350.00	
	2	#5 container shrub	$65.00	$130.00	
					$2,305.00
Average plant unit cost					$2,380.00
		Total cost of 2 plant units			$4,760.00

Plant Material Substitutions:
10 SF of planter = Four (5) gallon shrubs
1 bench = One (3") caliper canopy tree
1 bike rack for 6 bikes = One (3") caliper canopy tree

	Botanical	Common	Cont	Cal	Quantity	Cost Ea	Total Cost
TREES	Populus tremula 'Erecta'	European Columnar Aspen	B & B	3"Cal	8	$400	$3,200.00
SHRUBS	**Botanical**	**Common**	**Size**	**Field2**	**Quantity**		
	Cornus alba 'Regnzam'	Red Gnome Tatarian Dogwood	B & B		3	$275	$825.00
	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal		3	$65	$195.00
GRASSES	**Botanical**	**Common**	**Size**	**Field2**	**Quantity**		
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal		77	$20	$1,540.00
	Sporobolus heterolepis	Prairie Dropseed	1 gal		27	$20	$540.00
PERENNIALS	**Botanical**	**Common**	**Size**	**Field2**	**Quantity**		
	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal		23	$20	$460.00
Bike rack	1	Each Bike rack = one 3" caliper canopy tree				$400.00	$400.00
Bench	1	Each bench = one 3" caliper canopy tree				$400.00	$400.00
						Total	**$7,560.00**
					Plant Units Provided		**3.2**

NORTH

0 10 20 30 feet
SCALE: 1" = 10'

PROFESSIONAL LANDSCAPE ARCHITECT
ALLISON M. FLEURY
L.A. 0048
07/03/24
STATE OF WYOMING

PROJECT TITLE:
JACKSON DEVELOPMENT
915 SIMON 910 SMITH LANE
JACKSON WY

DRAWING TITLE:
LANDSCAPE PLAN
FUTURE ROAD

DRAWING NO: L303
Project Number: 2023-01
Prepared By: AMF Date: 02/01/23 Rev. Date: 07/03/24

Inside Out Landscape Architecture, LLC
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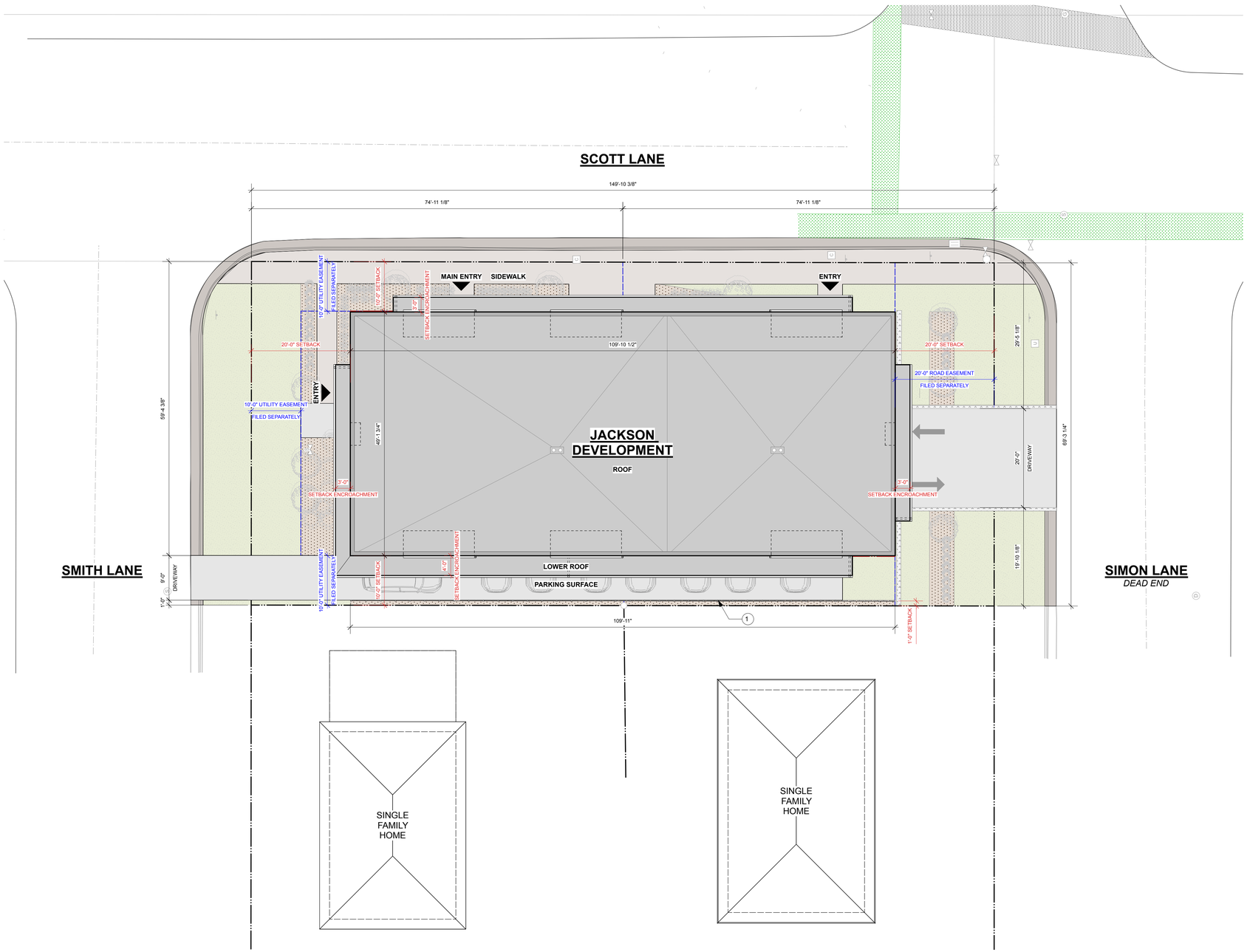
www.insideoutlandscapearchitecture.com



0 4 8 12 16 FT

NORTH ARROW

1 SITE PLAN

GENERAL SITE NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. PREPARE SITE PER CIVIL DRAWINGS.
3. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PROPOSED SITE WORK.
4. SEE AFFIDAVIT FOR LOT COMBINATION.
5. SEE CIVIL DRAWINGS FOR NEW LOCATION OF THE UTILITY AND ROAD EASEMENT WHICH ARE TO BE COORDINATED WITH TETON COUNTY'S PUBLIC WORKS AND ASSOCIATED UTILITY COMPANIES.
6. DEMOLITION APPLICATION FILED SEPARATELY.

SITE KEYNOTES

(1) 6'-0" HIGH WD. FENCE.

SITE LEGEND

- SPRINKLER CONTROL VALVE
- STORM DRAIN INLET
- HYDRANT, FIRE SUPRESSION
- WATER VALVE
- COMMUNICATIONS PEDESTAL
- UTILITY VALVE
- SIGN
- STORM DRAIN MANHOLE
- SEWER MANHOLE

GRAPHIC LEGEND

- GRAVEL STRIP; SEE LANDSCAPE PLANS
- PLANTING BED; SEE LANDSCAPE PLANS
- LSR; SEE LANDSCAPE PLANS
- SIDEWALK; SEE CIVIL PLANS
- CURB; SEE CIVIL PLANS
- DRIVEWAY; SEE CIVIL PLANS
- RF1 ROOFING; SEE FINISH SCHEDULE

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #652 · OAKLAND, CA 94611
TOBY LONG, AIA · 415.905.9030 · TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

SITE PLAN

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THEEXPRESS WRITTEN PERMISSION OF tobylongdesign

SCALE
3/32" = 1'-0"

SHEET
A-011.00

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1 LANDSCAPE PLAN

GENERAL LANDSCAPE NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. PREPARE SITE PER CIVIL DRAWINGS.
3. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PROPOSED SITE WORK.
4. REFER TO LANDSCAPE PLANS FOR PLANT TYPES AND DETAILS.
5. REFER TO LANDSCAPE PLANS FOR LANDSCAPE SURFACE AND PLANT UNIT CALCULATIONS,

LANDSCAPE KEYNOTES

1. BENCHES.
2. 6'-0" HIGH WD. FENCE.
3. BICYCLE PARKING AREA, SEE LANDSCAPE AND CIVIL PLANS.

SITE LEGEND

- SPRINKLER CONTROL VALVE
- STORM DRAIN INLET
- HYDRANT, FIRE SUPRESSION
- WATER VALVE
- COMMUNICATIONS PEDESTAL
- UTILITY VALVE
- SIGN
- STORM DRAIN MANHOLE
- SEWER MANHOLE

GRAPHIC LEGEND

- GRAVEL STRIP; SEE LANDSCAPE PLANS
- PLANTING BED; SEE LANDSCAPE PLANS
- LSR; SEE LANDSCAPE PLANS
- SIDEWALK; SEE CIVIL PLANS
- CURB; SEE CIVIL PLANS
- DRIVEWAY; SEE CIVIL PLANS
- RF1 ROOFING; SEE FINISH SCHEDULE
- PLANTS; SEE LANDSCAPE PLANS

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 - OAKLAND, CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

LANDSCAPE PLAN

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SCALE
3/32" = 1'-0"

SHEET
A-012.00

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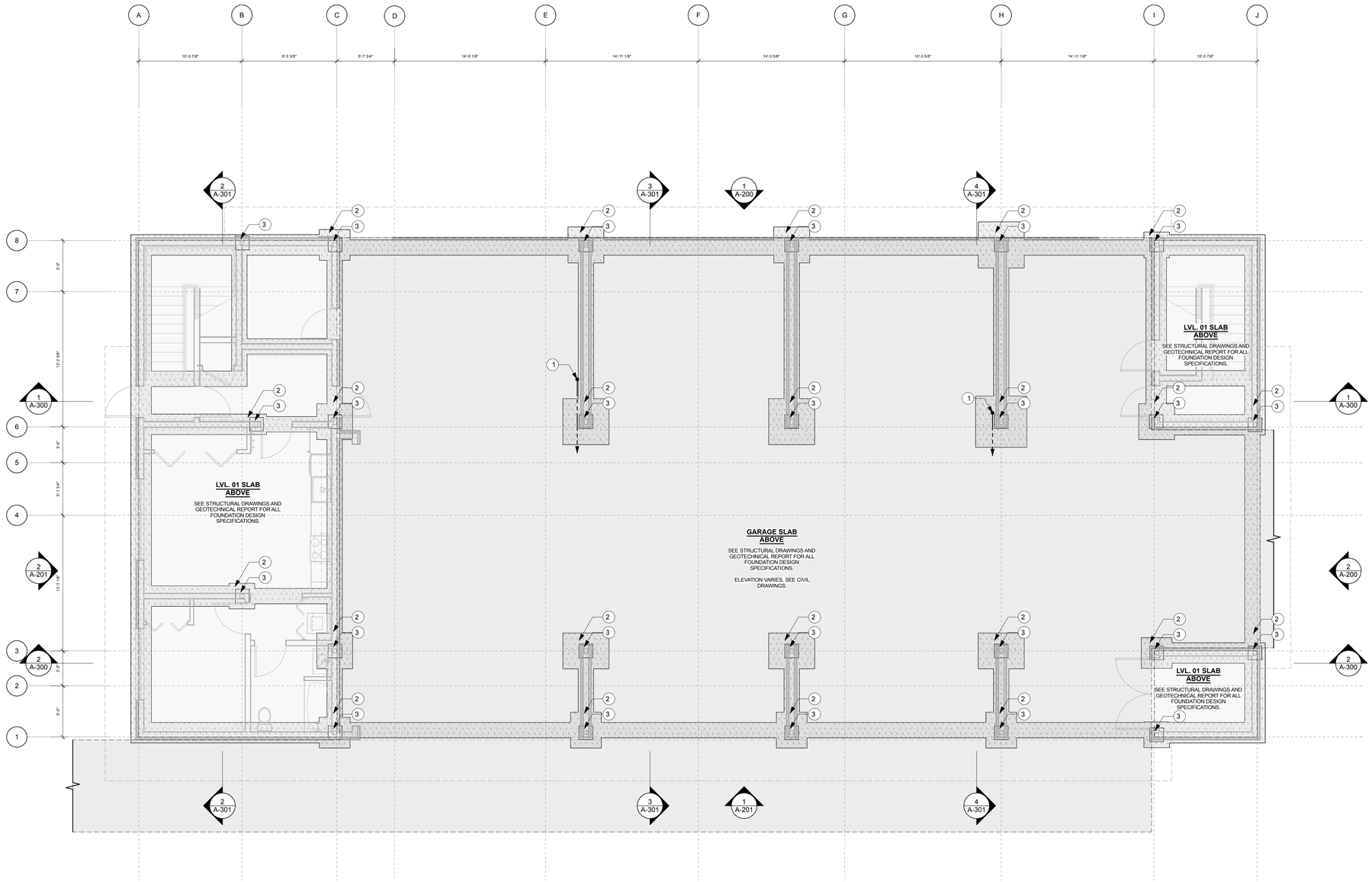

NORTH ARROW

N

1 FOUNDATION PLAN

GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.
3. SEE STRUCTURAL DRAWINGS FOR FOUNDATION DESIGN AND DETAILS.
4. REFER TO GEOTECH REPORT FOR SOILS CONDITIONS.
5. LOCAL CODES SHOULD BE FOLLOWED AND SPECIALTY CONTRACTORS EMPLOYED FOR EVALUATION OF AND INSTALLTION OF RADON MITIGATION SYSTEMS.

PLAN KEYNOTES

1. ROOF DRAIN TO DRY WELLS PER CIVIL DWGS. SEE CIVIL DRAWINGS FOR ADDITIONAL DRAINAGE AND UTILITY WORK BELOW DRIVEWAY SLAB.
2. CONC. FOOTING CENTERED ON COLUMN, U.N.O. ON PLAN; REFER TO STRUCTURAL DRAWINGS.
3. CONC. PEDESTAL @ COLUMNS PER STRUCURAL DWGS.

LICENSED ARCHITECT
TOBY E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

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ARCHITECT

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

FOUNDATION PLAN

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SCALE

3/16" = 1'-0"

SHEET

A-100.00

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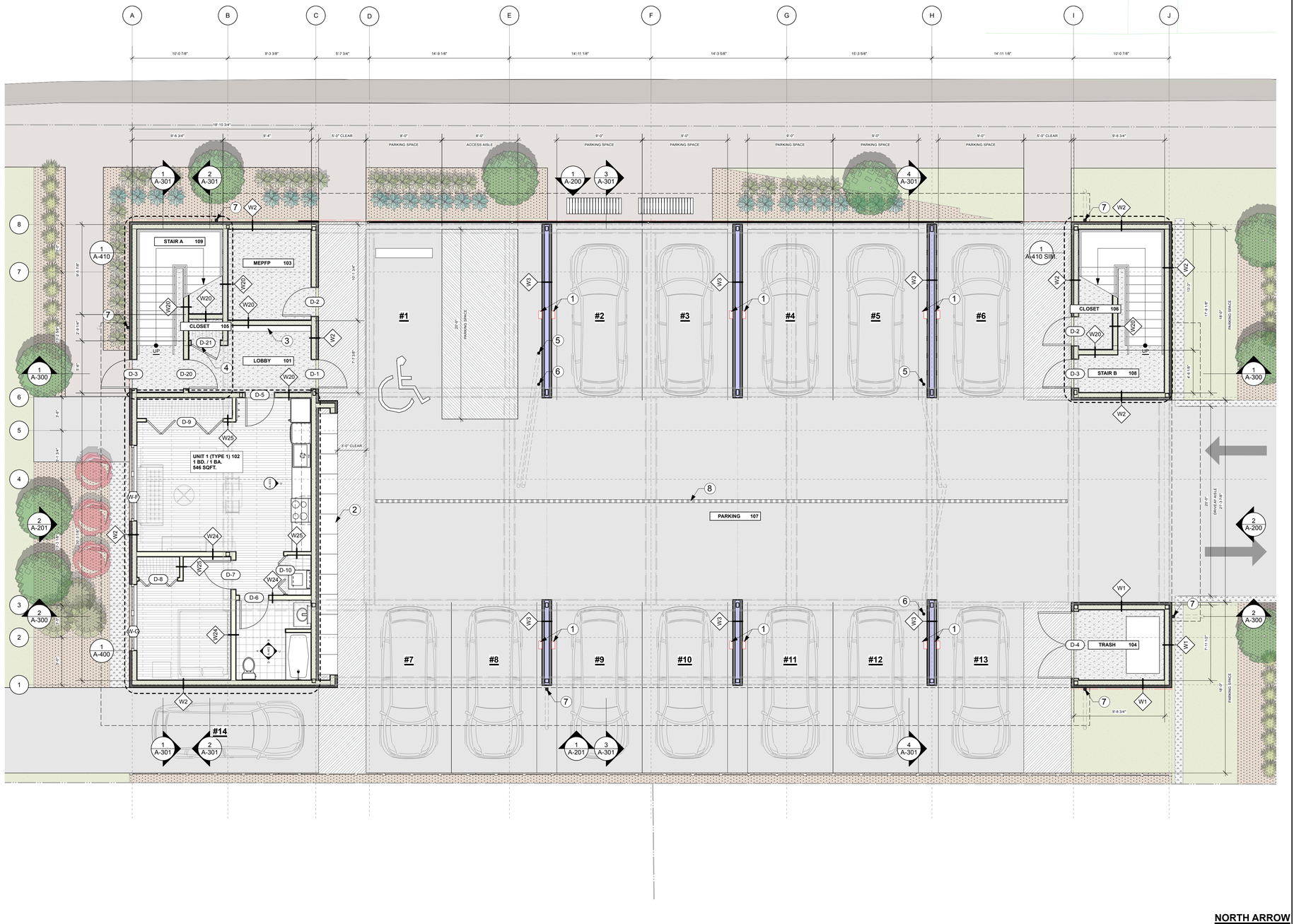
SCOTT LANE



NORTH ARROW

0 4 8 12 16 FT

1 LEVEL 01 PLAN

GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.
3. DIMENSIONS IN THIS FLOOR PLAN ARE TO FACE OF WALL CORE OR STUD.

PLAN KEYNOTES

1. EV CHARGER STATION AS PER P-22-176. LEVITON; EV SERIES STANDARD; EV320.
2. STORAGE LOCKER. 1 PER UNIT. EACH LOCKER IS 4 SQFT.
3. MAILBOXES AND PACKAGE LOCKERS.
4. LOCKED CLOSET FOR UNIT 1.
5. 3" ROOF DRAIN LINE. CONNECT TO NEW DRY WELL. REFER TO CIVIL DRAWINGS.
6. 3" ROOF OVERFLOW DRAIN. DISCHARGE ON DRIVEWAY. REFER TO CIVIL DRAWINGS.
7. SQUARE DOWNSPOUT PROFILE; STEEL; MATCH MTL 2 FIN. REFER TO CIVIL DRAWINGS FOR METHOD OF DISCHARGE.
8. TRENCH DRAIN SLOPED TO CENTER PER CIVIL DWGS. SEE CIVIL DRAWINGS FOR ADDITIONAL DRAINAGE AND UTILITY WORK BELOW DRIVEWAY SLAB.

LICENSED ARCHITECT
CROSS E. LONG III
C-3196
REN. 12/31/25
STATE OF WYOMING

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ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552, OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

LEVEL 01 PLAN

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SCALE

3/16" = 1'-0"

SHEET

A-101.00

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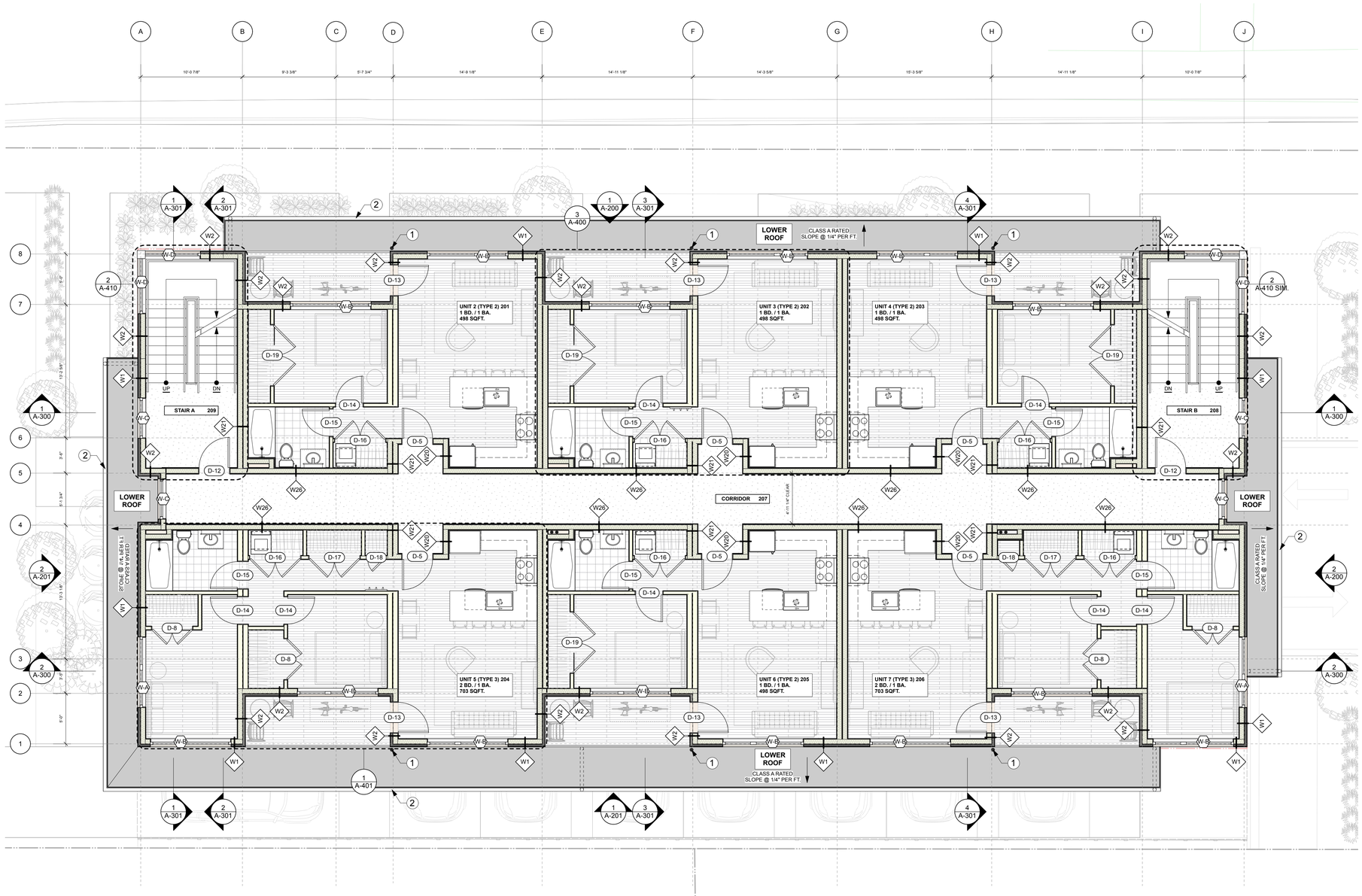

0 4 8 12 16 FT

NORTH ARROW

1 LEVEL 02 PLAN

GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.
3. REFERENCE ENLARGED UNIT PLANS FOR DIMENSIONS.
4. REFERENCE ENLARGED PLANS FOR FURNITURE LAYOUT.
5. DIMENSIONS IN THIS FLOOR PLAN ARE TO FACE OF WALL CORE OR STUD.

PLAN KEYNOTES

(1) SQUARE DOWNSPOUT PROFILE; STEEL; MATCH MTL 2 FIN.

(2) SQUARE GUTTER PROFILE; STEEL; MATCH MTL 2 FIN.

LICENSED ARCHITECT
TOBY E. LONG, JR.
C-3046
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

LEVEL 02 PLAN

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SCALE

3/16" = 1'-0"

SHEET

A-102.00

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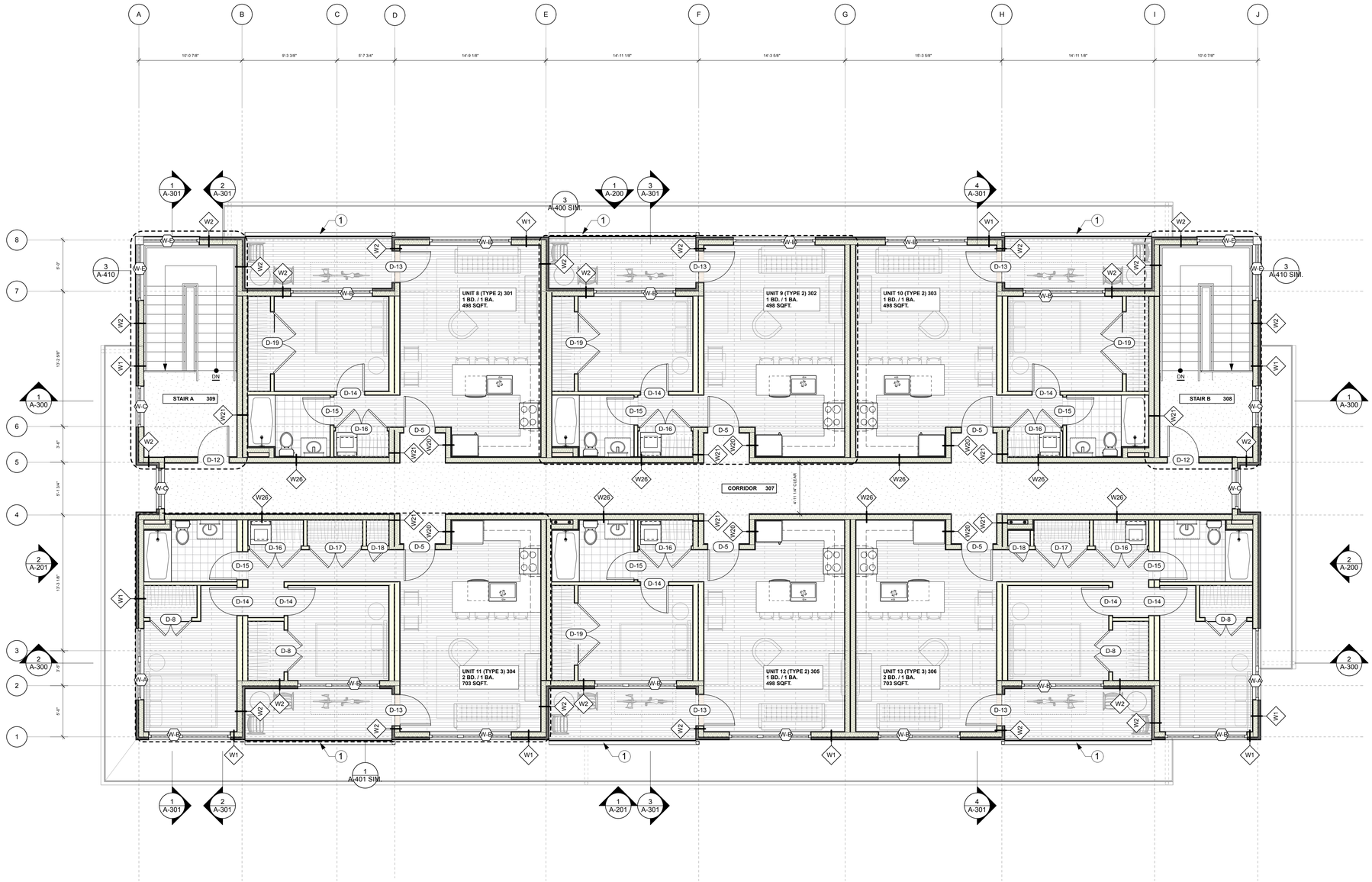

GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.
3. REFERENCE ENLARGED UNIT PLANS FOR DIMENSIONS.
4. REFERENCE ENLARGED PLANS FOR FURNITURE LAYOUT.
5. DIMENSIONS IN THIS FLOOR PLAN ARE TO FACE OF WALL CORE OR STUD.

PLAN KEYNOTES

(1) SQUARE GUTTER PROFILE; STEEL; MATCH MTL 2 FIN.

NORTH ARROW

1 LEVEL 03 PLAN

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

LEVEL 03 PLAN

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SCALE

3/16" = 1'-0"

SHEET

A-103.00

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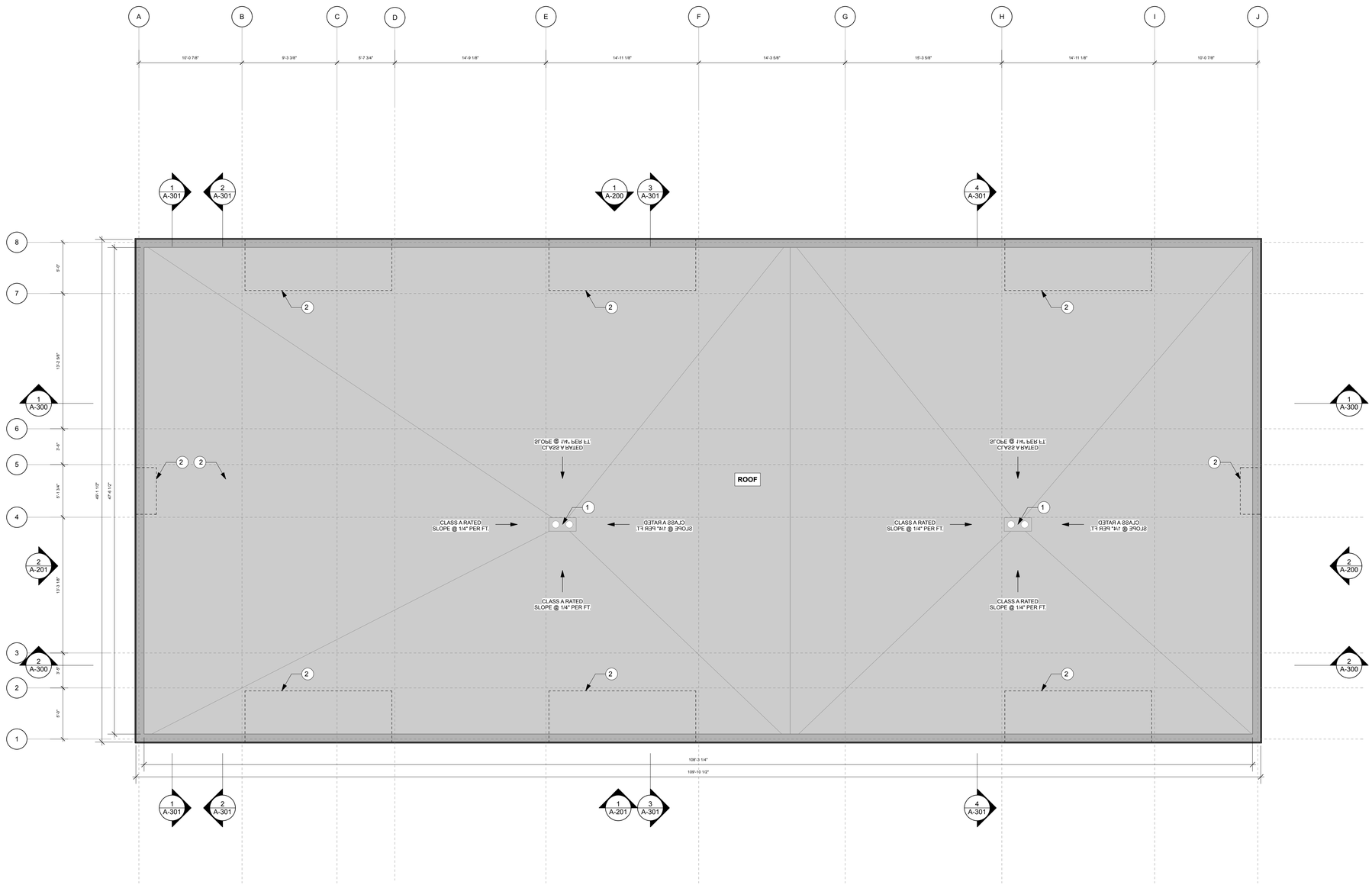

GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.

PLAN KEYNOTES

1. ZURN: Z165: 8-3/8" DRAIN & OVERFLOW COMBO
2. LINE OF LEVEL BELOW.

NORTH ARROW

N

1 ROOF PLAN

LICENSED ARCHITECT
CROSS E. LONG, III
C-3196
REN. 12/31/25
STATE OF WYOMING

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ISSUE DATE: 05/12/24

ARCHITECT

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

LEVEL 04 PLAN

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SCALE

3/16" = 1'-0"

SHEET

A-104.00

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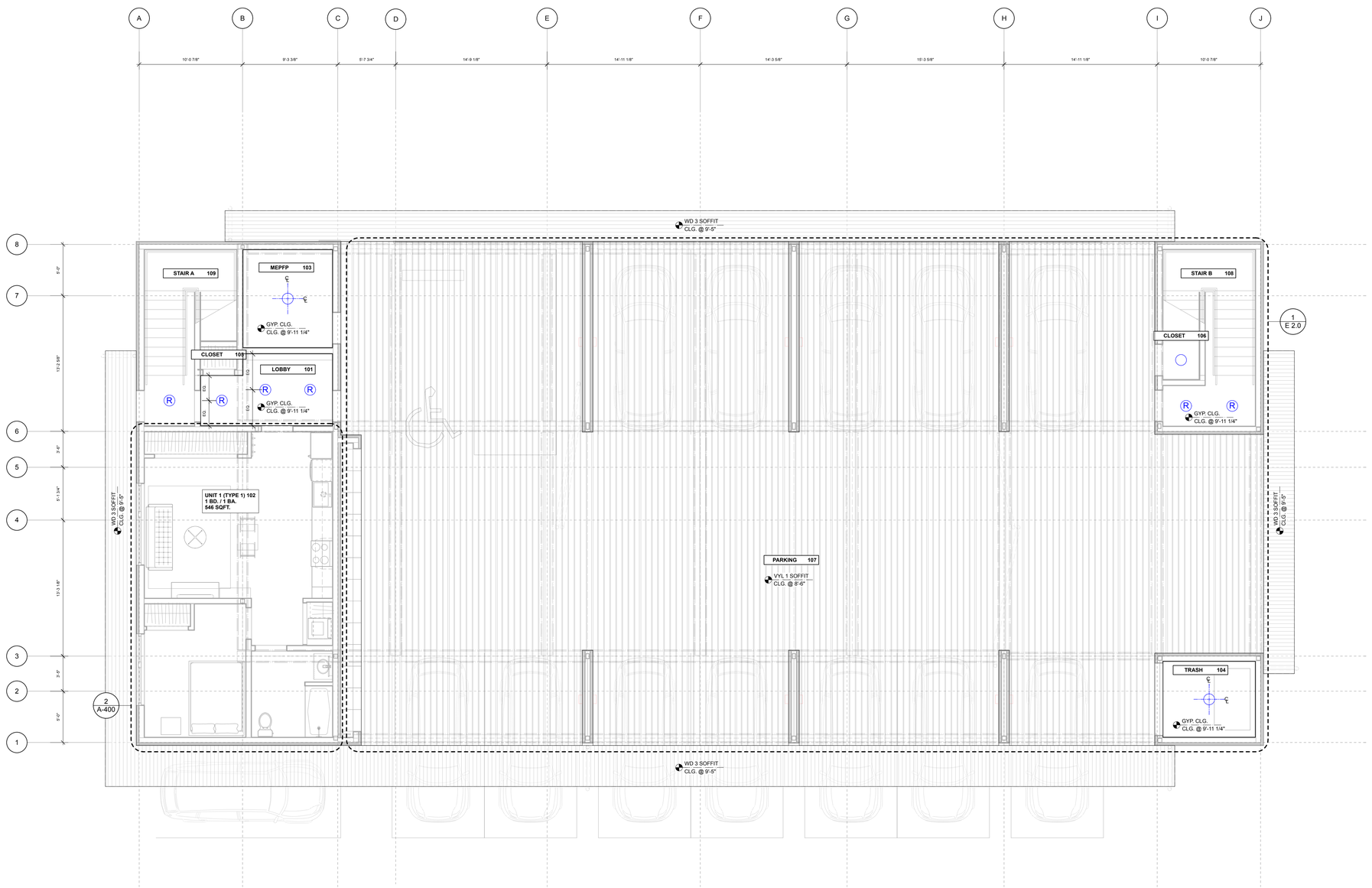

0 4 8 12 16 FT

NORTH ARROW

1 LEVEL 01 RCP

GENERAL RCP NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING AND POWER REQUIREMENTS.
3. REFER TO ELECTRICAL DRAWINGS FOR POWER PLANS AND EXTERIOR LIGHTING LAYOUT AND SPECIFICATION.
4. REFER TO FIRE PROTECTION DRAWINGS FOR SPRINKLER LAYOUT. COORDINATE SPRINKLER SYSTEM WITH MEP AND STRUCTURAL.
5. PROVIDE EMERGENCY EGRESS LIGHTING PER IBC 1008.3 IN CORRIDORS AND INTERIOR STAIRWAYS.

RCP KEYNOTES

RCP LEGEND

	SURFACE WALL LIGHT		DUPLEX RECEPTACLE
	SURFACE CEILING LIGHT		FOURPLEX RECEPTACLE
R	RECESSED WALL LIGHT	WP/WR	EXTERIOR GFI PROTECTED WEATHER-RESISTANT RECEPTACLES IN WEATHER- PROOF COVERS
R	RECESSED CEILING LIGHT		
	WALL PENDANT	GFI	GROUND FAULT CIRCUIT INTERRUPTER
	CEILING PENDANT		
	LINEAR LIGHT	DED	DEDICATED OUTLET
$	RCP LEGEND	ARC	ARC FAULT CIRCUIT INTERRUPTER
$D	DIMMER SWITCH		FLOOR DUPLEX OUTLET
$3	THREE WAY SWITCH		FLOOR FOURPLEX OUTLET
$VS	VACANCY SENSOR		TELEPHONE
S	SMOKE DETECTOR		DATA
CO	CARBON MONOXIDE DETECTOR		DATA / VOICE
T	THERMOSTAT	TV	TV / CABLE
CEILING FINISH FIN. - FIN. HT.	CEILING TAG		SPEAKER
			FIRE ALARM
		D	ELEC DOOR OPENER
			BELL / BUZZER/ INTERCOM
			EXHAUST FAN W/ MOTION SENSOR & HUMIDSTAT

MATERIAL LEGEND

GYPSUM CEILING; SEE FINISH SCHEDULE.

WD 3; CEDAR SOFFIT; SEE FINISH SCHEDULE.

VYL 1; VINYL SOFFIT; SUSPENDED CLG.; SEE FINISH SCHEDULE.

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

LEVEL 01 RCP

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SCALE

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SHEET

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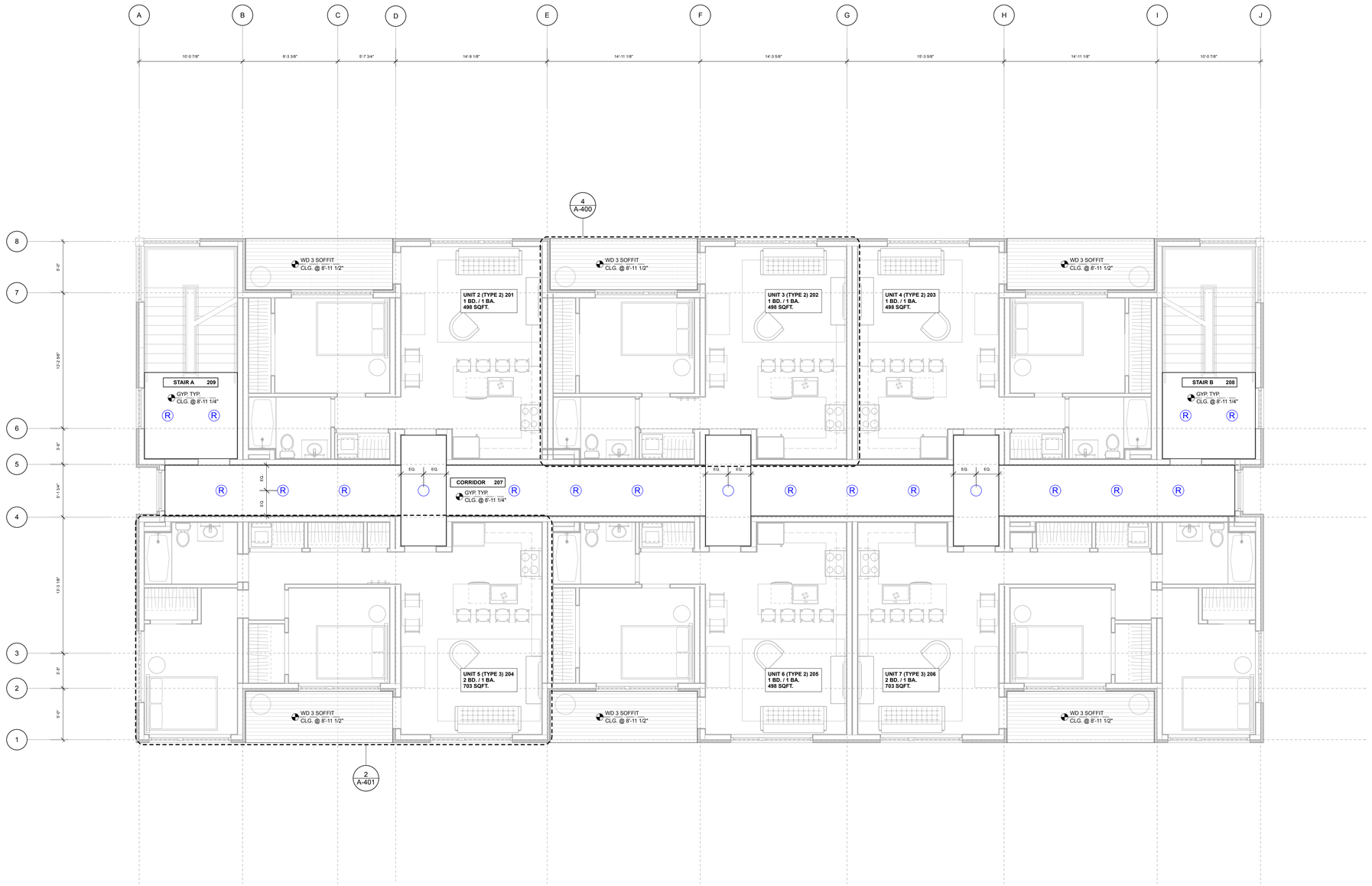

GENERAL RCP NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING AND POWER REQUIREMENTS.
3. REFER TO ELECTRICAL DRAWINGS FOR POWER PLANS AND EXTERIOR LIGHTING LAYOUT AND SPECIFICATION.
4. REFER TO FIRE PROTECTION DRAWINGS FOR SPRINKLER LAYOUT. COORDINATE SPRINKLER SYSTEM WITH MEP AND STRUCTURAL.
5. PROVIDE EMERGENCY EGRESS LIGHTING PER IBC 1008.3 IN CORRIDORS AND INTERIOR STAIRWAYS.

RCP KEYNOTES

RCP LEGEND

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	SURFACE CEILING LIGHT		FOURPLEX RECEPTACLE
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$VS	VACANCY SENSOR		TELEPHONE
S	SMOKE DETECTOR		DATA
CO	CARBON MONOXIDE DETECTOR		DATA / VOICE
T	THERMOSTAT	TV	TV / CABLE
CEILING FINISH FIN. - FIN. HT.	CEILING TAG		SPEAKER
			FIRE ALARM
		D	ELEC DOOR OPENER
			BELL / BUZZER/ INTERCOM
			EXHAUST FAN W/ MOTION SENSOR & HUMIDSTAT

MATERIAL LEGEND

GYPSUM CEILING; SEE FINISH SCHEDULE.

WD 3; CEDAR SOFFIT; SEE FINISH SCHEDULE.

VYL 1; VINYL SOFFIT; SUSPENDED CLG.; SEE FINISH SCHEDULE.

NORTH ARROW

N

1 LEVEL 02 RCP

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3696
REN. 12/31/25
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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

LEVEL 02 RCP

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SCALE

3/16" = 1'-0"

SHEET

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GENERAL RCP NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING AND POWER REQUIREMENTS.
3. REFER TO ELECTRICAL DRAWINGS FOR POWER PLANS AND EXTERIOR LIGHTING LAYOUT AND SPECIFICATION.
4. REFER TO FIRE PROTECTION DRAWINGS FOR SPRINKLER LAYOUT. COORDINATE SPRINKLER SYSTEM WITH MEP AND STRUCTURAL.
5. PROVIDE EMERGENCY EGRESS LIGHTING PER IBC 1008.3 IN CORRIDORS AND INTERIOR STAIRWAYS.

RCP KEYNOTES

RCP LEGEND

	SURFACE WALL LIGHT		DUPLEX RECEPTACLE
	SURFACE CEILING LIGHT		FOURPLEX RECEPTACLE
	RECESSED WALL LIGHT	WP/WR	EXTERIOR GFI PROTECTED WEATHER-RESISTANT RECEPTACLES IN WEATHER- PROOF COVERS
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	WALL PENDANT	GFI	GROUND FAULT CIRCUIT INTERRUPTER
	CEILING PENDANT		
	LINEAR LIGHT	DED	DEDICATED OUTLET
$	RCP LEGEND	ARC	ARC FAULT CIRCUIT INTERRUPTER
$D	DIMMER SWITCH		FLOOR DUPLEX OUTLET
$3	THREE WAY SWITCH		FLOOR FOURPLEX OUTLET
$VS	VACANCY SENSOR		TELEPHONE
S	SMOKE DETECTOR		DATA
CO	CARBON MONOXIDE DETECTOR		DATA / VOICE
T	THERMOSTAT	TV	TV / CABLE
CEILING FINISH FIN. - FIN. HT.	CEILING TAG		SPEAKER
			FIRE ALARM
		D	ELEC DOOR OPENER
			BELL / BUZZER/ INTERCOM
			EXHAUST FAN W/ MOTION SENSOR & HUMIDSTAT

MATERIAL LEGEND

	GYPSUM CEILING; SEE FINISH SCHEDULE.
WD 3	WD 3; CEDAR SOFFIT; SEE FINISH SCHEDULE.
VYL 1	VYL 1; VINYL SOFFIT; SUSPENDED CLG.; SEE FINISH SCHEDULE.

NORTH ARROW

N

1 LEVEL 03 RCP

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

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ARCHITECT

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prefab evolved
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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

LEVEL 03 RCP

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SCALE

3/16" = 1'-0"

SHEET

A-153.00

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1 EAST ELEVATION



2 SOUTH ELEVATION

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL / FINISH	NOTES
MTL1	STANDING METAL SEAM SIDING	WESTERN STATES METAL ROOFING	WESTERN LOCK STANDING SEAM; 1.75" RIB HEIGHT; 12" OVERAL WIDTH; PVDF RESIN BASED FINISH; 24 GAUGE; COLOR: SLATE GRAY	SNAP LOCK PANEL WITH CLIPS AND CONCEALED FASTNERS. SEE FOOTNOTE 1.
MTL 2	METAL TRIM & FASCIA	WESTERN STATES METAL ROOFING	24 GAUGE; COLOR: DARK BRONZE	BEND ON SITE. SEE FOOTNOTE 1.
MTL 3	BALCONY GUARDRAIL	TBD	GALVANIZED METAL GUARDRAILS PAINTED DARK BRONZE	
VYL 1	VINYL SOFFIT	TBD	TBD	SEE FOOTNOTE 1.
WD1	CEDAR SIDING	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
WD2	CEDAR DECKING	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
WD3	CEDAR SOFFIT	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
RF1	ROOFING	DUROLAST	PVC WHITE MEMBRANE	ROOFS SHALL HAVE A ROOF ASSEMBLY THAT COMPLIES WITH NOT LESS THAN A CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790, OR AN APPROVED NONCOMBUSTIBLE ROOF COVERING.
MISC 1	PERFORATED MURAL	TBD	PERFORATED METAL SCREEN & CNC CUT METAL MURAL	SEE SHEET A-603 FOR ADDITONAL DETAILS AND SPECIFICATIONS.

FOOTNOTES:

1. EXTERIOR WALLS OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED PER SECTION 505.5 OF THE IWUIC 2024.

3 SCHEDULES & LEGEND

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3046
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

ARCHITECT

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prefab evolved
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TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

BUILDING ELEVATIONS

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SCALE

3/16" = 1'-0"

SHEET

A-200.00

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1 WEST ELEVATION



2 NORTH ELEVATION

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL / FINISH	NOTES
MTL1	STANDING METAL SEAM SIDING	WESTERN STATES METAL ROOFING	WESTERN LOCK STANDING SEAM; 1.75" RIB HEIGHT; 12" OVERAL WIDTH; PVDF RESIN BASED FINISH; 24 GAUGE; COLOR: SLATE GRAY	SNAP LOCK PANEL WITH CLIPS AND CONCEALED FASTNERS. SEE FOOTNOTE 1.
MTL 2	METAL TRIM & FASCIA	WESTERN STATES METAL ROOFING	24 GAUGE; COLOR: DARK BRONZE	BEND ON SITE. SEE FOOTNOTE 1.
MTL 3	BALCONY GUARDRAIL	TBD	GALVANIZED METAL GUARDRAILS PAINTED DARK BRONZE	
VYL 1	VINYL SOFFIT	TBD	TBD	SEE FOOTNOTE 1.
WD1	CEDAR SIDING	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
WD2	CEDAR DECKING	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
WD3	CEDAR SOFFIT	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
RF1	ROOFING	DUROLAST	PVC WHITE MEMBRANE	ROOFS SHALL HAVE A ROOF ASSEMBLY THAT COMPLIES WITH NOT LESS THAN A CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790, OR AN APPROVED NONCOMBUSTIBLE ROOF COVERING.
MISC 1	PERFORATED MURAL	TBD	PERFORATED METAL SCREEN & CNC CUT METAL MURAL	SEE SHEET A-603 FOR ADDITONAL DETAILS AND SPECIFICATIONS.

FOOTNOTES:

1. EXTERIOR WALLS OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED PER SECTION 505.5 OF THE IWUIC 2024.

3 SCHEDULES & LEGEND

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3046
REN. 12/31/25
STATE OF WYOMING

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ISSUE DATE: 05/12/24

ARCHITECT

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MODULAR FABRICATOR

APPROVAL STAMP

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JACKSON, WY 83001

BUILDING ELEVATIONS

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SCALE

3/16" = 1'-0"

SHEET

A-201.00

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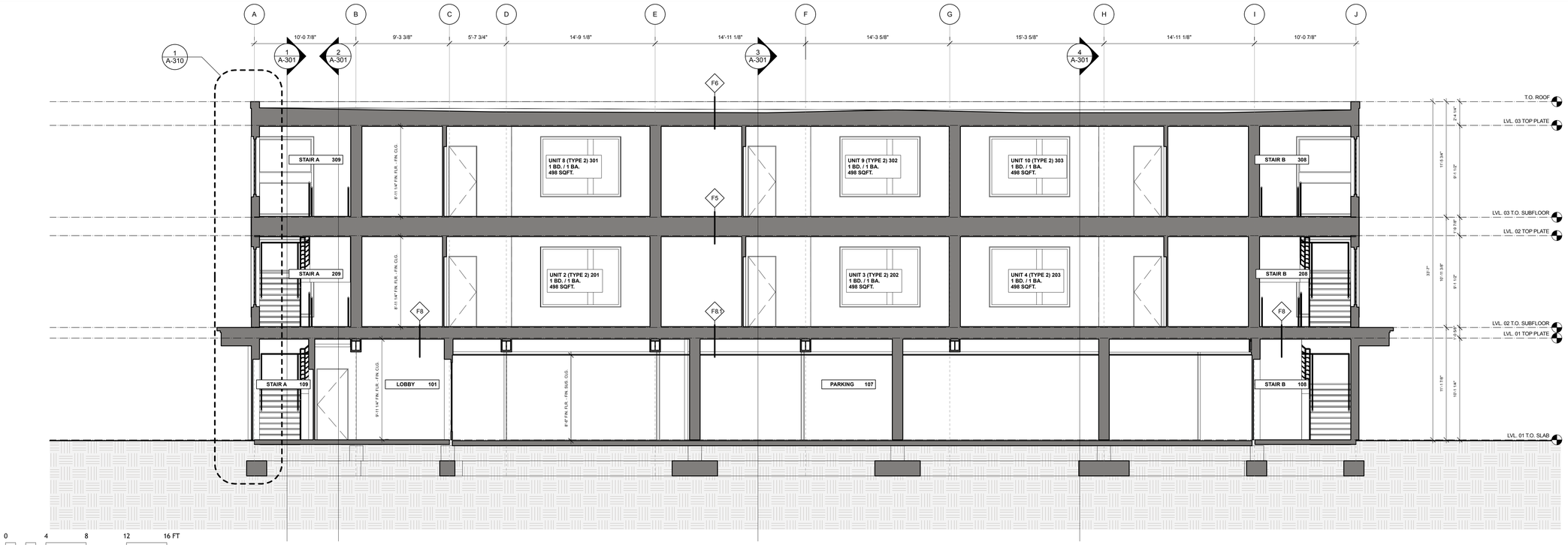
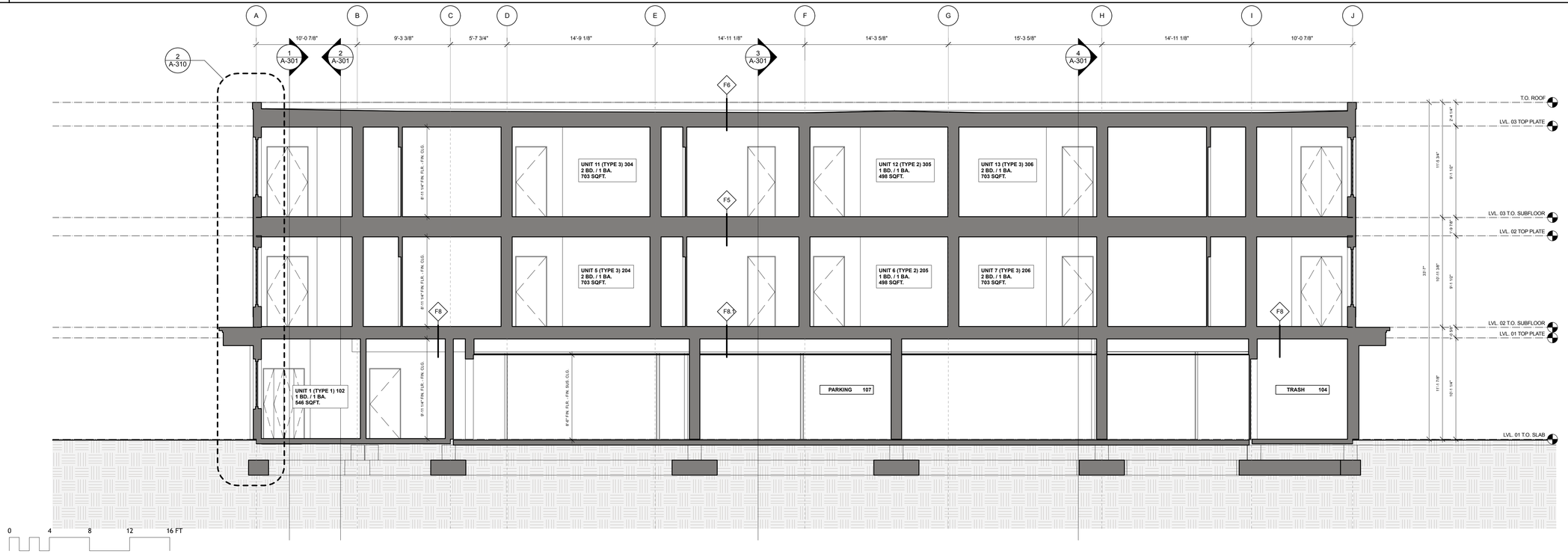


1 SECTION



2 SECTION



PROJECT ISSUE:

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11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

ARCHITECT

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MODULAR FABRICATOR

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JACKSON, WY 83001

BUILDING SECTIONS

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SCALE

3/16" = 1'-0"

SHEET

A-300.00

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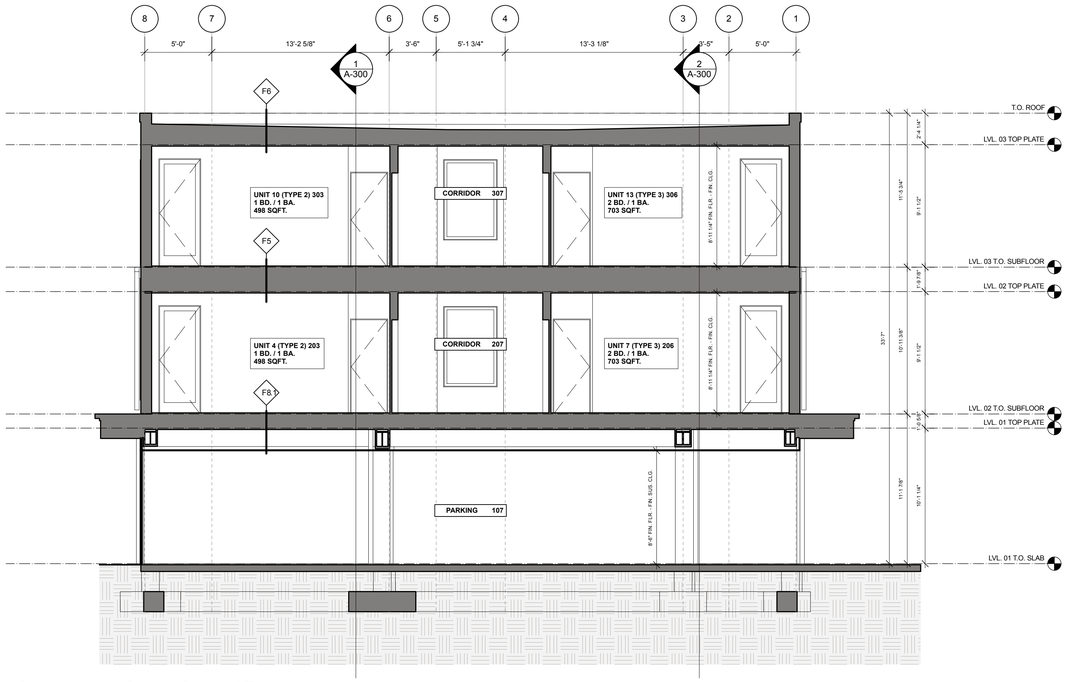

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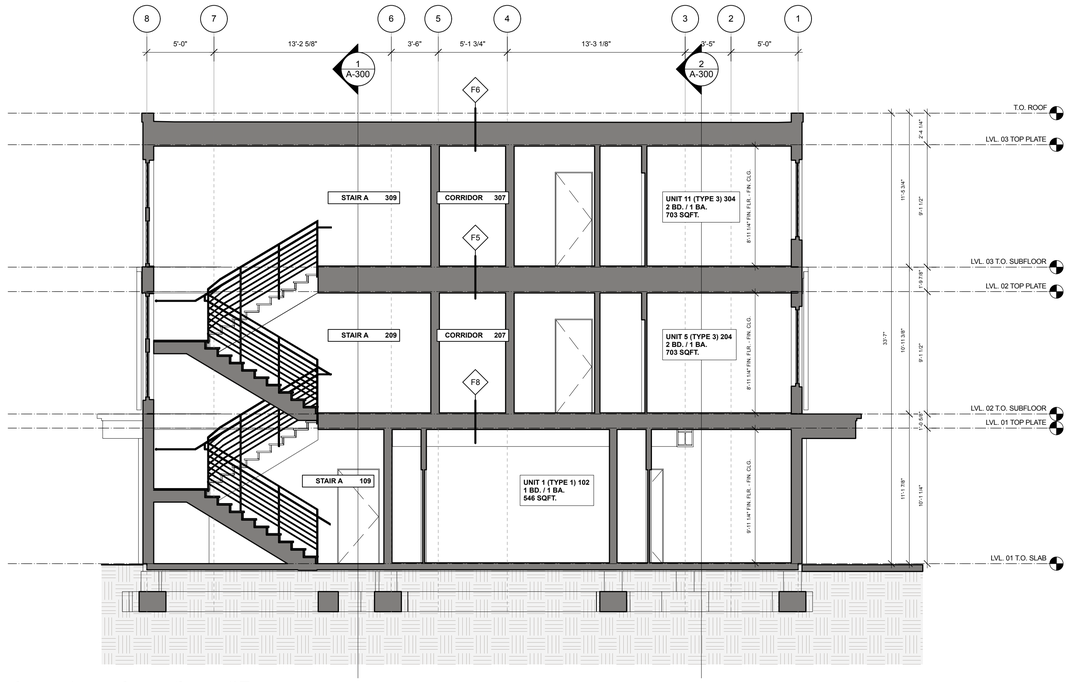

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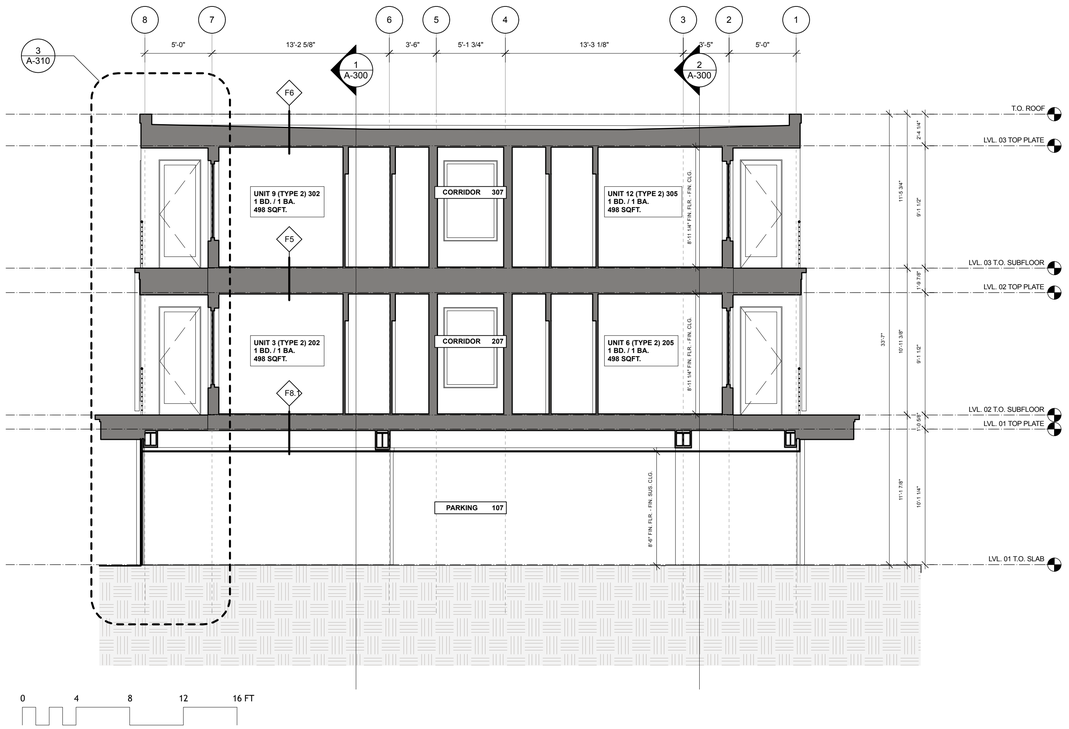
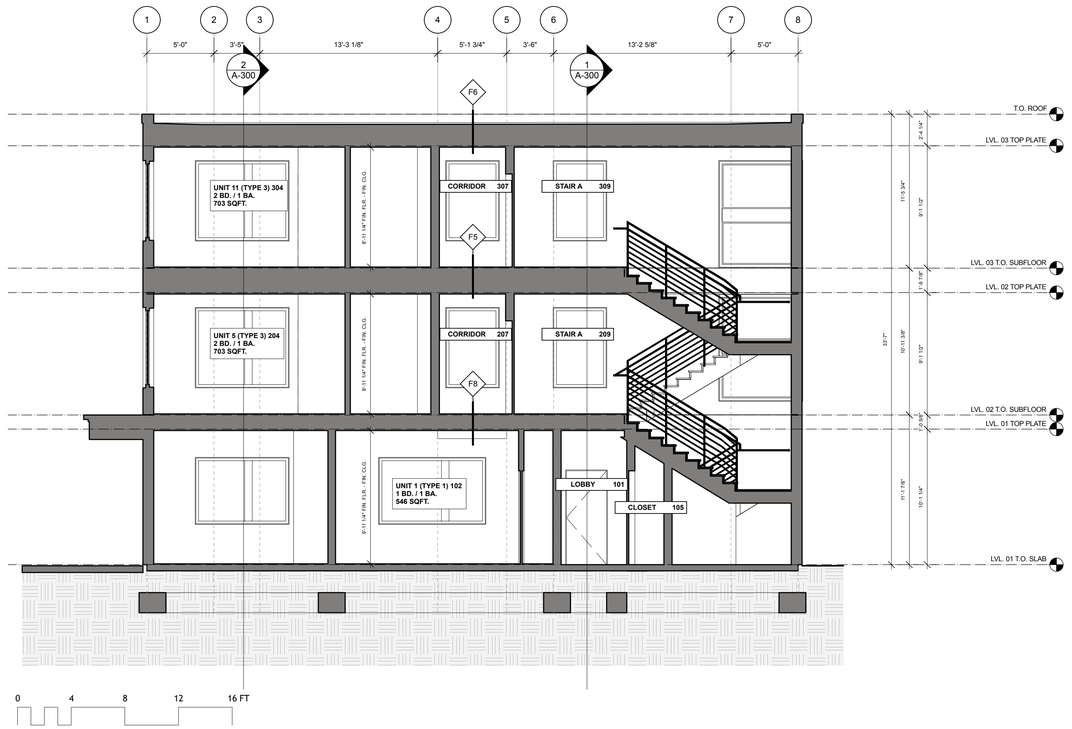


3 SECTION



2 SECTION

LICENSED ARCHITECT
TOBY E. LONG, JR.
C-3046
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

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ISSUE DATE: 05/12/24

ARCHITECT

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MODULAR FABRICATOR

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BUILDING SECTIONS

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SCALE

3/16" = 1'-0"

SHEET

A-301.00

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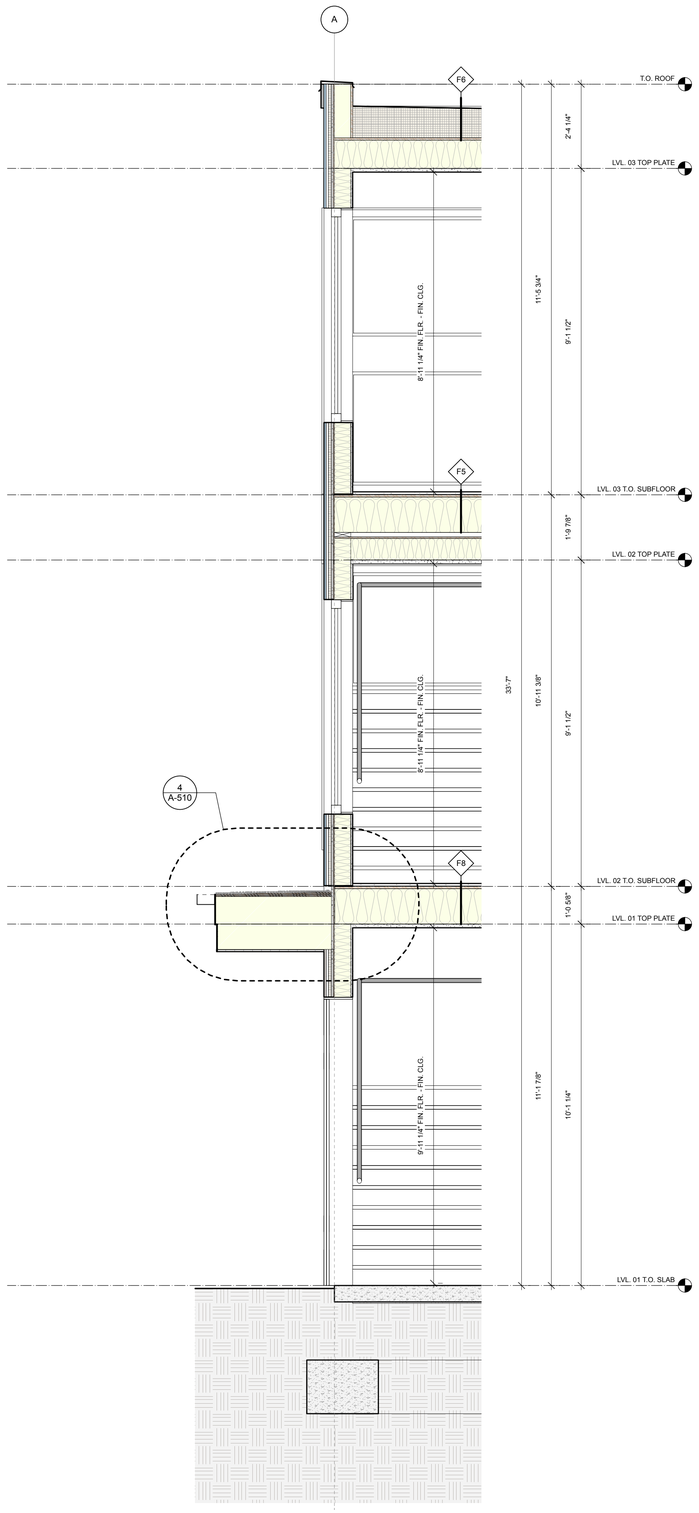
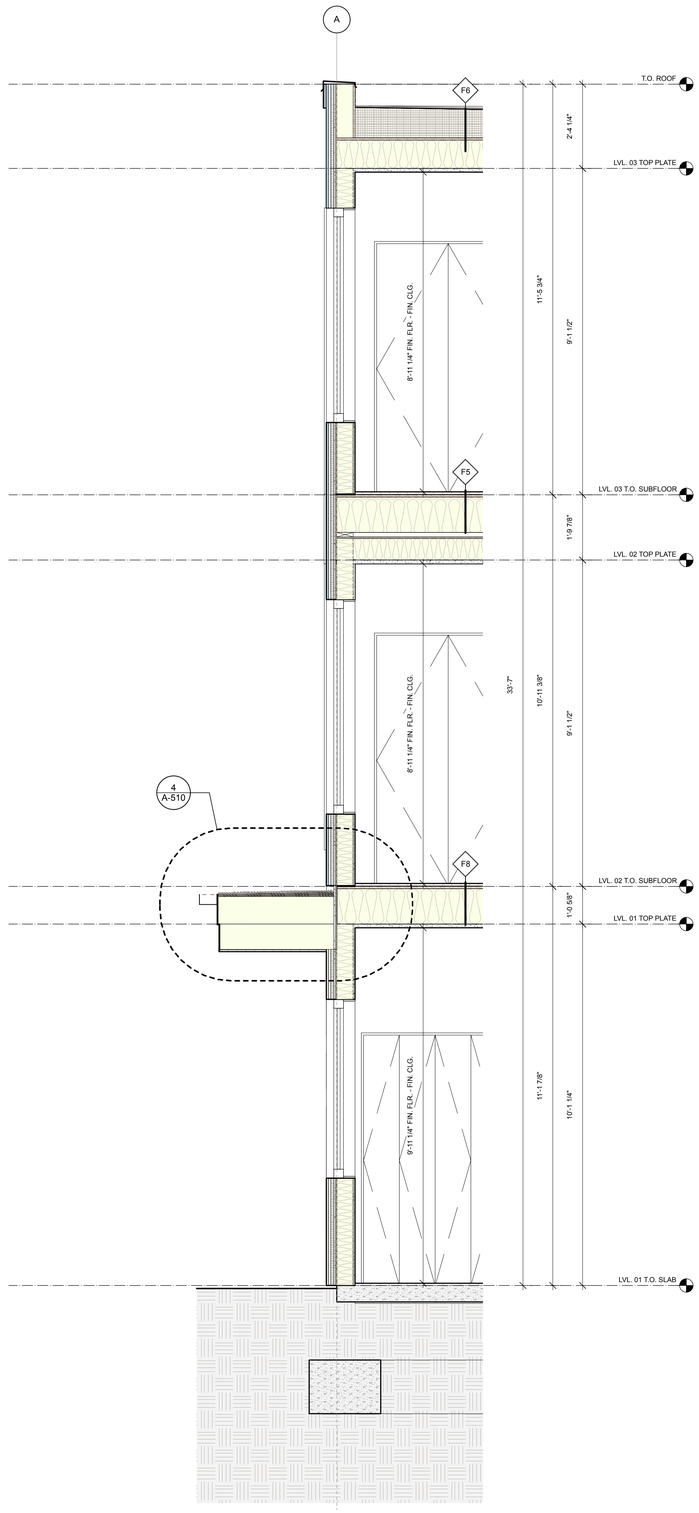


1 WALL SECTION



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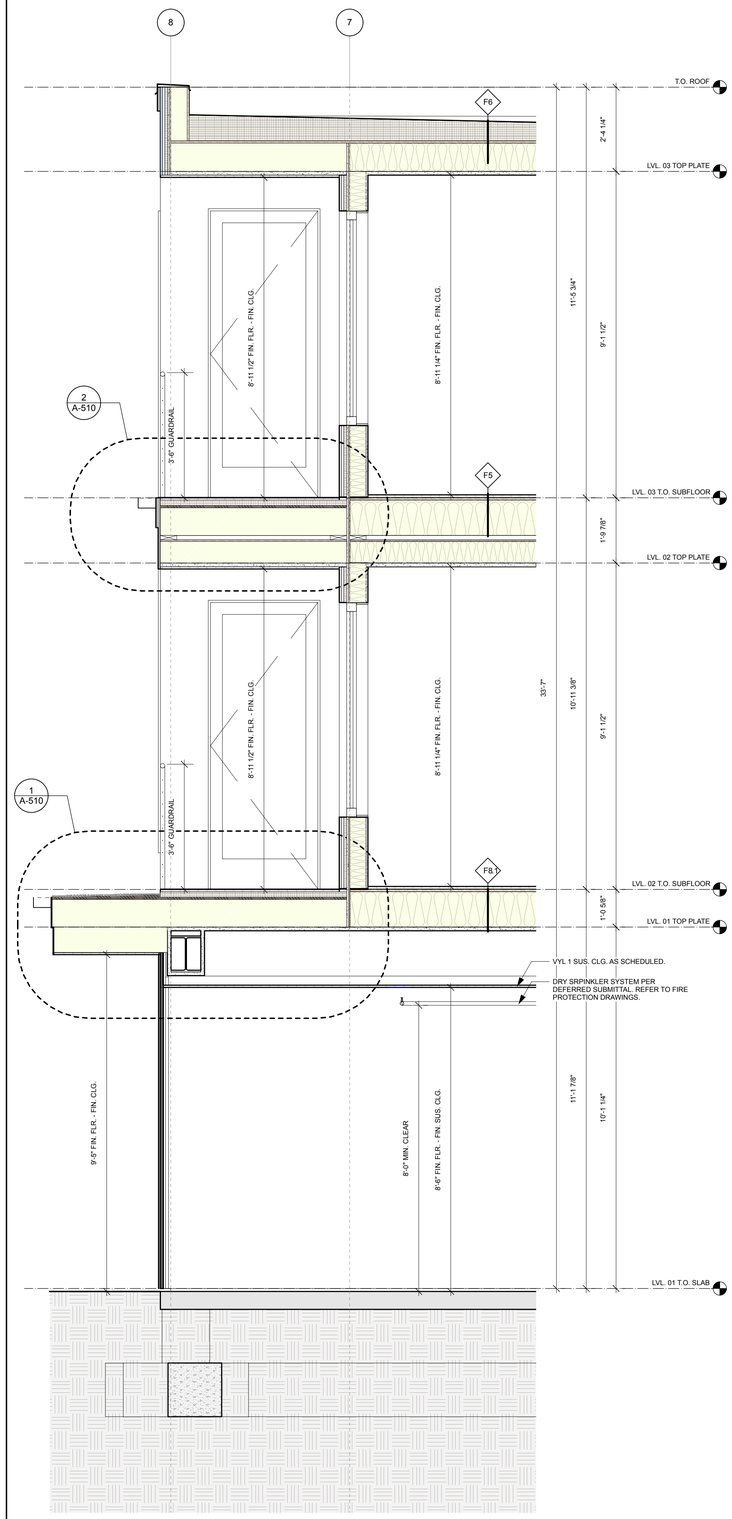

3 WALL SECTION



PROJECT ISSUE:

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WALL SECTIONS

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SCALE

1/2" = 1'-0"

SHEET

A-310.00

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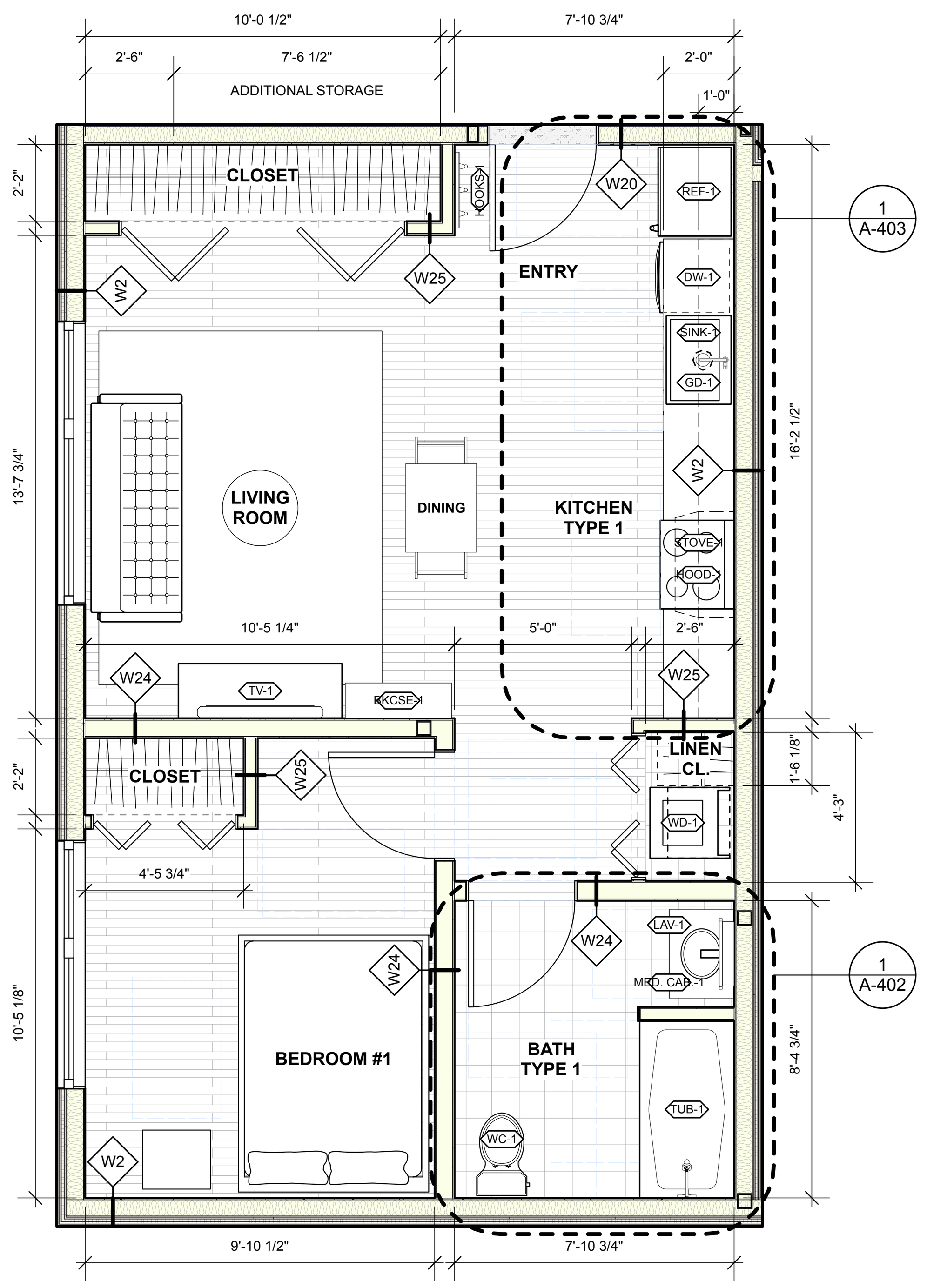
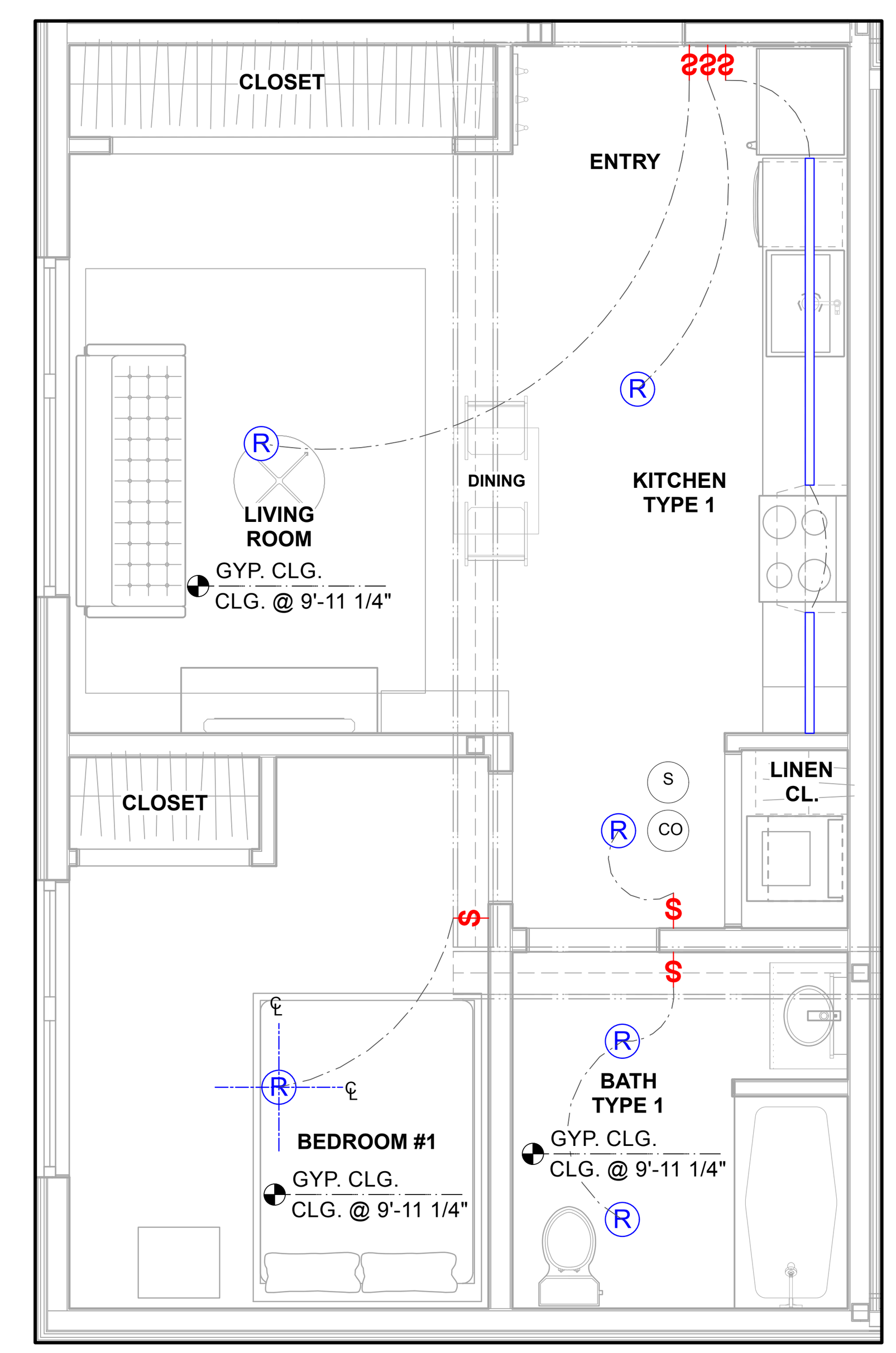
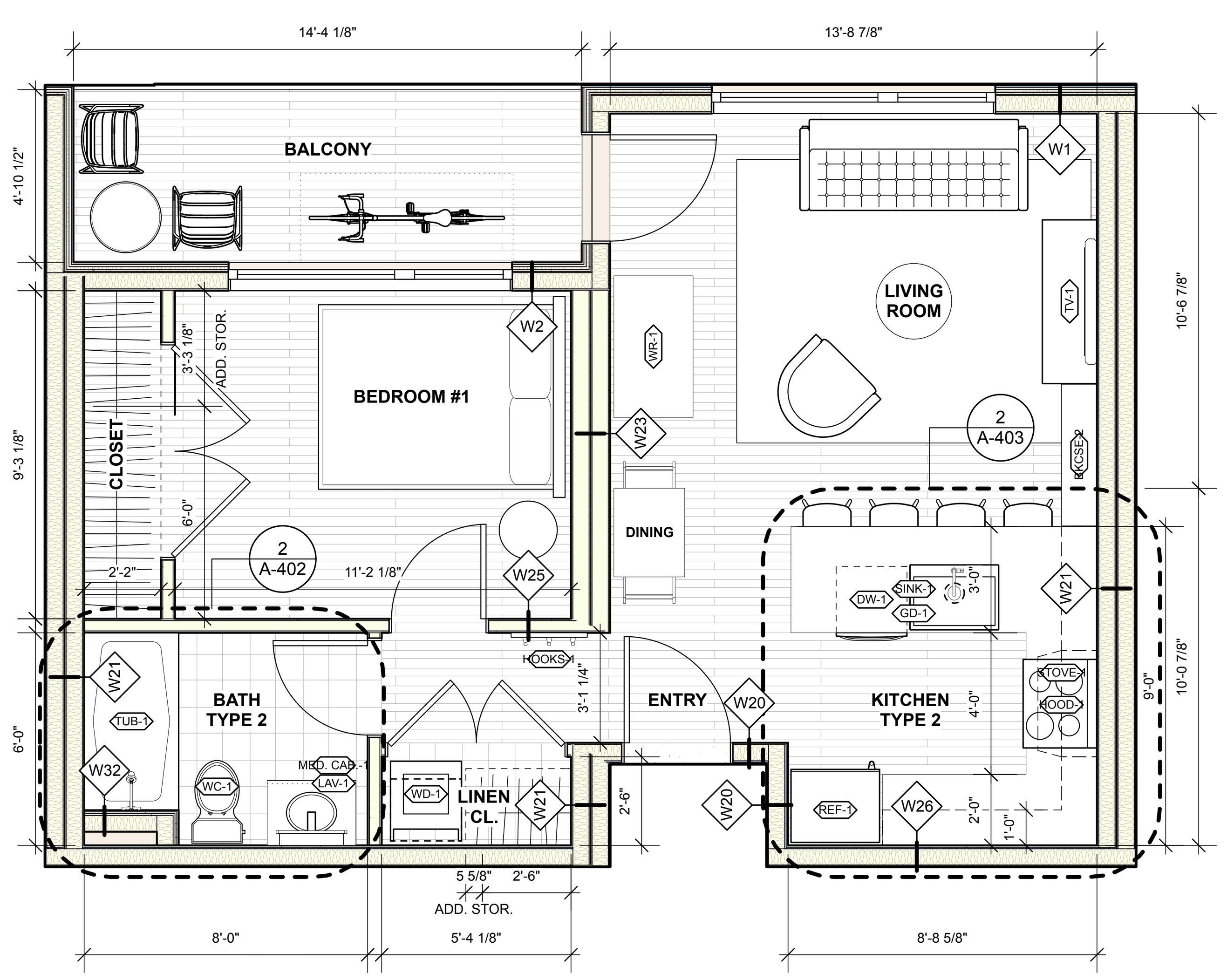


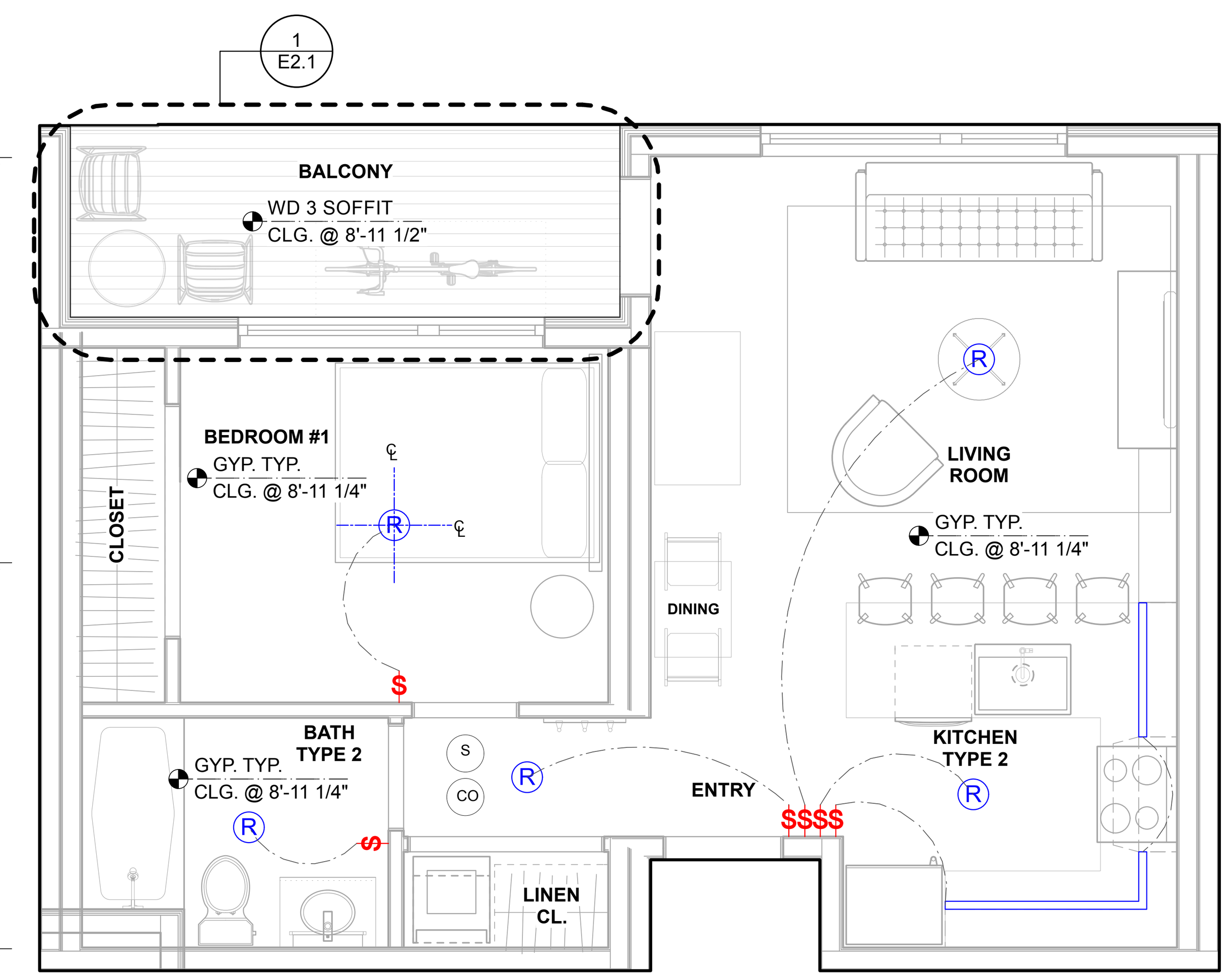
1 A-400 UNIT TYPE 1 PLAN (ADAPTABLE UNIT) Scale: 1/4" = 1'-0"



2 A-400 UNIT TYPE 1 RCP (ADAPTABLE UNIT) Scale: 1/4" = 1'-0"



3 A-400 UNIT TYPE 2 PLAN Scale: 1/4" = 1'-0"



4 A-400 UNIT TYPE 2 RCP Scale: 1/4" = 1'-0"

0 4 8 12 16 FT

LIVABILITY STANDARDS CHECKLIST

TYPE 1 UNIT

ROOM	COMPONENT	1 BDRM MIN. STANDARD	PROPOSED	NOTES
KITCHENS	DIMENSIONS	120 SQFT	120 SQFT	
	BASE CABINETS	5' LINEAL, 24" DEPTH, 26" HEIGHT	7'10" LINEAL, 24" DEPTH, 34" HEIGHT	
	UPPER CABINETS	5' LINEAL, 12" DEPTH, 30" HEIGHT	9'8" LINEAL, 12" DEPTH, 30" HEIGHT	
	CABINETS	MAX TWO CABINET SPACES <1' WIDE COUNT	SEE INT. ELEV. FOR CABINET DIMS.	
	COUNTERTOPS	NEW, DURABLE, CLEANABLE MATERIAL	SEE INT. FIN. SCHEDULE	
	COUNTERTOPS	3' CONT. SPACE, NOT INCLUDING INTERIOR CORNERS	3'0"	
	SINK WIDTH	2'6"	2'6"	
	RANGE/ OVEN WIDTH	2'6"	2'6"	
	REFRIGERATOR	20 CF	30" WIDTH, 21 CF	
	DISHWASHER WIDTH	2'0"	2'0"	
	APPLIANCES	NEW, ENERGY STAR, UL LISTED, 1-YEAR WARRANTY	SEE FFE SCHEDULE	
	GARBAGE DISPOSAL	REQUIRED IF ALSO IN MARKET UNITS	PROVIDED	
	FLOORS	NEW, WATER-RESISTANT MATERIAL (NO CARPET)	SEE INT. FIN. SCHEDULE	
LIVING & DINING ROOMS	DIMENSIONS	NONE <10'	10'5"	
	DIMENSIONS	120 SQFT	124 SQFT	
	DIMENSIONS	FUNCTIONAL FURNITURE LAYOUT	PROVIDED	
	SEATING	2 PEOPLE	SOFA FOR 2	
	EATING AREA	2 CHAIRS	DINING TABLE FOR 2	
	WALLS	NO VISIBLE MECHANICAL FEATURES, FUSE BOXES	REFER TO MEP DWGS.	
	WINDOWS	1 THAT CAN OPEN	1 PROVIDED	
	FLOORS	NEW CARPET, WOOD, TILE, VINYL, LINOLEUM, CONCRETE	SEE INT. FIN. SCHEDULE	
	ENTRYWAY	CLOSET OR HOOKS FOR COATS AND BOOTS	3 HOOKS PROVIDED	
	LINEN CLOSET	30" WIDE, 7.5' HIGH, 26" DEEP	30" WIDE, 7.5' HIGH, 26" DEEP	ADDITIONAL WIDTH @ LIVING RM CL.
BATHROOMS	AMENITIES	BATHTUB W/ SHOWER, SINK, TOILET	PROVIDED	
	STORAGE	4 SQFT	5 SQFT	VANITY & MEDICINE CABINET
	FLOORS	NEW, WATER-RESISTANT MATERIAL (NO CARPET)	SEE INT. FIN. SCHEDULE	
BEDROOMS	DIMENSIONS	120 SQFT	116 SQFT	
	DIMENSIONS	NONE <9'	9'10"	
	WINDOWS	1 THAT CAN OPEN	1 PROVIDED	
	FLOORS	NEW CARPET, WOOD, TILE, VINYL, LINOLEUM, CONCRETE	SEE INT. FIN. SCHEDULE	
	CLOSET	6' WIDE, 7.5' HIGH, 26" DEEP	6' WIDE, 7.5' HIGH, 26" DEEP	ADDITIONAL WIDTH @ LIVING RM CL.
	CLOSET	INCLUDE SHELF OVER ROD	PROVIDED	
ADDITIONAL STORAGE		30 SQFT, 6' HIGH	30 SQFT; SEE LVL. 01 PLANS	ADD. CL. (17 SQFT), LKR (4 SQFT), & CL @ LOBBY (9 SQFT)
MECHANICAL	LAUNDRY	IF OWNERSHIP UNIT, WASHER/ DRYER HOOKUPS REQUIRED	PROVIDED	
	FURNACE/ BOILER/ WATER HEATER	5-YR MIN. WARRANTY	REFER TO MEP DWGS.	
	FURNACE/ BOILER/ WATER HEATER	SIZED FOR 2 PEOPLE	REFER TO MEP DWGS.	
	MECHANICAL ITEMS	NOT LOCATED TO MINIMIZE USABLE AREA	REFER TO MEP DWGS.	
FLOORS	FLOORS	10-YEAR WARRANTY	SEE INT. FIN. SCHEDULE	
SPECIAL CIRCUMSTANCES	NOISE MITIGATION	SHARED WALLS, FLOORS, CEILINGS	SEE WALL TYPES FOR STC RATING	
	WINDOW COVERINGS	WHERE PED./ VEHICLE ACCESS ADJACENT, INSTALL TOP-DOWN WINDOW COVERINGS	PROVIDED	
	WINDOW RATING	WHERE WINDOWS FACES 100 YD TO 35+ MPH ROAD, MIN. 32 STC RATING	NOT REQUIRED	

LIVABILITY STANDARDS CHECKLIST

TYPE 2 UNIT

ROOM	COMPONENT	1 BDRM MIN. STANDARD	PROPOSED	NOTES
KITCHENS	DIMENSIONS	120 SQFT	88 SQFT	
	BASE CABINETS	5' LINEAL, 24" DEPTH, 26" HEIGHT	7'10" LINEAL, 24" DEPTH, 34" HEIGHT	
	UPPER CABINETS	5' LINEAL, 12" DEPTH, 30" HEIGHT	10' LINEAL, 12" DEPTH, 30" HEIGHT	
	CABINETS	MAX TWO CABINET SPACES <1' WIDE COUNT	SEE INT. ELEV. FOR CABINET DIMS.	
	COUNTERTOPS	NEW, DURABLE, CLEANABLE MATERIAL	SEE INT. FIN. SCHEDULE	
	COUNTERTOPS	3' CONT. SPACE, NOT INCLUDING INTERIOR CORNERS	4'0"	
	SINK WIDTH	2'6"	2'6"	
	RANGE/ OVEN WIDTH	2'6"	2'6"	
	REFRIGERATOR	20 CF	30" WIDTH, 21 CF	
	DISHWASHER WIDTH	2'0"	2'0"	
	APPLIANCES	NEW, ENERGY STAR, UL LISTED, 1-YEAR WARRANTY	SEE FFE SCHEDULE	
	GARBAGE DISPOSAL	REQUIRED IF ALSO IN MARKET UNITS	PROVIDED	
	FLOORS	NEW, WATER-RESISTANT MATERIAL (NO CARPET)	SEE INT. FIN. SCHEDULE	
LIVING & DINING ROOMS	DIMENSIONS	NONE <10'	10'7"	
	DIMENSIONS	120 SQFT	145 SQFT	
	DIMENSIONS	FUNCTIONAL FURNITURE LAYOUT	PROVIDED	
	SEATING	2 PEOPLE	3	SOFA FOR 2 & CHAIR FOR 1
	EATING AREA	2 CHAIRS	6	TABLE FOR 2 & BAR FOR 4
	WALLS	NO VISIBLE MECHANICAL FEATURES, FUSE BOXES	REFER TO MEP DWGS.	
	WINDOWS	1 THAT CAN OPEN	1 PROVIDED	
	FLOORS	NEW CARPET, WOOD, TILE, VINYL, LINOLEUM, CONCRETE	SEE INT. FIN. SCHEDULE	
	ENTRYWAY	CLOSET OR HOOKS FOR COATS AND BOOTS	3 HOOKS PROVIDED	
	LINEN CLOSET	30" WIDE, 7.5' HIGH, 26" DEEP	30" WIDE, 7.5' HIGH, 26" DEEP	
BATHROOMS	AMENITIES	BATHTUB W/ SHOWER, SINK, TOILET	PROVIDED	
	STORAGE	4 SQFT	5 SQFT	VANITY & MEDICINE CABINET
	FLOORS	NEW, WATER-RESISTANT MATERIAL (NO CARPET)	SEE INT. FIN. SCHEDULE	
BEDROOMS	DIMENSIONS	120 SQFT	104 SQFT	
	DIMENSIONS	NONE <9'	9'3"	
	WINDOWS	1 THAT CAN OPEN	1 PROVIDED	
	FLOORS	NEW CARPET, WOOD, TILE, VINYL, LINOLEUM, CONCRETE	SEE INT. FIN. SCHEDULE	
	CLOSET	6' WIDE, 7.5' HIGH, 26" DEEP	6' WIDE, 7.5' HIGH, 26" DEEP	
	CLOSET	INCLUDE SHELF OVER ROD	PROVIDED	
ADDITIONAL STORAGE		30 SQFT, 6' HIGH	36 SQFT	ADD.CL.(8 SQFT), BALC(15 SQFT),LKR(4 SQFT) & WR(9 SQFT)
MECHANICAL	LAUNDRY	IF OWNERSHIP UNIT, WASHER/ DRYER HOOKUPS REQUIRED	PROVIDED	
	FURNACE/ BOILER/ WATER HEATER	5-YR MIN. WARRANTY	REFER TO MEP DWGS.	
	FURNACE/ BOILER/ WATER HEATER	SIZED FOR 2 PEOPLE	REFER TO MEP DWGS.	
	MECHANICAL ITEMS	NOT LOCATED TO MINIMIZE USABLE AREA	REFER TO MEP DWGS.	
FLOORS	FLOORS	10-YEAR WARRANTY	SEE INT. FIN. SCHEDULE	
SPECIAL CIRCUMSTANCES	NOISE MITIGATION	SHARED WALLS, FLOORS, CEILINGS	SEE WALL TYPES FOR STC RATING	
	WINDOW COVERINGS	WHERE PED./ VEHICLE ACCESS ADJACENT, INSTALL TOP-DOWN WINDOW COVERINGS	PROVIDED	
	WINDOW RATING	WHERE WINDOWS FACES 100 YD TO 35+ MPH ROAD, MIN. 32 STC RATING	NOT REQUIRED	

GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.
3. SEE FF&E SCHEDULES FOR FURNITURE, FIXTURE AND EQUIPMENT TYPE.
4. DIMENSIONS IN THIS FLOOR PLAN ARE TO INSIDE FACE OF WALL.

PLAN KEYNOTES

5 SCHEDULES & LEGEND

GENERAL RCP NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING AND POWER REQUIREMENTS.
3. SEE MECHANICAL SHEETS FOR EQUIPMENT AND DUCT LAYOUT. THERE SHALL BE NO EXPOSED MECHANICAL EQUIPMENT AND DUCTWORK. ALL EQUIPMENT TO BE WITHIN A 1HR RATED DROPPED CEILING AND ALL DUCTWORK TO BE CONCEALED IN 1HR RATED SOFFIT AND COORDINATED WITH RCP PLAN AND WINDOW LAYOUT.
4. SEE LIGHTING SCHEDULE FOR LIGHT FIXTURE TYPE.
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RCP KEYNOTES

RCP LEGEND

- SURFACE WALL LIGHT
- SURFACE CEILING LIGHT
- RECESSED WALL LIGHT
- RECESSED CEILING LIGHT
- WALL PENDANT
- CEILING PENDANT
- LINEAR LIGHT
- $ SWITCH
- $ D DIMMER SWITCH
- $ 3 THREE WAY SWITCH
- $ VS VACANCY SENSOR
- S SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- T THERMOSTAT
- PANELBOARD OR LOAD CENTER
- CEILING FINISH / FIN. - FIN. HT. CEILING TAG
- DUPLEX RECEPTACLE
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- WP/WR EXTERIOR GFI PROTECTED WEATHER-RESISTANT RECEPTACLES IN WEATHER- PROOF COVERS
- GFI GROUND FAULT CIRCUIT INTERRUPTER
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- ARC ARC FAULT CIRCUIT INTERRUPTER
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MATERIAL LEGEND

- GYPSUM CEILING; SEE FINISH SCHEDULE.
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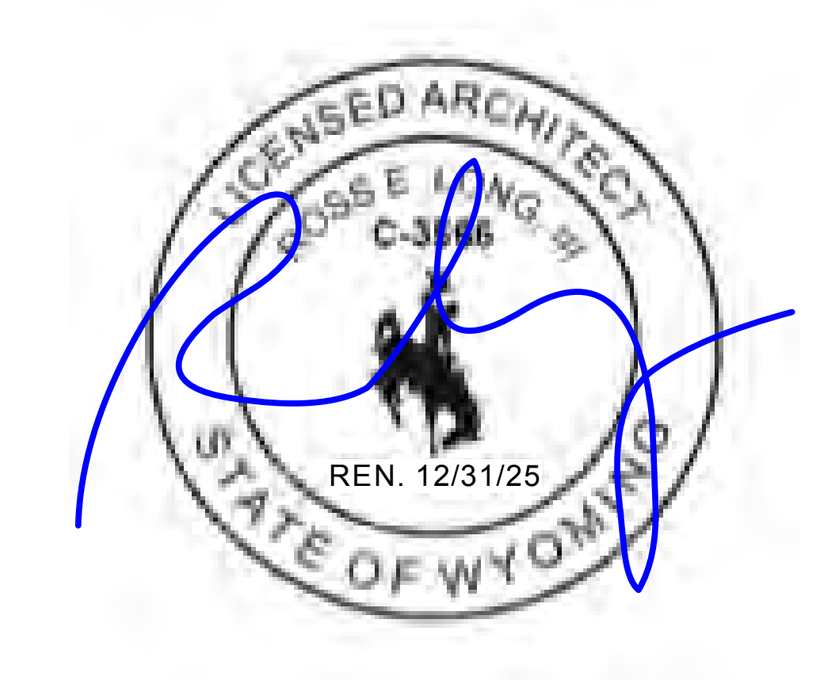
- VYL 1; VINYL SOFFIT; SUSPENDED CLG.; SEE FINISH SCHEDULE.

6 RCP SCHEDULES & LEGEND



PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
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ISSUE DATE: 05/12/24

ARCHITECT

ch x tld prefab evolved

6114 LASALLE AVENUE #552, OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

UNIT PLANS & RCP

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SCALE
AS NOTED

SHEET
A-400.00

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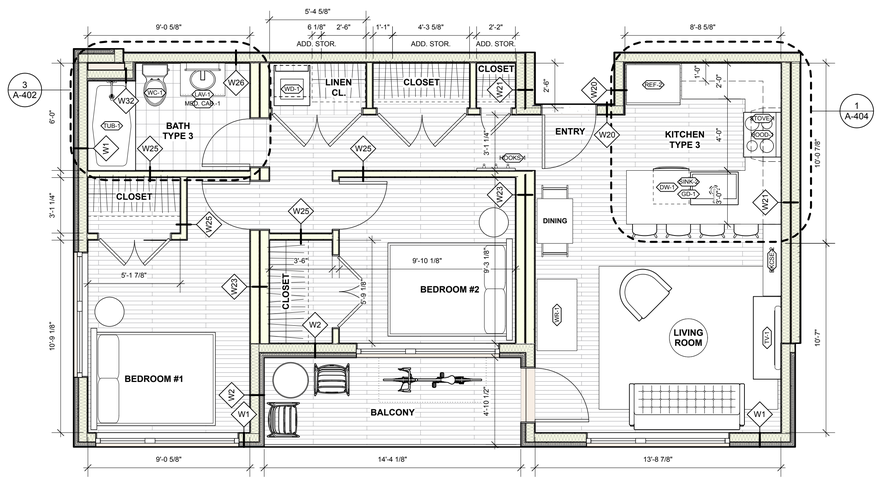
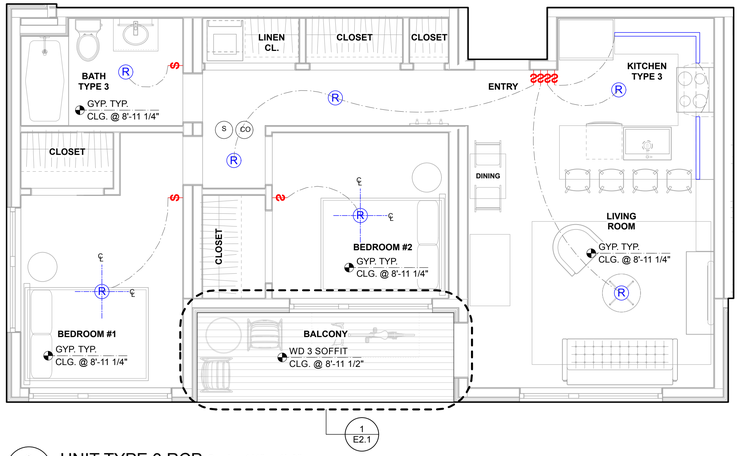


1 A-401 UNIT TYPE 3 PLAN Scale: 1/4" = 1'-0"



2 A-401 UNIT TYPE 3 RCP Scale: 1/4" = 1'-0"

0 4 8 12 16 FT

GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.
3. SEE FF&E SCHEDULES FOR FURNITURE, FIXTURE AND EQUIPMENT TYPE.
4. DIMENSIONS IN THIS FLOOR PLAN ARE TO INSIDE FACE OF WALL.

PLAN KEYNOTES

5 PLAN SCHEDULES & LEGEND

LIVABILITY STANDARDS CHECKLIST

TYPE 3 UNIT

ROOM	COMPONENT	2 BDRM MIN. STANDARD	PROPOSED	NOTES
KITCHENS	DIMENSIONS	180 SQFT	88 SQFT	
	BASE CABINETS	6' LINEAL, 24" DEPTH, 26" HEIGHT	7'9" LINEAL, 24" DEPTH, 34" HEIGHT	
	UPPER CABINETS	6' LINEAL, 12" DEPTH, 30" HEIGHT	9'7" LINEAL, 12" DEPTH, 30" HEIGHT	
	CABINETS	MAX TWO CABINET SPACES <1' WIDE COUNT	SEE INT. ELEV. FOR CABINET DIMS.	
	COUNTERTOPS	NEW, DURABLE, CLEANABLE MATERIAL	SEE INT. FIN. SCHEDULE	
	COUNTERTOPS	3' CONT. SPACE, NOT INCLUDING INTERIOR CORNERS	3'6"	
	SINK WIDTH	2'8"	2'8"	
	RANGE/ OVEN WIDTH	2'6"	2'6"	
	REFRIGERATOR	25 CF	36" WIDTH, 25 CF	
	DISHWASHER WIDTH	2'0"	2'0"	
	APPLIANCES	NEW, ENERGY STAR, UL LISTED, 1-YEAR WARRANTY	SEE FFE SCHEDULE	
	GARBAGE DISPOSAL	REQUIRED IF ALSO IN MARKET UNITS	PROVIDED	
	FLOORS	NEW, WATER-RESISTANT MATERIAL (NO CARPET)	SEE INT. FIN. SCHEDULE	
LIVING & DINING ROOMS	DIMENSIONS	NONE <10'	10'7"	
	DIMENSIONS	180 SQFT	145 SQFT	
	DIMENSIONS	FUNCTIONAL FURNITURE LAYOUT	PROVIDED	
	SEATING	3 PEOPLE	3	SOFA FOR 2 & CHAIR FOR 1
	EATING AREA	4 CHAIRS	6	TABLE FOR 2 & BAR FOR 4
	WALLS	NO VISIBLE MECHANICAL FEATURES, FUSE BOXES	REFER TO MEP DWGS.	
	WINDOWS	1 THAT CAN OPEN	1 PROVIDED	
	FLOORS	NEW CARPET, WOOD, TILE, VINYL, LINOLEUM, CONCRETE	SEE INT. FIN. SCHEDULE	
	ENTRYWAY	CLOSET OR HOOKS FOR COATS AND BOOTS	3 HOOKS PROVIDED	
	LINEN CLOSET	30" WIDE, 7.5' HIGH, 26" DEEP	30" WIDE, 7.5' HIGH, 26" DEEP	
BATHROOMS	AMENITIES	BATHTUB W/ SHOWER, SINK, TOILET	PROVIDED	
	STORAGE	4 SQFT	5 SQFT	VANITY & MEDICINE CABINET
	FLOORS	NEW, WATER-RESISTANT MATERIAL (NO CARPET)	SEE INT. FIN. SCHEDULE	
BEDROOMS	DIMENSIONS	120 SQFT (1ST BEDRM), 90 SQFT (OTHERS)	110 SQFT (1ST BEDRM), 91 SQFT (2ND BEDRM)	
	DIMENSIONS	NONE <9'	9'0"	
	WINDOWS	1 THAT CAN OPEN	2 PROVIDED (1ST BEDRM), 1 PROVIDED (2 BEDRM)	
	FLOORS	NEW CARPET, WOOD, TILE, VINYL, LINOLEUM, CONCRETE	SEE INT. FIN. SCHEDULE	
	CLOSET	6' WIDE, 7.5' HIGH, 26" DEEP	6' WIDE, 7.5' HIGH, 26" DEEP	
	CLOSET	INCLUDE SHELF OVER ROD	PROVIDED	
ADDITIONAL STORAGE		40 SQFT, 6' HIGH	46 SQFT	ADD.CL (18 SQFT), BALC (15 SQFT LIVR/4 SQFT) & WR/3 SQFT).
MECHANICAL	LAUNDRY	IF OWNERSHIP UNIT, WASHER/ DRYER HOOKUPS REQUIRED	PROVIDED	
	FURNACE/ BOILER/ WATER HEATER	5-YR MIN. WARRANTY	REFER TO MEP DWGS.	
	FURNACE/ BOILER/ WATER HEATER	SIZED FOR 3 PEOPLE	REFER TO MEP DWGS.	
	MECHANICAL ITEMS	NOT LOCATED TO MINIMIZE USABLE AREA	REFER TO MEP DWGS.	
FLOORS	FLOORS	10-YEAR WARRANTY	SEE INT. FIN. SCHEDULE	
SPECIAL CIRCUMSTANCES	NOISE MITIGATION	SHARED WALLS, FLOORS, CEILINGS	SEE WALL TYPES FOR STC RATING	
	WINDOW COVERINGS	WHERE PED / VEHICLE ACCESS ADJACENT, INSTALL TOP-DOWN WINDOW COVERINGS	PROVIDED	
	WINDOW RATING	WHERE WINDOWS FACES 100 YD TO 35+ MPH ROAD, MIN. 32 STC RATING	NOT REQUIRED	

GENERAL RCP NOTES

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6 RCP SCHEDULES & LEGEND

LICENSED ARCHITECT TOBY E. LONG JR. C-3696 REN. 12/31/25 STATE OF WYOMING

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SCALE
AS NOTED

SHEET

A-401.00

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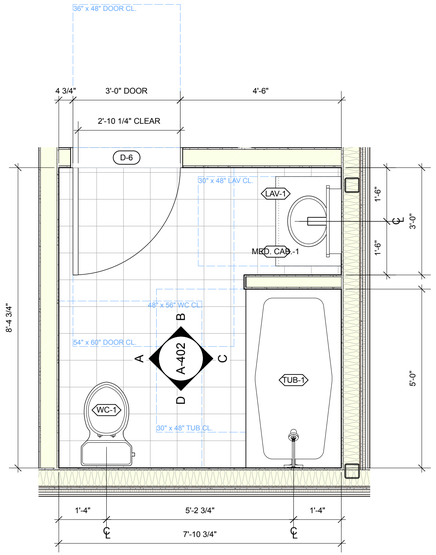
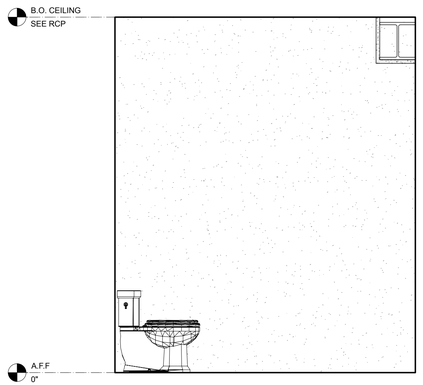


1 BATH TYPE 1 (ADAPTABLE BATH)
Scale: 1/2" = 1'-0"



A ELEVATION
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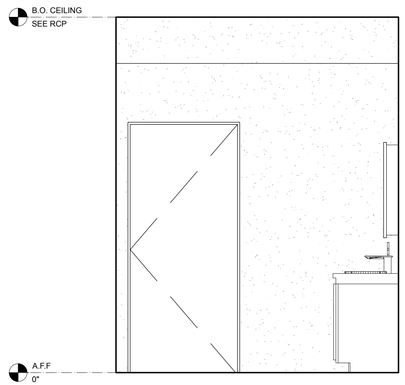

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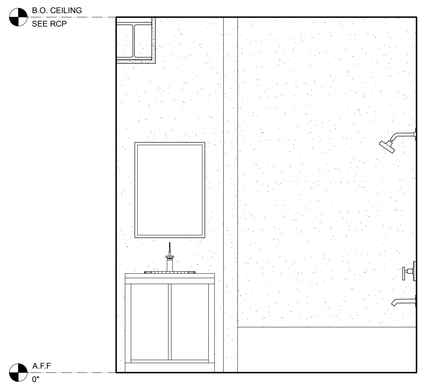

C ELEVATION
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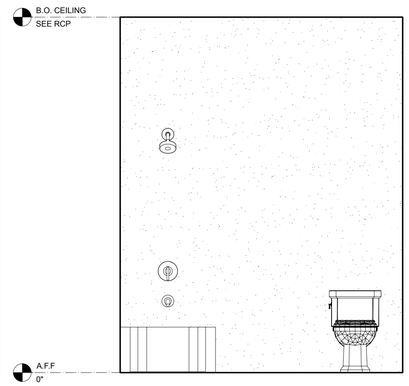

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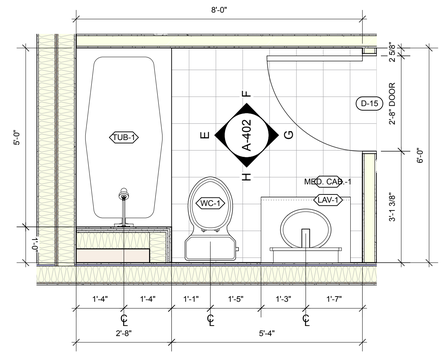
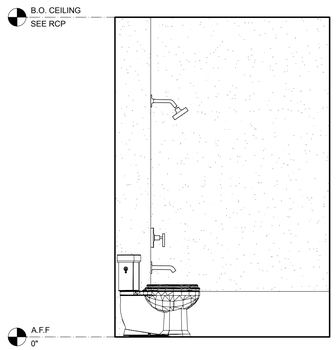


2 BATH TYPE 2
Scale: 1/2" = 1'-0"



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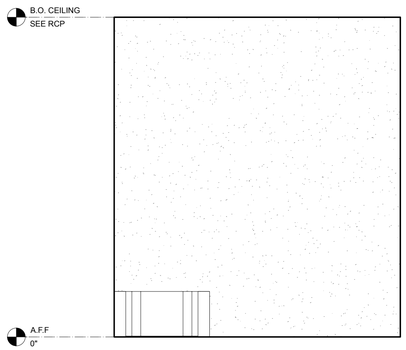

F ELEVATION
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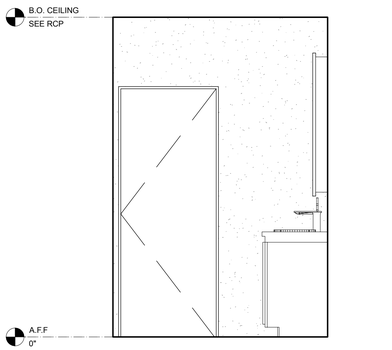

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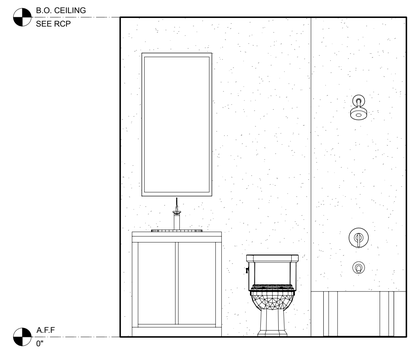

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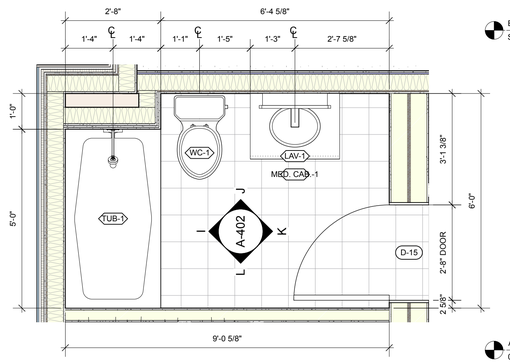

3 BATH TYPE 3
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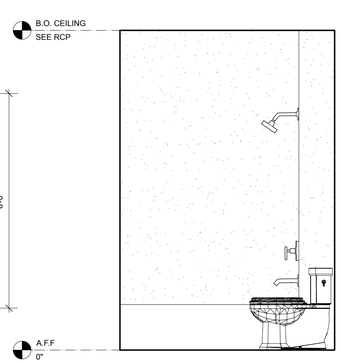

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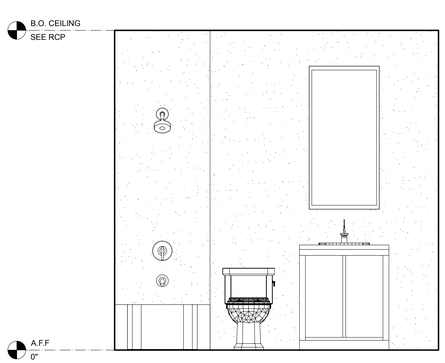

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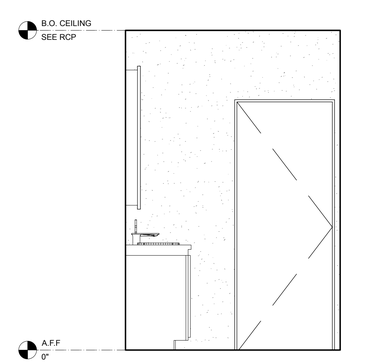

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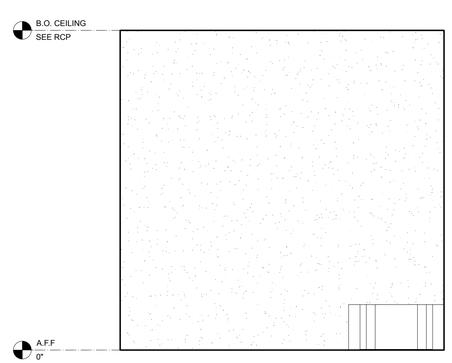

L ELEVATION
Scale: 1/2" = 1'-0"

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

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ENLARGED BATHROOM PLANS

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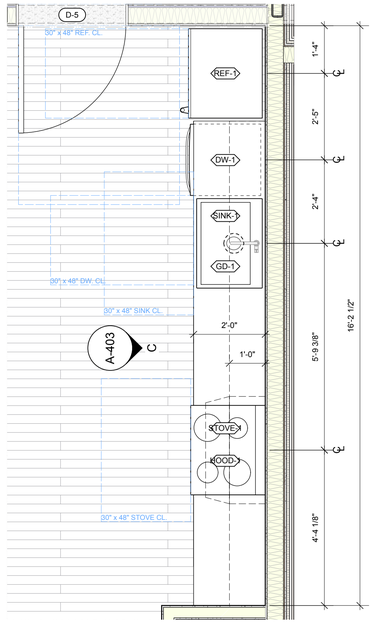

1 KITCHEN TYPE 1 (ADAPTABLE KITCHEN)
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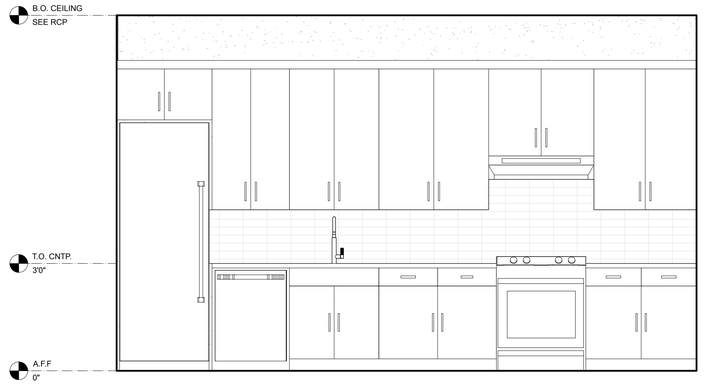

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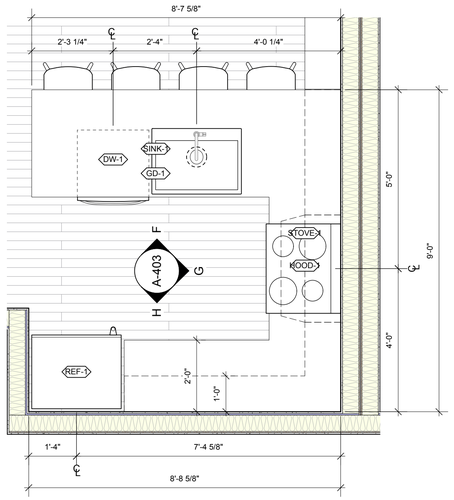

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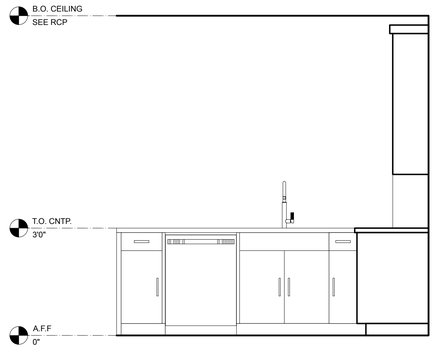

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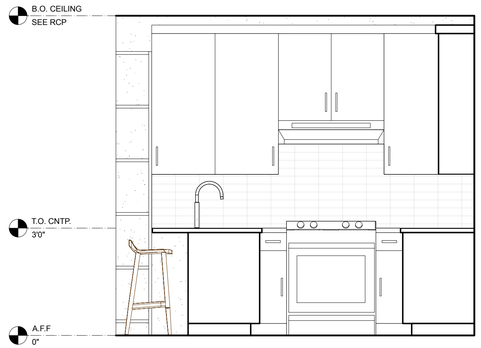

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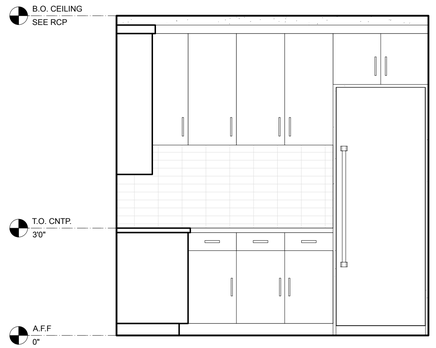

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04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 - OAKLAND, CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

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SCALE

AS NOTED

SHEET

A-403.00

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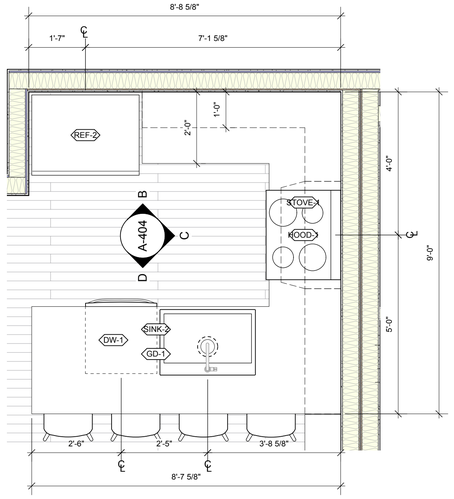
GENERAL NOTES

1. ALL DIMENSIONS TO FINISH SURFACE.
2. SEE SHEET G-004 FOR ACCESSIBILITY NOTES & DIAGRAMS.



1 KITCHEN TYPE 3
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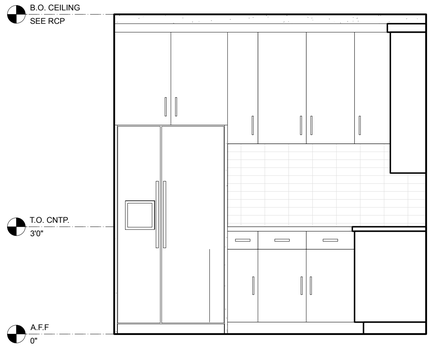

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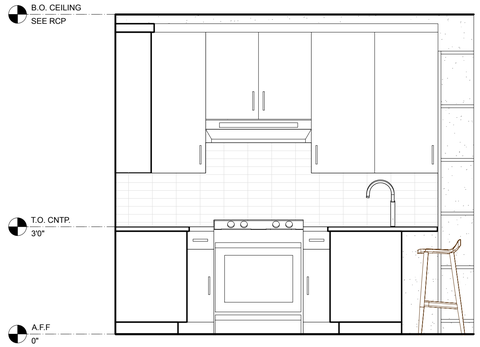

C ELEVATION
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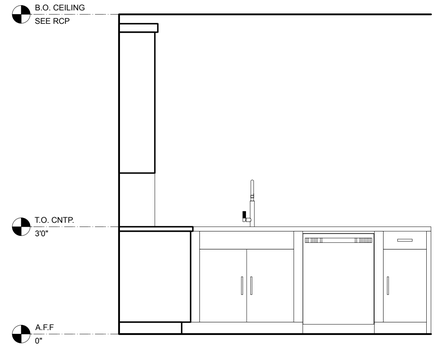

D ELEVATION
Scale: 1/2" = 1'-0"



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ARCHITECT

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SCALE

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SHEET

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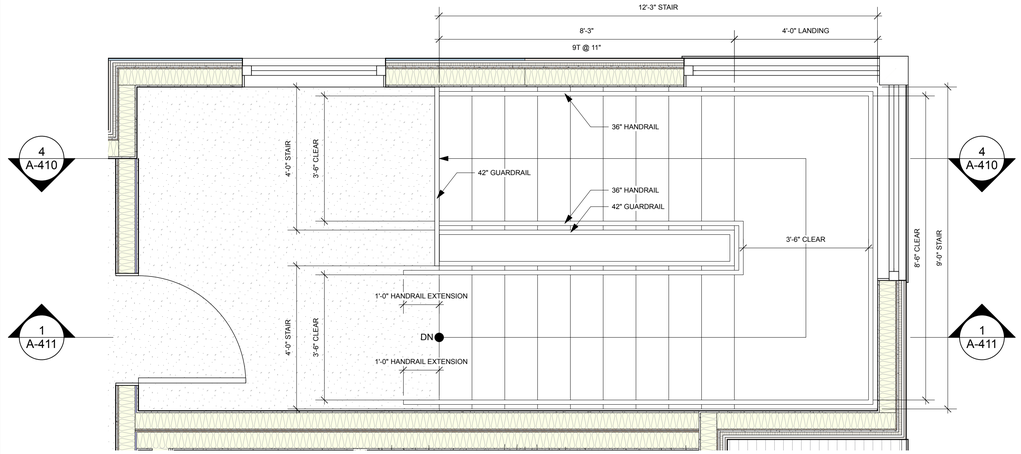
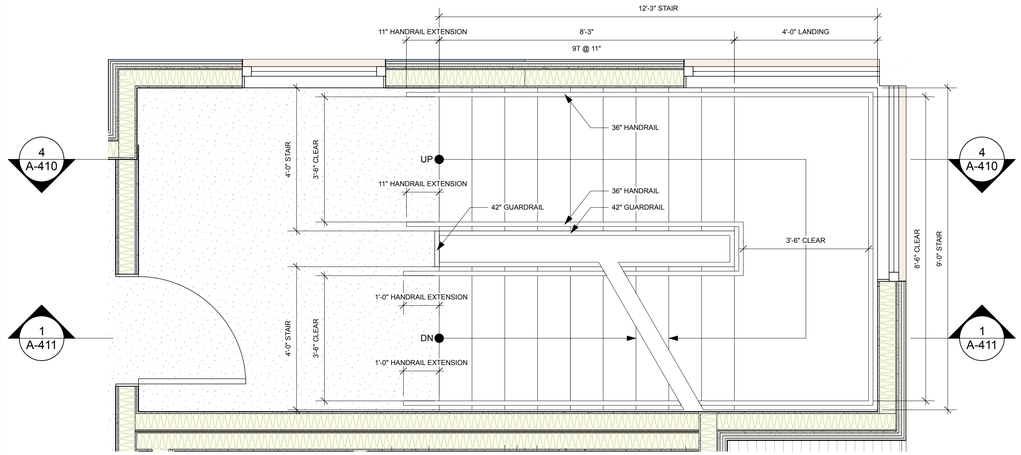
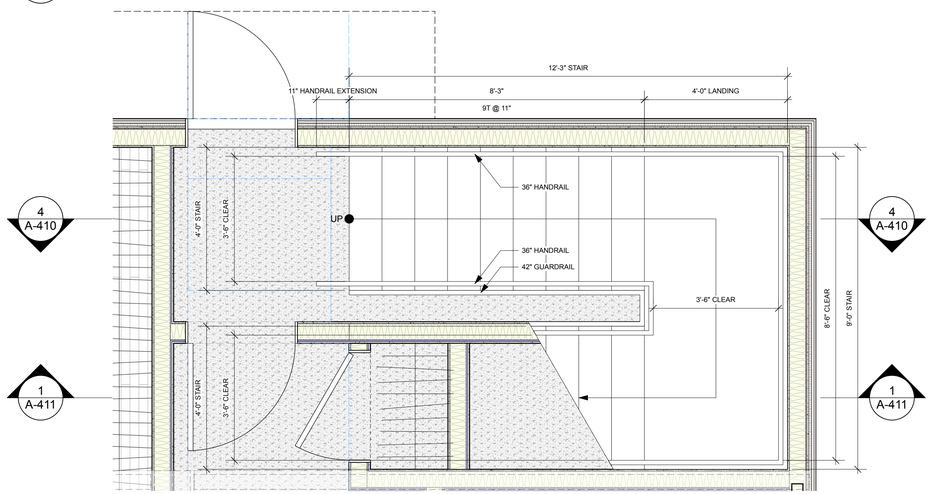


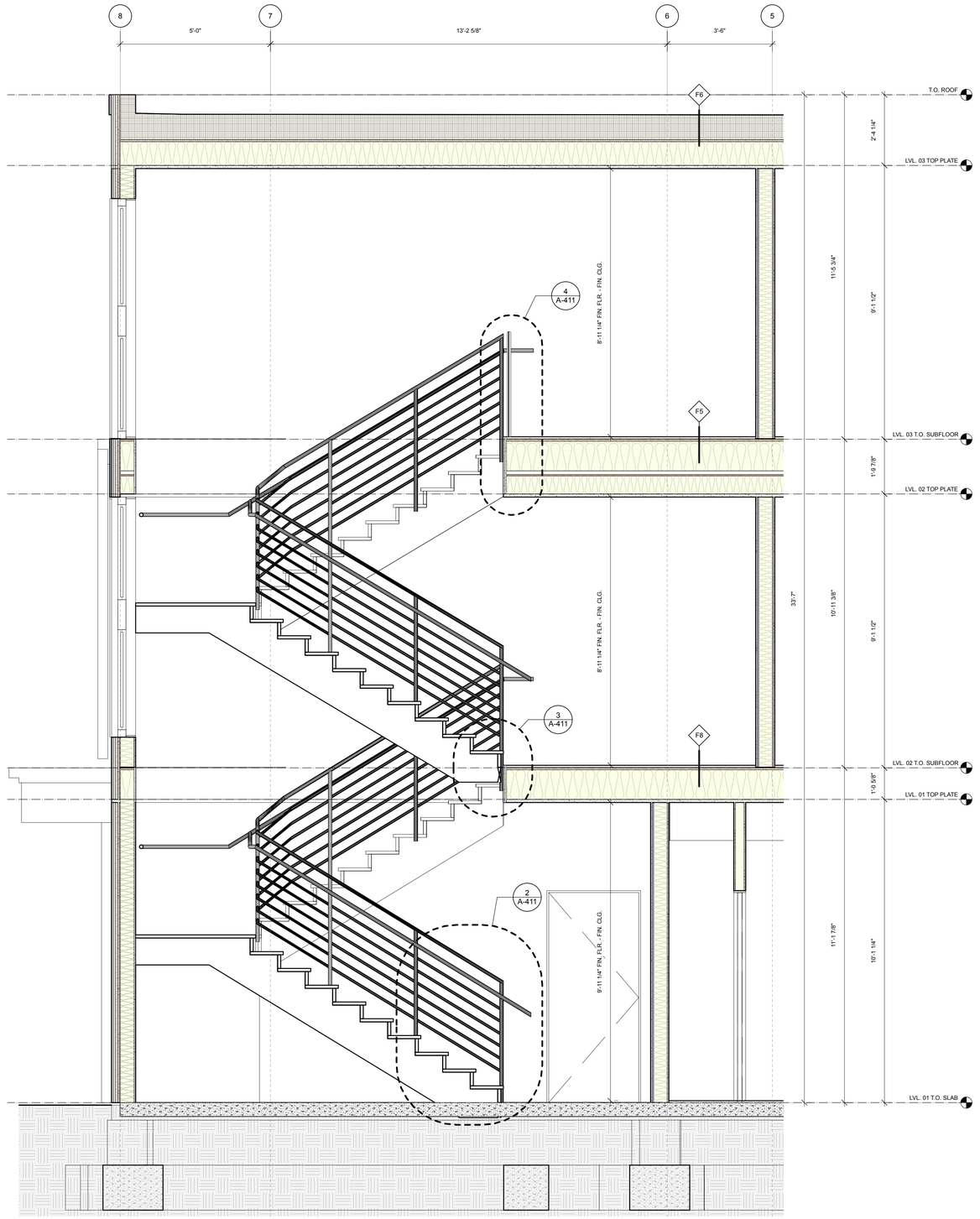
3 A-410 STAIR A PLAN - LEVEL 03 Scale: 1/2" = 1'-0"



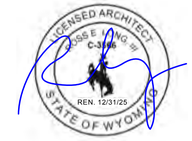
2 A-410 STAIR APLAN - LEVEL 02 Scale: 1/2" = 1'-0"



1 A-410 STAIR A PLAN - LEVEL 01 Scale: 1/2" = 1'-0"



4 A-410 STAIR SECTION Scale: 1/2" = 1'-0"



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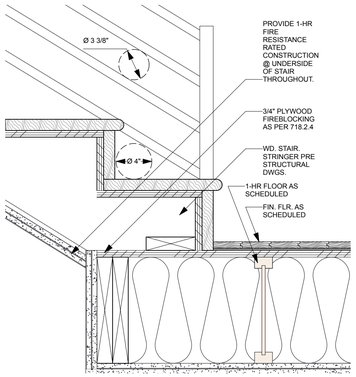

3 STRINGER @ FLOOR DETAIL
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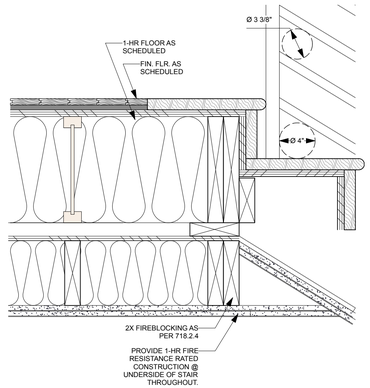

6 STRINGER @ FLOOR DETAIL
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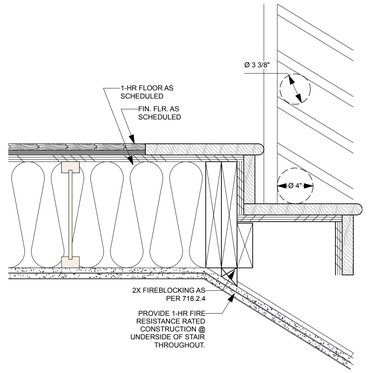

5 STRINGER @ FLOOR DETAIL
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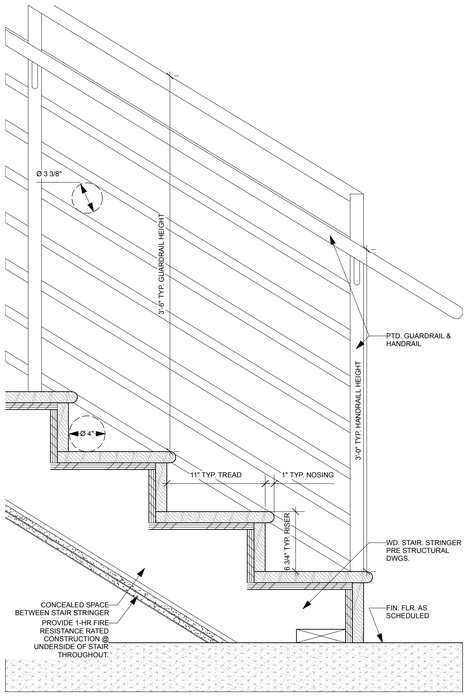
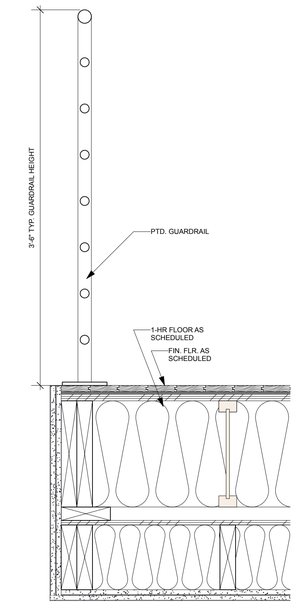


2 STRINGER @ CONC. SLAB DETAIL
Scale: 1 1/2" = 1'-0"



4 GUARDRAIL @ STAIR DETAIL
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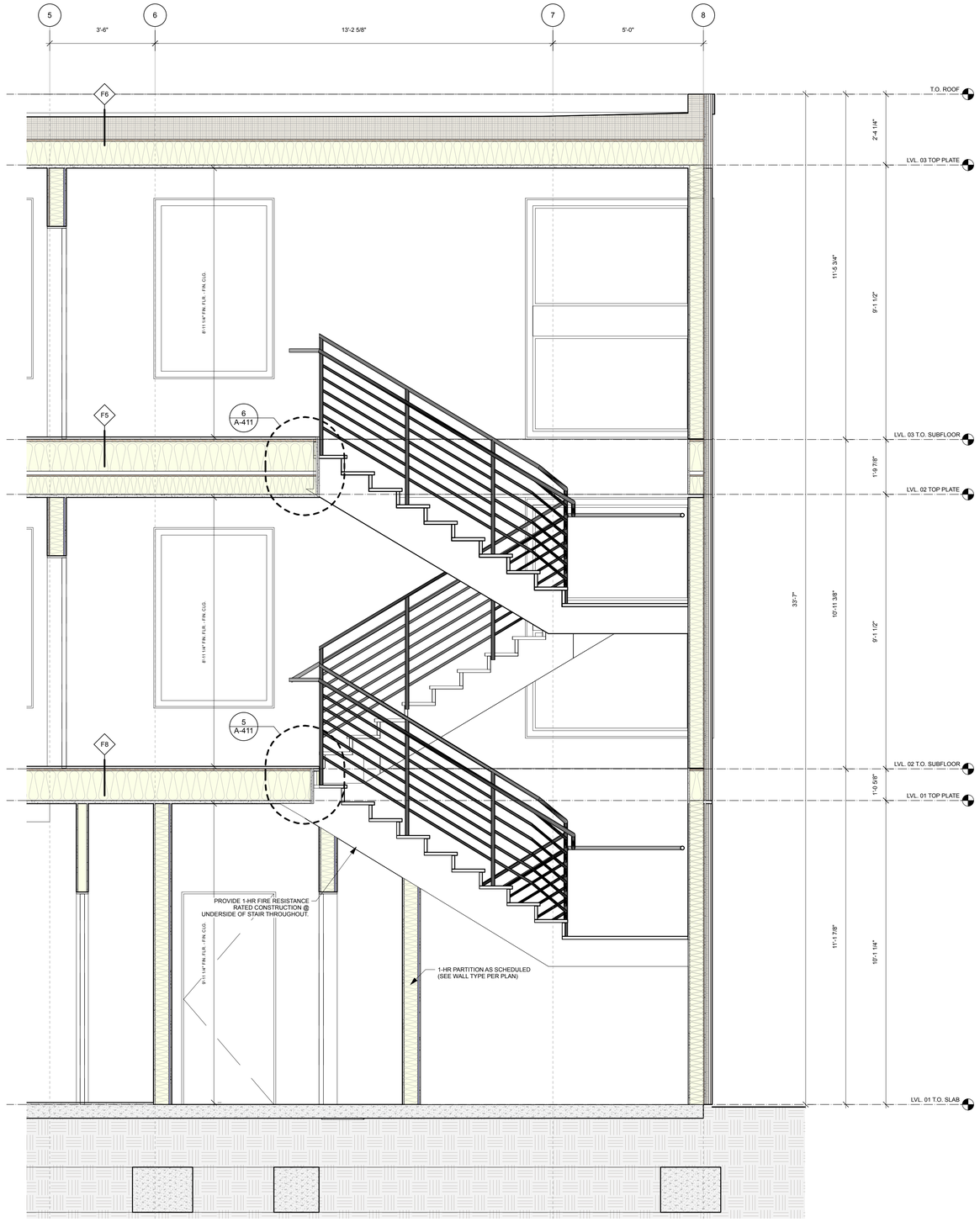

1 A-411 STAIR SECTION Scale: 1/2" = 1'-0"

LICENSED ARCHITECT
JOSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

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SCALE
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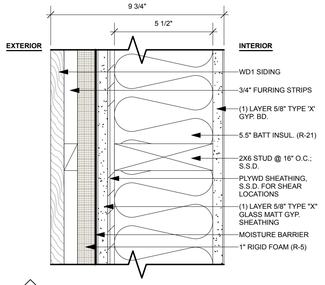
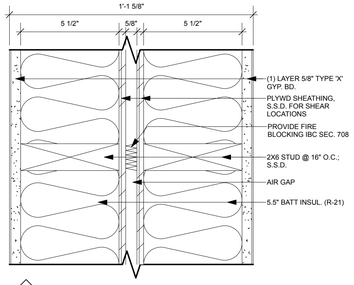


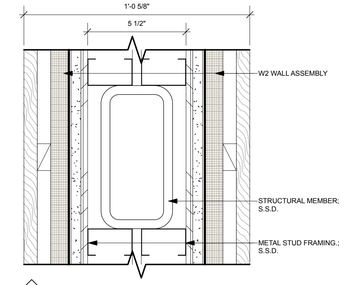
W2 **1-HR EXTERIOR WALL - WOOD SIDING**

1-HR
GA FILE NO. WP 7940
UL DESIGNS U337, U305



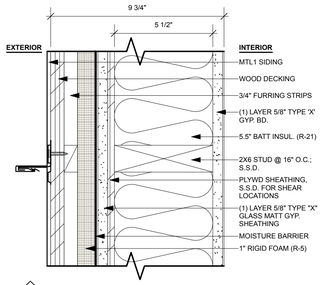
W23 **1-HR INTERIOR MOD WALL - DEMISING**

1-HR
GA FILE NO. WP 3116
UL DESIGNS U341
55 - 59 STC



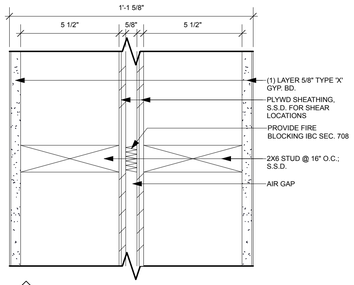
W3 **1-HR EXTERIOR WALL - PARKING**

1-HR
GA FILE NO. WP 6751
UL DESIGNS U419, U499
50 - 54 STC



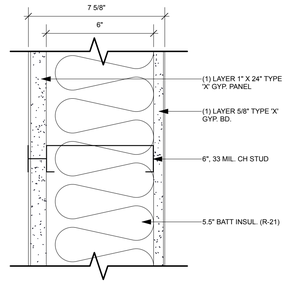
W1 **1-HR EXTERIOR WALL - METAL SIDING**

1-HR
GA FILE NO. WP 7940
UL DESIGNS U337, U305



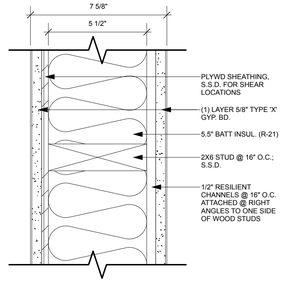
W23 **INTERIOR MOD WALL - UNIT**

1-HR
GA FILE NO. WP 3116
UL DESIGNS U341



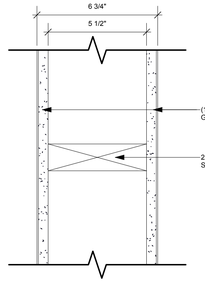
W32 **1-HR INTERIOR SHAFT WALL**

1-HR
GA FILE NO. WP 6751
UL DESIGNS U419, U499
50 - 54 STC



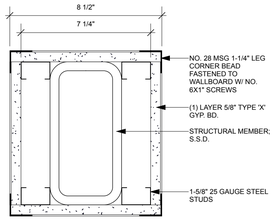
W26 **1-HR INTERIOR WALL - CORRIDOR**

1-HR
GA FILE NO. WP 3242
UL DESIGNS U309
50 - 54 STC



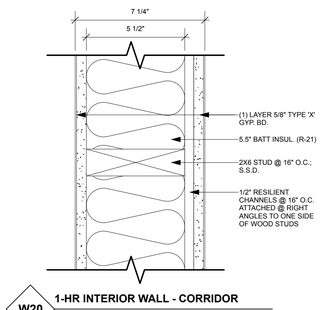
W24 **INTERIOR WALL - UNIT**

1-HR
GA FILE NO. WP 3115
UL DESIGNS U305



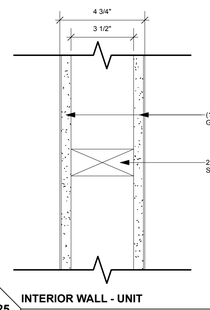
1-HR COLUMN FIREPROOFING; TYP.

1-HR
UL DESIGNS X528



W20 **1-HR INTERIOR WALL - CORRIDOR**

1-HR
GA FILE NO. WP 3242
UL DESIGNS U309
50 - 54 STC



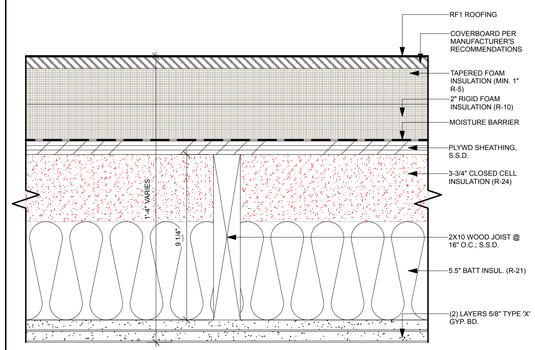
W25 **INTERIOR WALL - UNIT**

1-HR
GA FILE NO. WP 3115
UL DESIGNS U305

GENERAL WALL TYPE NOTES

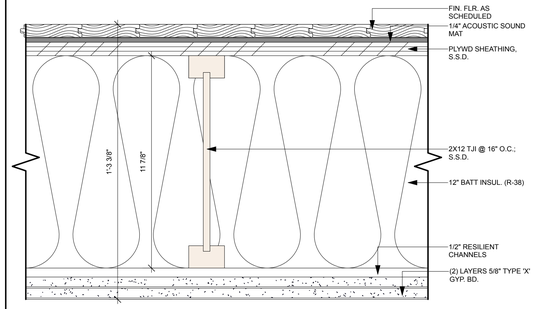
1. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AS PER SECTION 718.
2. WALLS, PARTITIONS AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50 WHERE TESTED IN ACCORDANCE WITH ASTM E90, OR HAVE A NORMLIZED NOISE ISOLATION CLASS (NNIC) RATING OF NOT LESS THAN 45 IF FIELD TESTED, IN ACCORDANCE WITH ASTM E336 FOR AIRBORNE NOISE.
3. SEE SHEET A-501 FOR FIRE PENETRATION AND JOINT DETAILS.
4. AS PER IBC SECTION 602.4.4.1 FIRE-RETARDANT-TREATED-WOOD FRAMING AND SHEATING COMPLYING WITH 2302.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES WITH A 2-HOUR RATING OR LESS.

1 PARTITION TYPES — SCALE: 3" = 1'-0"



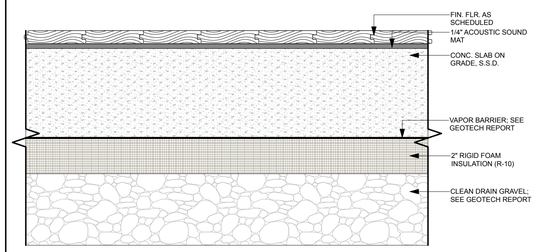
F6 **1-HR ROOF - CEILING**

1-HR
GA FILE NO. RC 2601
ROOFS SHALL HAVE A ROOF ASSEMBLY THAT COMPLIES WITH NOT LESS THAN A CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790, OR AN APPROVED NONCOMBUSTIBLE ROOF COVERING.

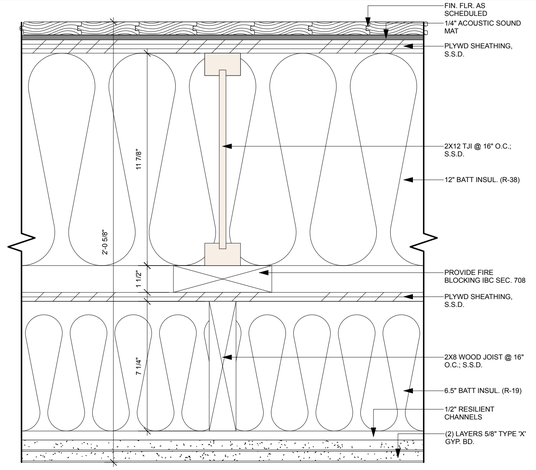


F8 **1-HR FLOOR - CEILING**

1-HR
GA FILE NO. FC 5011
UL DESIGNS L570
60 - 64 STC

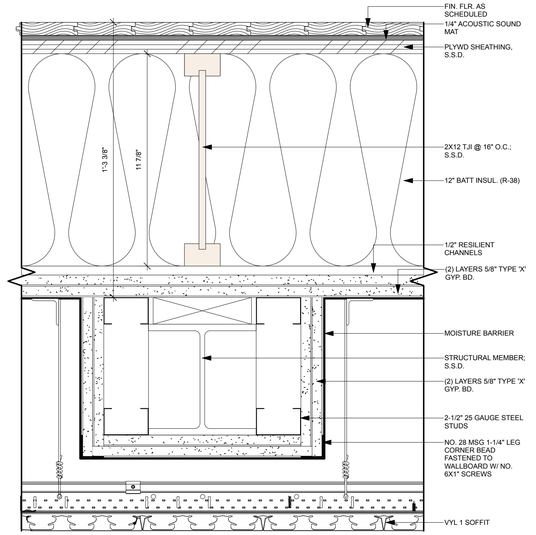


F1 **FLOOR - SLAB**



F5 **1-HR MOD FLOOR - CEILING**

1-HR
GA FILE NO. FC 5011
UL DESIGNS L570
60 - 64 STC



F8.1 **1-HR FLOOR - CEILING - PARKING**

1-HR
GA FILE NO. FC 5011
UL DESIGNS L570
60 - 64 STC

GENERAL FLOOR TYPE NOTES

1. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AS PER SECTION 718.
2. WALLS, PARTITIONS AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50 WHERE TESTED IN ACCORDANCE WITH ASTM E90, OR HAVE A NORMLIZED NOISE ISOLATION CLASS (NNIC) RATING OF NOT LESS THAN 45 IF FIELD TESTED, IN ACCORDANCE WITH ASTM E336 FOR AIRBORNE NOISE.
3. SEE SHEET A-501 FOR FIRE PENETRATION AND JOINT DETAILS.

2 ROOF & FLOOR TYPES — SCALE: 3" = 1'-0"



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MODULAR FABRICATOR

APPROVAL STAMP

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JACKSON, WY 83001

PARTITION TYPES

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SCALE

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A-500.00

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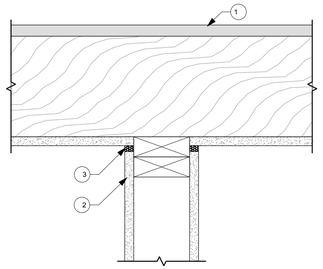
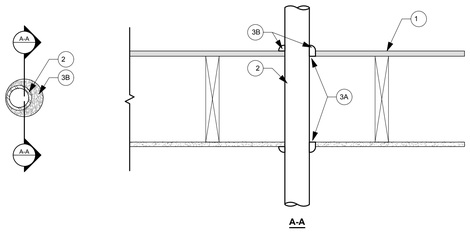


SYSTEM NO. HW-S-0116

1. FLOOR OR ROOF ASSEMBLY — 1 HR FIRE-RATED FLOOR OR ROOF ASSEMBLY.
2. WALL ASSEMBLY — 1 HR FIRE-RATED GYPSUM WALL ASSEMBLY.
3. JOINT SYSTEM — MAX SEPARATION BETWEEN THE BOTTOM OF THE CEILING AND THE TOP OF THE WALL IS 1/2 IN. (13 MM). MIN 5/8 IN. (16 MM) THICKNESS OF FILLMATERIAL INSTALLED TO FILL THE JOINT, FLUSH WITH EACH SURFACE OF THE WALL.

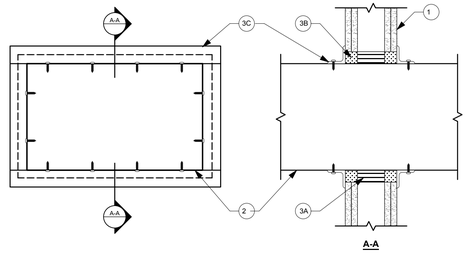
1 1 HR RATED HEAD OF WALL JOINT
Scale: N.T.S.



SYSTEM NO. F-C-1069

1. FLOOR - CEILING ASSEMBLY — 1 HR FIRE-RATED FLOOR OR ROOF ASSEMBLY.
2. THROUGH PENETRANTS — ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE SPACE BETWEEN PIPES, CONDUITS OR TUBING AND PERIPHERY OF OPENING SHALL BE MIN 0 IN. (POINT CONTACT) TO MAX 7/8 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.
A. STEEL PIPE — NOM 8 IN. DIAM (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE.
C. CONDUIT — NOM 4 IN. DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR NOM 6 IN. DIAM (OR SMALLER) STEEL CONDUIT.
3. FIRESTOP SYSTEM — THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
A. PACKING MATERIAL — (OPTIONAL) — FOAM BACKER ROD FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKINGMATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR AND BOTTOM SURFACE OF CEILING AS REQUIRED TO ACCOMODATE THEREQUIRED THICKNESS OF FILL MATERIAL.
B. FILL, VOID OR CAVITY MATERIAL - CAULK — MIN 1/2 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITHTOP SURFACE OF THE FLOOR AND BOTTOM SURFACE OF THE CEILING.

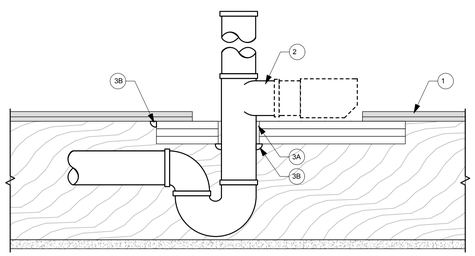
2 1HR RATED THROUGH PENETRATION METALLIC
Scale: N.T.S.



SYSTEM NO. W-L-7009

1. WALL ASSEMBLY — 1 HR FIRE-RATED WALL ASSEMBLY.
2. STEEL DUCT — MAX 12 IN. BY 12 IN. (305 BY 305 MM) NO. 24 GAUGE (OR HEAVIER) STEEL DUCT TO BE INSTALLED VERTICALLY ORHORIZONTALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE STEEL DUCT AND THE PERIPHERY OF THE FRAMED OPENINGSHALL BE MIN 1/4 IN. (6 MM) TO MAX 2 IN. (51 MM). STEEL DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
3. FIRESTOP SYSTEM — THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
A. PACKING MATERIAL — MIN 2-1/2 IN. (64 MM) THICKNESS OF MIN 4 PCF (64 KG/M) MINERAL WOOL BATT INSULATION FIRMLYPACKED BETWEEN FRAMED OPENING AND STEEL DUCT AS A PERMANENT FORM.
B. FILL, VOID OR CAVITY MATERIAL - SEALANT — MIN 5/8 IN. (16 MM)THICKENSS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS ON BOTH SURFACES OF WALL.
C. STEEL RETAINING ANGLES — MIN 2 BY 2 BY 0.030 IN. (51 BY 51 BY 0.76 MM) STEEL ANGLES CUT TO FIT THE CONTOUR OF THESTEEL DUCT WITH A 1 IN. (25 MM) LAP ON BOTH SURFACES OF WALL.

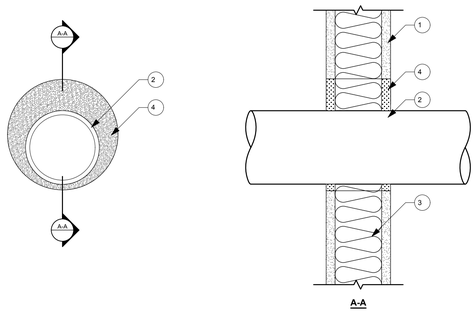
3 1HR RATED THROUGH PENETRATION STEEL DUCT
Scale: N.T.S.



SYSTEM NO. F-C-2189

1. FLOOR - CEILING ASSEMBLY — 1 HR FIRE-RATED FLOOR - CEILING ASSEMBLY.
2. DRAIN PIPING — NOM 2 IN. (51 MM) DIAM (OR SMALLER) SCHEDULE 40 CELLULAR OR SOLID CORE PVC OR ABS PIPE AND DRAIN FITTINGSCEMENTED TOGETHER AND PROVIDED WITH PVC OR ABS BATHTUB WASTE/OVERFLOW FITTING.
3. FIRESTOP SYSTEM — THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
A. FILL, VOID OR CAVITY MATERIAL - WRAP STRIP — NOM 3/16 IN. (5 MM) THICK BY 1 IN. (25 MM) WIDE INTUMESCENT WRAPSTRIP.
B. FILL, VOID OR CAVITY MATERIAL - CAULK — MIN 1/2 IN. (13 MM) DIAM BEAD OF SEALANT TO BE APPLIED AROUND THE PERIMETER OF THE GYPSUM BOARD AT ITS INTERFACE WITH THE WOOD FLOOR.

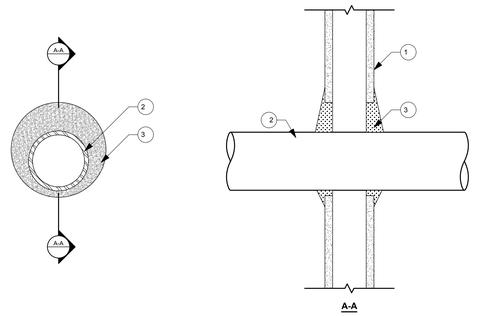
4 1HR RATED THROUGH PENETRATION DRAIN PIPE
Scale: N.T.S.



SYSTEM NO. W-L-1039

1. WALL ASSEMBLY — 1 HR FIRE-RATED WALL ASSEMBLY.
2. THROUGH PENETRANTS — ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
A. STEEL PIPE — NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE. THE ANNULAR SPACE SHALL BE MIN 1/4 TOMAX 1-5/8 IN.
B. CONDUIT — NOM 4 IN. DIAM OR SMALLER STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT. THE ANNULAR SPACE SHALL BEMIN 1/4 TO MAX 1-5/8 IN.
3. FORMING MATERIAL — MIN 2-1/2 IN. THICKNESS OF MIN 3.5 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS APERMANENT FORM. FORMING MATERIAL TO BE RECESSED FROM BOTH SURFACES OF WALL TO ACCOMMODATE THE REQUIRED THICKNESS OF FILLMATERIAL.
4. FILL, VOID OR CAVITY MATERIAL — MIN 1/2 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL.

5 1HR RATED THROUGH PENETRATION METALLIC
Scale: N.T.S.



SYSTEM NO. W-L-1087

1. WALL ASSEMBLY — 1 HR FIRE-RATED WALL ASSEMBLY.
2. THROUGH PENETRANTS — ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
A. STEEL PIPE — NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE. THE ANNULAR SPACE SHALL BE MIN 1/4 TOMAX 1-1/4 IN.
B. CONDUIT — NOM 4 IN. DIAM OR SMALLER STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT. THE ANNULAR SPACE SHALL BEMIN 1/4 TO MAX 1-1/4 IN.
3. FILL, VOID OR CAVITY MATERIAL — MIN 5/8 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL.

6 1HR RATED THROUGH PENETRATION METALLIC
Scale: N.T.S.



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10/19/2022	.	DRC SUBMISSION
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04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

FIRE PENETRATIONS

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SCALE

AS NOTED

SHEET

A-501.00

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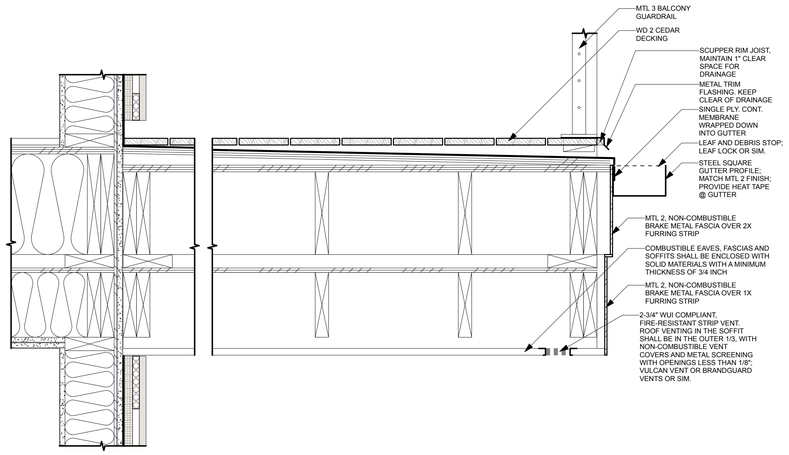
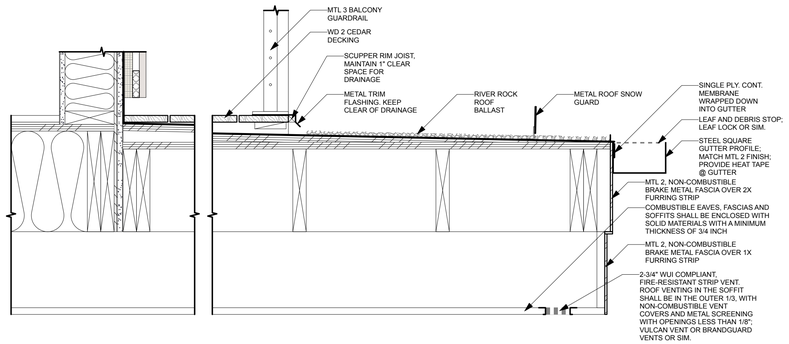
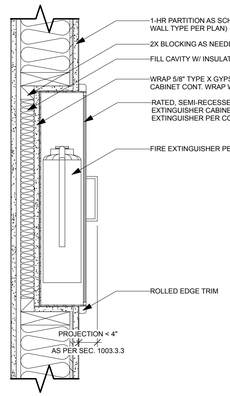


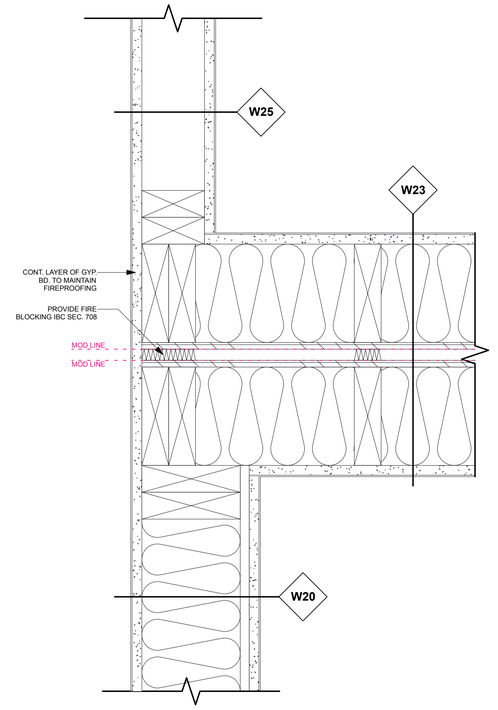
2 A-510 TYP. BALCONY DETAIL Scale: 1 1/2" = 1'-0"



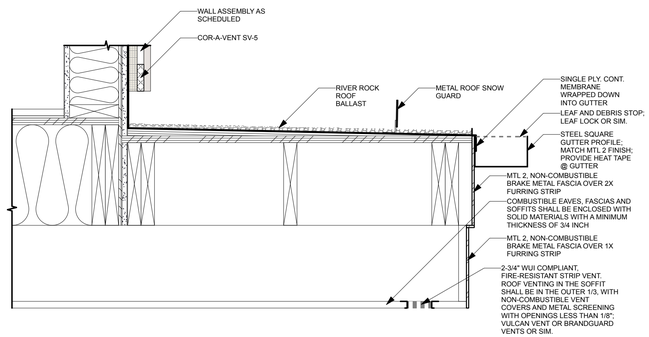
1 A-510 TYP. LOWER ROOF / BALCONY DETAIL Scale: 1 1/2" = 1'-0"



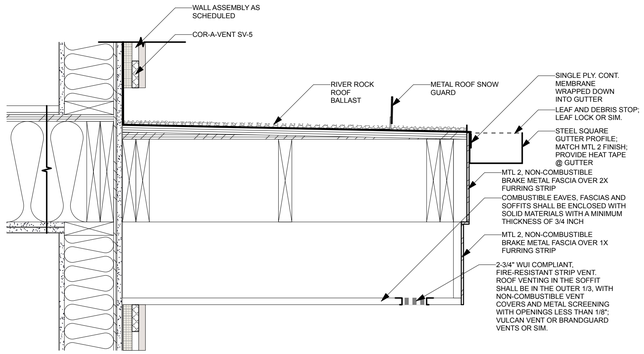
6 A-510 FIRE EXTINGUISHER CABINET Scale: 1 1/2" = 1'-0"



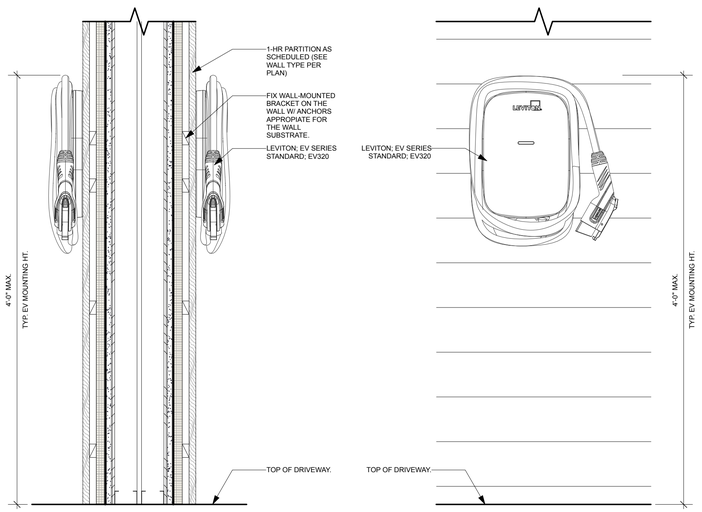
7 A-510 FIRE EXTINGUISHER CABINET Scale: 3" = 1'-0"



3 A-510 LOWER ROOF OVERHANG DETAIL Scale: 1 1/2" = 1'-0"



4 A-510 LOWER ROOF OVERHANG DETAIL Scale: 1 1/2" = 1'-0"



5 A-510 PARKING EV CHARGER DETAIL Scale: 1 1/2" = 1'-0"

LICENSED ARCHITECT
TOBY E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
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SCALE

AS NOTED

SHEET

A-510.00

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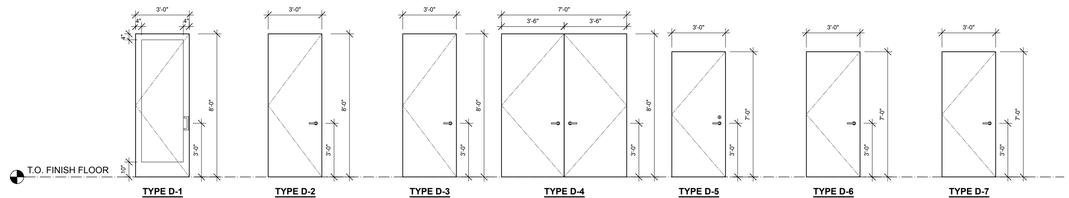
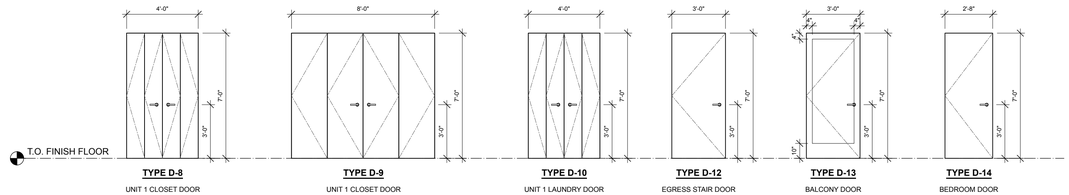
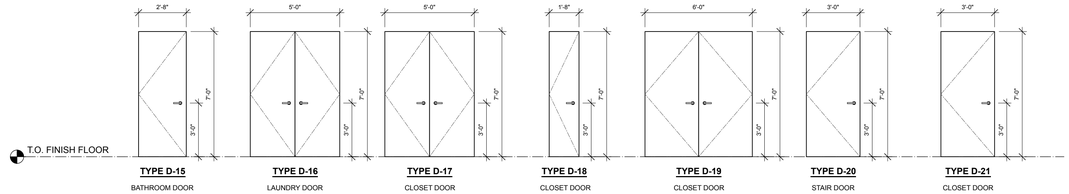
Door Schedule

Image		Mark	Nominal Size: Width	Height	Thickness	Door Style: Door Operation	Top Shape	Slab Style	Glaz. Style	Door Data: Mfr	Model No.	Accessories	Comments
	D-	1	3'0"	8'0"	1 3/4"	Swing Simple	Square	Glass	Temp.				45 MIN. FPSC; FULLY GLAZED TO THE MAXIMUM AMOUNT OF GLAZING THAT WAS TESTED TO ACHIEVE THE MANUFACTURER'S "D-H-45" RATING
	D-	2	3'0"	8'0"	1 3/4"	Swing Simple	Square	Solid	None				45 MIN. FPSC
	D-	3	3'0"	8'0"	1 3/4"	Swing Simple	Square	Solid	None				60 MIN. FPSC
	D-	4	7'0"	8'0"	1 3/4"	Swing Bi-part	Square	Solid	None				45 MIN. FPSC
	D-	5	3'0"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				20 MIN. FPSC
	D-	6	3'0"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				
	D-	7	3'0"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				
	D-	8	4'0"	7'0"	1 3/4"	---	Square	Solid	None				
	D-	9	8'0"	7'0"	1 3/4"	Bi-fold Bi-part	Square	Solid	None				
	D-	10	4'0"	7'0"	1 3/4"	Bi-fold Bi-part	Square	Solid	None				
	D-	12	3'0"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				60 MIN. FPSC
	D-	13	3'0"	8'0"	1 3/4"	Swing Simple	Square	Glass	Temp.				45 MIN. RATED FULLY GLAZED TO THE MAXIMUM AMOUNT OF GLAZING THAT WAS TESTED TO ACHIEVE THE MANUFACTURER'S "D-H-45" RATING
	D-	14	2'8"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				
	D-	15	2'8"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				
	D-	16	5'0"	7'0"	1 3/4"	Swing Bi-part	Square	Solid	None				
	D-	17	5'0"	7'0"	1 3/4"	Swing Bi-part	Square	Solid	None				
	D-	18	1'8"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				
	D-	19	6'0"	7'0"	1 3/4"	Swing Bi-part	Square	Solid	None				
	D-	20	3'0"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				60 MIN. FPSC
	D-	21	3'0"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				20 MIN. FPSC







1 DOOR LEGEND
Scale: 1/4" = 1'-0"

GENERAL DOOR NOTES

1. REFER TO ACCESSIBILITY SHEET FOR DOOR MANUVERING CLEARANCES AND DOOR THRESHOLD DETAILS.
2. SEE FLOOR PLANS FOR SWING DIRECTION.
3. VERIFY ALL WALL THICKNESSES IN FIELD PRIOR TO ORDER.
4. VERIFY ALL R.O. AND FRAME DIMS WITH PROPRIETARY DOOR FRAME MANUFACTURER'S STANDARDS AND REQUIREMENTS.
5. SEE HARDWARE SCHEDULES FOR DOOR HARDWARE GROUPS.
6. ALL GLASS DOOR PANELS SHALL BE CLEAR TEMPERED GLASS, U.O.N. PROVIDE SAFETY GLAZING AS REQUIRED BY 2021 IBC.
7. GLAZING IN EXTERIOR DOORS TO BE LOW-E INSULATED GLASS UNITS U.O.N.
8. PROVIDE SINGLE GLAZING FOR LITES IN INTERIOR DOORS, U.O.N.
9. FOR ALL EXIT DOORS:
   A. DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
   B. FLUSH OR SURFACE BOLTS ARE PROHIBITED.
10. COORDINATE KEYING HIERARCHY WITH OWNER.
11. COORDINATE ADDITIONAL DOOR HARDWARE WITH OWNER INCLUDING BUT NOT LIMITED TO INTERCOM, KEY FOB, POWER OPERATED, AND /OR SENSOR OPENING.
12. ALL DOORS INTO STAIR ENCLOSURES ARE TO BE MAINTAINED SELF-CLOSING OR AUTOMATIC CLOSING.
13. ALL INTERIOR DOORS TO BE SOLID CORE OR SOLID WOOD, U.O.N
14. WHERE DOOR HARDWARE OPERATES BY PUSH OR PULL, THE OPERATIONAL FORCE TO UNLATCH THE DOOR SHALL NOT EXCEED 15 POUNDS (67 N).
15. FOR INTERIOR SWINGING EGRESS DOORS THAT ARE MANUALLY OPERATED, OTHER THAN DOORS REQUIRED TO BE FIRE RATED, THE FORCE FOR PUSHING OR PULLING OPEN THE DOOR SHALL NOT EXCEED 5 POUNDS (22 N).
16. FOR OTHER SWINGING DOORS, SLIDING DOORS OR FOLDING DOORS, AND DOORS REQUIRED TO BE FIRE RATED, THE DOOR SHALL REQUIRE NOT MORE THAN A 30-POUND (133 N) FORCE TO BE SET IN MOTION AND SHALL MOVE TO A FULL-OPEN POSITION WHEN SUBJECTED TO NOT MORE THAN A 15-POUND (67 N) FORCE.
17. SMOOTH 10" MIN. KICK PANEL IS TO BE PROVIDED AT ALL EXTERIOR DOORS
18. DRYER CLOSET DOOR TO BE LOUVERED AND HAVE AN OPEN AREA GREATER THAN 100 SQIN.
19. PROVIDE KNOX BOX ENTRY SYSTEM. PROVIDE ACCESS KEY INSIDE KNOX BOX AS REQUIRED BY THE FIRE DVISION. AT ALL ENTRANCES TO THE BUILDING AND ADJACENT OT FIRE RISER ROOM, FIRE ALARM CONTROL ROOM AND FIRE PUMP ROOM.
20. ELECTRIC GATES SHALL HAVE KNOX KEY SWITCHES FOR FIRE DEPARTENT ACCESS.
21. DOOR CLOSERS SHALL BE ADJUSTED SO THAT THE CLOSIING SPEED IS 5 SECONDS MINIMUM FROM 90˚ TO 12˚.



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DOOR SCHEDULE

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SCALE

AS NOTED

SHEET

A-600.00

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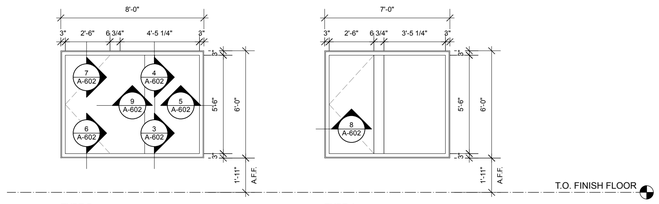
Window Schedule

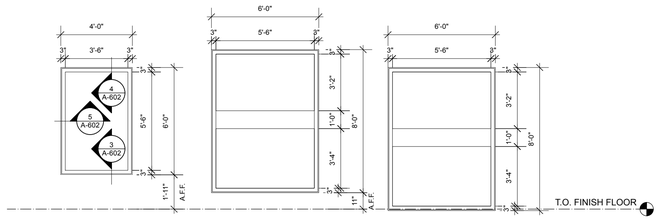
Image		Mark	Type	Nominal Size O.A. Width	Nominal Size O.A. Height	Window Style Sash Operation	Window Style Shape	Window Style Top Shape	Glass Glazing	Window Data Mfr.	Window Data Model No.	Window Data Accessories	Frame Data Frame Material	Frame Data Frame Finish	Comments
	W-	A		7'0"	6'0"	Custom	Rectangle	Square	Dual-pane, Low-E Insulating Glass	Pella	Impervia	Matte Black Easy-Slide Operator	Fiberglass	Powder-Coat Black	Combination Casement & Picture Window. As per section 505.8 of 2024 IWUIC exterior windows hall be tempered glass, "multilayered glass panels, or have a fire protection rating of not less than 20 min.
	W-	B		8'0"	6'0"	Custom	Rectangle	Square	Dual-pane, Low-E Insulating Glass	Pella	Impervia	Matte Black Easy-Slide Operator	Fiberglass	Powder-Coat Black	Combination Casement & Picture Window. As per section 505.8 of 2024 IWUIC exterior windows hall be tempered glass, "multilayered glass panels, or have a fire protection rating of not less than 20 min.
	W-	C		4'0"	6'0"	Fixed Glass	Rectangle	Square	Dual-pane,Low-E Insulating Glass	Pella	Impervia		Fiberglass	Powder-Coat Black	Picture Window. As per section 505.8 of 2024 IWUIC exterior windows hall be tempered glass, "multilayered glass panels, or have a fire protection rating of not less than 20 min.
	W-	D		6'0"	8'0"	Custom	Rectangle	Square	Dual-pane, Low-E Insulating,Tempered Glass	Pella	Impervia		Fiberglass	Powder-Coat Black	Picture Window. As per section 505.8 of 2024 IWUIC exterior windows hall be tempered glass, "multilayered glass panels, or have a fire protection rating of not less than 20 min.
	W-	E		6'0"	8'0"	Custom	Rectangle	Square	Dual-pane, Low-E Insulating,Tempered Glass	Pella	Impervia		Fiberglass	Powder-Coat Black	Picture Window. As per section 505.8 of 2024 IWUIC exterior windows hall be tempered glass, "multilayered glass panels, or have a fire protection rating of not less than 20 min.
	W-	F		8'0"	5'0"	Custom	Rectangle	Square	Dual-pane, Low-E Insulating Glass	Pella	Impervia	Matte Black Easy-Slide Operator	Fiberglass	Powder-Coat Black	Combination Casement & Picture Window. As per section 505.8 of 2024 IWUIC exterior windows hall be tempered glass, "multilayered glass panels, or have a fire protection rating of not less than 20 min.
	W-	G		7'0"	5'0"	Custom	Rectangle	Square	Dual-pane, Low-E Insulating Glass	Pella	Impervia	Matte Black Easy-Slide Operator	Fiberglass	Powder-Coat Black	Combination Casement & Picture Window. As per section 505.8 of 2024 IWUIC exterior windows hall be tempered glass, "multilayered glass panels, or have a fire protection rating of not less than 20 min.



TYPE B
COMBO CASEMENT & PICTURE WINDOW

TYPE A
COMBO CASEMENT & PICTURE WINDOW

1 WINDOW LEGEND
Scale: 1/4" = 1'-0"

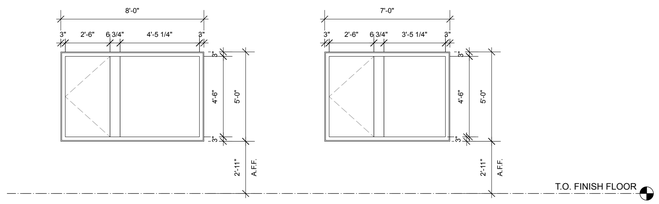


TYPE C
PICTURE WINDOW

TYPE D
PICTURE WINDOW

TYPE E
PICTURE WINDOW

2 WINDOW LEGEND
Scale: 1/4" = 1'-0"



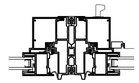
TYPE F
COMBO CASEMENT & PICTURE WINDOW

TYPE G
COMBO CASEMENT & PICTURE WINDOW

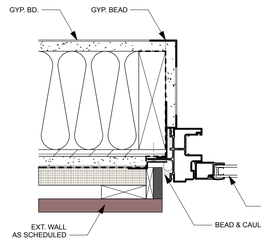
10 WINDOW LEGEND
Scale: 1/4" = 1'-0"

GENERAL WINDOW NOTES

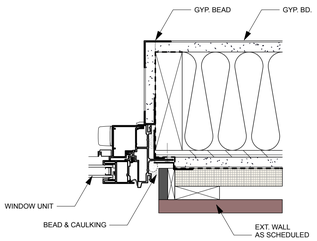
1. GENERAL CONTRACTOR TO VERIFY QUANITY OF WINDOWS WITH PLANS AND PROVIDE SHOP DRAWINGS PRIOR TO WINDOW FABRICATION.
2. GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENING DIMENSIONS IN FIELD PRIOR TO WINDOW FABRICATION.
3. OVERALL DIMENSIONS ARE OF WINDOW UNITS.
4. ALL OPERABLE WINDOWS ARE OUT-SWINGING WINDOWS, U.N.O.
5. A MAXIMUM U-FACTOR OF 0.32 SHALL BE PROVIDED FOR THE FENESTRATION.
6. SEE PLANS AND ELEVATIONS FOR WINDOW ORIENTATION.
7. REFER TO MFR. GUIDELINES AND INSTALLTION METHODS FOR DETAILS AND WATERPROOFING.



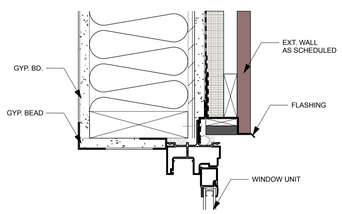
9 JAMB - VERT. JOINING MULLION
Scale: 3" = 1'-0"



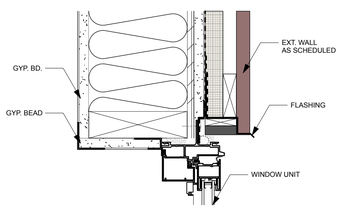
5 JAMB - FIXED
Scale: 3" = 1'-0"



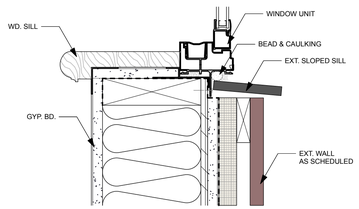
8 JAMB - CASEMENT
Scale: 3" = 1'-0"



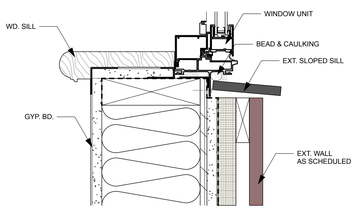
4 HEAD - FIXED
Scale: 3" = 1'-0"



7 HEAD - CASEMENT
Scale: 3" = 1'-0"



3 SILL - FIXED
Scale: 3" = 1'-0"



6 SILL - CASEMENT
Scale: 3" = 1'-0"



PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

WINDOW SCHEDULE

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

SCALE
AS NOTED

SHEET
A-602.00

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1 A-603 SCOTT LANE ELEV. MURAL Scale: 3/8" = 1'-0"

GENERAL STOREFRONT NOTES

1. FINAL SHOP DRAWINGS TO BE REVIEWED BY THE ARCHITECT.
2. FABRICATOR TO PRODUCE A MOCKUP FOR ARCHITECT'S APPROVAL PRIOR TO FINAL FABRICATION.

LICENSED ARCHITECT
JESSE E. LONG, III
C-3696
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
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05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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MURAL DETAILS

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SCALE

AS NOTED

SHEET

A-603.00

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EXTERIOR FINISH SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL / FINISH	NOTES
MTL1	STANDING METAL SEAM SIDING	WESTERN STATES METAL ROOFING	WESTERN LOCK STANDING SEAM; 1.75" RIB HEIGHT; 12" OVERAL WIDTH; PVDF RESIN BASED FINISH; 24 GAUGE; COLOR: SLATE GRAY	SNAP LOCK PANEL WITH CLIPS AND CONCEALED FASTNERS. SEE FOOTNOTE 1.
MTL 2	METAL TRIM & FASCIA	WESTERN STATES METAL ROOFING	24 GAUGE; COLOR: DARK BRONZE	BEND ON SITE. SEE FOOTNOTE 1.
MTL 3	BALCONY GUARDRAIL	TBD	GALVANIZED METAL GUARDRAILS PAINTED DARK BRONZE	
VYL 1	VINYL SOFFIT	TBD	TBD	SEE FOOTNOTE 1.
WD1	CEDAR SIDING	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
WD2	CEDAR DECKING	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
WD3	CEDAR SOFFIT	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
RF1	ROOFING	DUROLAST	PVC WHITE MEMBRANE	ROOFS SHALL HAVE A ROOF ASSEMBLY THAT COMPLIES WITH NOT LESS THAN A CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790, OR AN APPROVED NONCOMBUSTIBLE ROOF COVERING.
MISC 1	PERFORATED MURAL	TBD	PERFORATED METAL SCREEN & CNC CUT METAL MURAL	SEE SHEET A-603 FOR ADDITONAL DETAILS AND SPECIFICATIONS.

EXTERIOR FINISH NOTES

1. EXTERIOR WALLS OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED PER SECTION 505.5 OF THE IWUIC 2024.
1. SAMPLES TO BE PROVIDED TO ARCHITECT FOR FINAL APPROVAL.
2. REFER TO MFR. GUIDELINES AND INSTALLATION METHODS.
3. ANY ALTERNATES ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

FF&E SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL / FINISH	NOTES
WC-1	WATER CLOSET	TBD	TBD	
TUB-1	TUB	TBD	TBD	
LAV-1	LAVATORY	TBD	TBD	W/ UNDERSINK STORAGE & MEDICINE CAB.
MED CAB-1	MEDICINE CAB.	TBD	TBD	
WR-1	WARDROBE	TBD	TBD	
BKCSE-1	BOOKCASE	TBD	TBD	
BKCSE-2	BOOKCASE	TBD	TBD	
HOOKS-1	WALL HOOKS	TBD	TBD	3 HOOKS
WD-1	WASHER DRYER	TBD	TBD	STACKED WASHER AND DRYER COMBO.
TV-1	TELEVISION	TBD	TBD	
REF-1	REFRIGERATOR	TBD	TBD	30"; 21 CF.
REF-2	REFRIGERATOR	TBD	TBD	36"; 25 CF.
DW-1	DISHWASHER	TBD	TBD	24" WIDTH
GB-1	GARAGE DISPOSAL	TBD	TBD	
SINK-1	SINK	TBD	TBD	30" WIDTH
SINK-2	SINK	TBD	TBD	32" WIDTH
STOVE-1	STOVE	TBD	TBD	30" WIDTH
HOOD-1	HOOD	TBD	TBD	RECIRCULATING RANGE HOOD

FF&E NOTES

1. APPLIANCES ARE TO BE NEW, ENERGY STAR, UL LISTED, 1-YEAR WARRANTY
2. INSTALL PER MFR. GUIDELINES.



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SCALE

AS NOTED

SHEET

A-604.00

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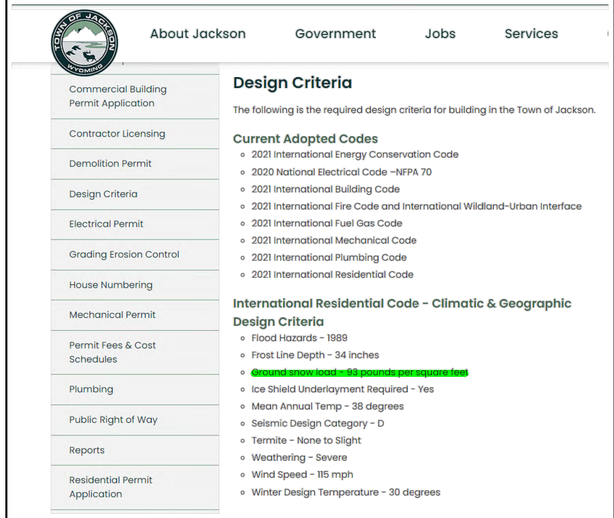
PROJECT INFORMATION & INTRODUCTION

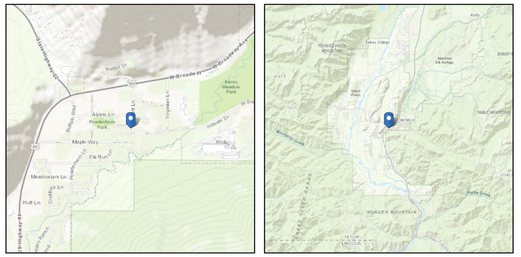


ASCE 7 Hazards Report

Address:
910 Smith Ln
Jackson, Wyoming
83001

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Stiff Soil

Latitude: 43.471243
Longitude: -110.782753
Elevation: 0 ft (NAVD 88)



Wind

Results:

Wind Speed	105 Vmph
10-year MRI	75 Vmph
25-year MRI	81 Vmph
50-year MRI	86 Vmph
100-year MRI	91 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2
Date Accessed: Wed Dec 28 2022

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2.

Seismic

Site Soil Class: D - Stiff Soil
Results:

S_S :	1.046	S_{D1} :	N/A
S_1 :	0.345	T_L :	8
F_a :	1.082	PGA :	0.464
F_v :	N/A	PGA_M :	0.527
S_{MS} :	1.131	F_{PGA} :	1.136
S_{M1} :	N/A	I_e :	1
S_{DS} :	0.754	C_v :	1.309

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.
Data Accessed: Wed Dec 28 2022
Date Source: USGS Seismic Design Maps

SHEET INDEX

GENERAL NOTES

SCS STRUCTURAL COVER SHEET
SN1 STRUCTURAL GENERAL NOTES
SN2 STRUCTURAL GENERAL NOTES

PLANS

S0 FOUNDATION PLAN
S1 1ST LEVEL SITE FRAMING PLAN
S2 2ND LEVEL MODULAR FLOOR FRAMING PLAN
S3 2ND LEVEL MODULAR CEILING FRAMING PLAN
S4 3RD LEVEL MODULAR FLOOR FRAMING PLAN
S5 3RD LEVEL ROOF FRAMING PLAN
S6.1 2ND LEVEL STRAPS AT FLOOR ASSEMBLY
S6.2 2ND LEVEL MODULAR SHEAR WALL & STRAP PLAN
S6.3 3RD LEVEL STRAPS AT FLOOR ASSEMBLY
S6.4 3RD LEVEL MODULAR SHEAR WALL & STRAP PLAN
S7 ROOF & BALCONY SNOW LOADING PLAN

STRUCTURAL DETAILS

SD0 TYPICAL FOUNDATION DETAILS
SD1 FOUNDATION DETAILS
SD2 SITE GENERAL FRAMING DETAILS
SD2.1 MODULAR GENERAL FRAMING DETAILS
SD2.2 MODULAR GENERAL FRAMING DETAILS
SD3.1 TYPICAL MODULAR FRAMING DETAILS
SD3.2 SITE FRAMING & CONNECTION DETAILS
SD3.3 TYPICAL STAIR & DRAG CONNECTION DETAILS
SD5 TYPICAL STEEL FRAMING DETAILS

PROJECT DESIGN CRITERIA	
BUILDING CODE:	2021 IBC
LOCATION (LATITUDE / LONGITUDE):	43.471243, -110.782753
GEOTECHNICAL PARAMETERS:	
SOILS ENGINEER:	JORGENSEN GEOTECHNICAL
REPORT NUMBER:	22132
DATE:	DECEMBER 12, 2022
ALLOWABLE SOIL BEARING PRESSURES:	6000 PSF
ALLOWABLE PASSIVE PRESSURE:	433PCF
EXPANSION POTENTIAL:	NOT PROVIDED
PLASTICITY INDEX:	NOT PROVIDED
LIQUEFACTION POTENTIAL:	UNLIKELY
TOTAL SETTLEMENT:	LESS THAN 1"
DIFFERENTIAL SETTLEMENT POTENTIAL:	LESS THAN $\frac{3}{4}$"
CORROSIVITY:	NOT IN SCOPE
SULFATE CONTENT:	NOT IN SCOPE
CHLORIDE CONTENT:	NOT IN SCOPE
SEISMIC DESIGN PARAMETERS:	
RISK CATEGORY:	II
SITE CLASS:	D
SHORT PERIOD SPECTRAL ACCELERATION, S_S:	1.046
1s PERIOD SPECTRAL ACCELERATION, S_1:	0.345
SPECTRAL RESPONSE COEFFICIENT, S_{D1}:	N/A
SHORT PERIOD SPECTRAL RESPONSE, S_{DS}:	0.754
SITE COEFFICIENT, F_a:	1.082
SITE COEFFICIENT, F_v:	N/A
SEISMIC DESIGN CATEGORY:	D
SEISMIC IMPORTANCE FACTOR, I_e:	1.00
RESPONSE MODIFICATION, R & SEISMIC FORCE RESISTING SYSTEM:	6.5 - LIGHT FRAMED SHEAR WALLS
DESIGN PROCEDURE:	EQUIVALENT LATERAL FORCE
REDUNDANCY FACTOR, ρ:	1.3
SYSTEM OVERSTRENGTH FACTOR, Ω:	2.5
DEFLECTION AMPLIFICATION FACTOR, C_d:	4.0
WIND DESIGN PARAMETERS:	
RISK CATEGORY:	II
WIND EXPOSURE CATEGORY:	C
ULTIMATE DESIGN WIND SPEED (3-SECOND GUST), V_{ULT}:	105
NOMINAL DESIGN WIND SPEED (3-SECOND GUST), V_{ASD}:	81 MPH
INTERNAL PRESSURE COEFFICIENT, GC_{pi}:	±0.18

GRAVITY DESIGN PARAMETERS: (PSF, SERVICE LOADS)					
	DEAD	ROOF LIVE	SNOW	LIVE	TOTAL
MODULAR ROOF:	16	20	59	-	95
MODUALR FLOOR:	15	-	-	40	55
MODUALR CEILING	11	-	-	-	12
EXTERIOR WALL:	12	-	-	-	12
INTERIOR WALL:	10	-	-	-	10

ISE STRUCTURAL ENGINEERS
27369 VIA INDUSTRIA
TEMECULA, CA 92590
TELE: 951.600.0032
WWW.ISEENGINEERS.COM
SOCAL | NORCAL | COLORADO

TEAM CONTACT INFORMATION:

ISE PROJECT NO.: 8500.13
PROJECT MANAGER:
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MATTHEW@ISEENGINEERS.COM

PROJECT DESIGN ENGINEER:
GREG DELEON
GREG@ISEENGINEERS.COM

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JACKSON, WY 83001

CONTACT INFORMATION:

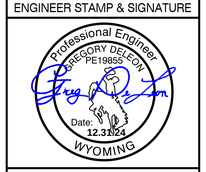
ARCHITECT:
TOBY LONG, AIA NCARB
CH X TLD PREFAB EVOLVED
6114 LA SALLE AVENUE #552
OAKLAND, CA 94611
415.905.9030

GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE



DATE: 07/12/2024

SHEET TITLE:

STRUCTURAL COVER SHEET

SHEET NUMBER:

SCS

100% SUBMITTAL SET

WOOD FRAMING

1. SAWN LUMBER: ALL STRUCTURAL SAWN LUMBER SHALL BE DOUGLAS FIR LARCH WITH 19% MAXIMUM MOISTURE CONTENT OF THE FOLLOWING GRADES, CONFORMING TO STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, UNLESS NOTED OTHERWISE. THE LUMBER GRADES AS SPECIFIED BELOW MEET MINIMUM REQUIREMENTS:

LUMBER GRADES	
CONDITION	GRADE
PLATES & BLOCKING	STANDARD OR BETTER
STUDS TO 10'-0" IN HEIGHT	STANDARD OR BETTER
STUDS OVER 10'-0" IN HEIGHT	#2
2x RAFTER JOISTS	#2
4x6 THROUGH 4x12 BEAMS, HEADER & POSTS	#2
4x14 BEAMS, HEADERS & POSTS	#1
4x4 POSTS, HEADERS	#2
6x AND LARGER POSTS, BEAMS, STRINGERS	#1

2. GRADE STAMPS: WHERE POSSIBLE ALL LUMBER GRADE STAMPS SHALL REMAIN ON LUMBER AFTER INSTALLATION. CONVENTIONAL LUMBER SHALL MEET DOC PS 20 REQ.

3. PRESSURE TREATED LUMBER: ALL EXPOSED EXTERIOR WOOD AND WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED FIR. ALL NAILS TO PLATES TREATED w/ BORATE MAY BE STANDARD NAILS, FOR ALL OTHER PRESSURE TREATED PLATES, USE HOT DIP GALVANIZED NAILS.

4. PLYWOOD/OSB: EACH WOOD-BASED STRUCTURAL-USE PANEL USED FOR DIAPHRAGM CONSTRUCTION SHALL BE IDENTIFIED BY A REGISTERED STAMP OR BRAND OF AN ICC-APPROVED COMPLIANCE ASSURANCE AGENCY.WOOD-BASED STRUCTURAL-USE PANELS SHALL MEET THE REQUIREMENTS OF DOC PS 1 OR PS 2. ALL PANELS SHALL BE GLUED WITH EXTERIOR TYPE GLUE MEETING APA SPECIFICATIONS. PANELS PERMANENTLY EXPOSED TO THE OUTDOORS SHALL BE EXTERIOR TYPE.

5. METAL CONNECTORS: ALL METAL CONNECTORS SHALL BE THOSE MANUFACTURED BY SIMPSON STRONG TIE OR USP LUMBER CONNECTORS. THE NAILS FOR THESE CONNECTORS SHALL BE AS SPECIFIED BY THE MANUFACTURERS FOR CAPACITY OF THE HARDWARE. ALL CALLOUTS REFER TO SIMPSON PRODUCT CODES AND NAMES. REFER TO CROSS REFERENCE TABLES PROVIDED BY USP IN THEIR PRODUCT CATALOGS.

6. FIRE STOPS: PROVIDE FIRE STOPS AT ALL INTERSECTIONS OF STUD WALLS AT FLOOR, CEILING AND ROOF. FIRE STOPS SHALL BE 2x NOMINAL THICKNESS OF WOOD AND SHALL BE THE FULL WIDTH OF THE ENCLOSED SPACE. PLACE FIRESTOPS AT A MAXIMUM SPACING OF 10'-0" IN THE VERTICAL DIRECTION. PROVIDE 2x FIRE STOPS IN ALL FURRED SPACES, VERTICAL AND HORIZONTAL, AND AT A MAXIMUM SPACING OF 10'-0" IN EACH DIRECTION AND AT THE SAME LINES AS FIRE STOPS IN ADJACENT STUD WALLS.

7. BOLT HOLES: IN WOOD SHALL BE 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER . ALL BOLTS SHALL HAVE A STANDARD CUT WASHER UNDER HEAD AND NUT UNLESS NOTED OTHERWISE. INSPECTOR TO VERIFY.

8. BOLTS: ALL BOLTS USED FOR WOOD CONNECTIONS SHALL BE ASTM A307, U.N.O. ALL NUTS AND BOLTS SHALL BE RE-TIGHTENED PRIOR TO THE APPLICATION OF SHEATHING, PLASTER, ETC.

9. NOTCHING & CUTTING: STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY DETAILED. NOTCHING OF HORIZONTAL STRUCTURAL MEMBERS SHALL CONFORM TO THE BUILDING CODE. NOTCHING AND BORING OF STUDS AND TOP PLATES SHALL CONFORM TO THE BUILDING CODE.

10. JOIST BLOCKING: PROVIDE 2x BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING SUPPORTS U.N.O. CROSS BRIDGING OR SOLID BLOCKING SHALL BE PROVIDED AT 8'-0" O.C. MAXIMUM FOR ALL JOISTS UNLESS BOTH EDGES ARE HELD IN LINE FOR THEIR ENTIRE LENGTH.

11. JOIST HANGERS: FOR I-JOISTS, PROVIDE SIMPSON 'IUS' HANGER. FOR CONVENTIONAL JOIST, USE SIMPSON 'LUS' HANGER, OR EQUIVALENT.

12. BEAM BEARING: ALL BEAMS TO BE SUPPORTED WITH FULL BEARING UNLESS NOTED OTHERWISE.

13. CONVENTIONAL FRAMING: ALL CONVENTIONAL FRAMED PORTIONS OF THE STRUCTURE ARE TO BE CONSTRUCTED PER IBC SECTION 2308 .

14. WALLS ON WOOD FLOOR: PROVIDE SINGLE FLOOR JOIST BELOW NON-BEARING, PARALLEL WALLS 10'-0" OR LONGER.

15. FINGER JOINTED STUDS: IT IS STRUCTURALLY ACCEPTABLE TO USE STRUCTURAL GLUED (FINGER-JOINTED) LUMBER. ALL FINGER-JOINTED LUMBER MUST BE 'CER EXT JNTS' AND CONFORM WITH THE WWPA'S GLUED PRODUCTS PROCEDURES AND QUALITY CONTROL. FINGER-JOINTED LUMBER IS TO BE STAMPED WITH 'CER EXT JNTS' AND MAY BE USED INTERCHANGEABLE WITH ANY SOLID-SAWN LUMBER PRODUCT OF THE SAME SPECIES AND GRADES. PLEASE REFER TO LUMBER SPECIFICATION IN THE STRUCTURAL GENERAL NOTES AND CALCULATIONS.

16. PLATE WASHERS AT NON-SILL PLATE APPLICATION: MINIMUM SIZE FOR SQUARE PLATE WASHERS: (REFER TO SILL PLATE ANCHORAGE DETAIL FOR SILL PLATE WASHER REQUIREMENTS.)

PLATE WASHERS NON SILL PLATE APPLICATION	
BOLT SIZE	PLATE WASHER SIZE
½"	2" x 2" x 2"
⅝"	2½" x 2½" x 2½"
¾"	2⅞" x 2⅞" x 2⅞"
⅞"	3⅜" x 3" x 3"
1"	3⅞" x 3½" x 3½"

MANUFACTURED LUMBER PRODUCTS

1. MANUFACTURED LUMBER: ALL MANUFACTURED SHALL HAVE ICC APPROVAL FOR THE LATEST BUILDING CODE.

2. SIZES & STRENGTH: THE FOLLOWING MINIMUM DESIGN VALUES MUST BE ACHIEVED FOR EACH TYPE OF MANUFACTURED LUMBER SPECIFIED ON THE STRUCTURAL PLANS.

STRUCTURAL COMPOSITE LUMBER			
BEAM TYPE	MINIMUM DESIGN VALUES		
	Fb (PSI)	Fv (PSI)	E (PSI x 10 ^ 6)
PSL - PARALLAM	2,900	290	2.2
LVL - MICROLAM	2,600	285	1.9
LSL - TIMBERSTRAND	2,325	310	1.55
RIM - TIMBERSTRAND	1,700	400	1,3

3. I-JOISTS: PROVIDE FLOOR I-JOISTS AS MANUFACTURED BY I-LEVEL OR APPROVED EQUAL. THE FLOOR I-JOIST SIZES NOTED ON PLAN REFERENCE I-LEVEL PRODUCT.

4. FOR UNPROTECTED EXTERIOR APPLICATIONS, CONTRACTOR TO PROVIDE EXTERIOR GRADE PRODUCTS OF EQUIVALENT DESIGN CAPACITY PER MANUFACTURER REQUIREMENTS. CONTRACTOR TO IMMEDIATELY NOTIFY THE STRUCTURAL EOR OF ANY DISCREPANCIES, PRIOR TO THE START OF CONSTRUCTION.

NAILS

1. DIAPHRAGM NAILING: ALL FLOOR SHEATHING, ROOF SHEATHING AND SHEAR PANELS CONSTRUCTED USING WOOD-BASED STRUCTURAL-USE PANELS SHALL BE FASTENED WITH COMMON NAILS. HARDWARE SHALL BE NAILED PER MANUFACTURER'S REQUIREMENTS, OTHERWISE SHORT NAILS MAY BE USED. NAILING SHALL BE PER THE BUILDING CODE UNLESS NOTED OTHERWISE ON THE PLANS OR DETAILS.

2. NAIL GUNS: MUST BE EQUIPPED WITH A FLUSH NAILER ATTACHMENT FOR NAILING OF PLYWOOD SHEAR WALLS, FLOOR SHEATHING AND ROOF SHEATHING.

3. NAIL MANUFACTURING: ALL NAILS MUST BE DOMESTICALLY MANUFACTURED & MEET THE REQUIREMENTS OF THE CURRENT BUILDING CODE.

4. GALVANIZED NAILS: ALL NAILS INTO PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR OTHER APPROVED COATING TO RESIST CORROSION UNLESS PRESSURE TREATED PLATE IS TREATED WITH BORATE.

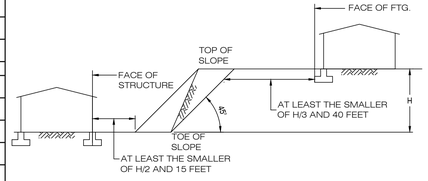
PROPRIETARY ANCHORAGES AND FASTENERS

1. ANCHORAGES:
   - 1.1. DRILL AND EPOXY ANCHORS: SIMPSON SET-XP EPOXY ADHESIVE SYSTEM USING THREADED STEEL RODS CONFORMING TO ASTM-F1554, GRADE 36, OR REINFORCING STEEL CONFORMING TO ASTM A615 OR A706, GRADE 60, COMPLYING WITH ICC ES ESR 2508. INSTALLERS TO BE CERTIFIED BY MANUFACTURER.
   - 1.2. SIMPSON 3G EPOXY ADHESIVE SYSTEM USING THREADED STEEL RODS CONFORMING TO ASTM-F1554, GRADE 36, OR REINFORCING STEEL CONFORMING TO ASTM A615 OR A706, GRADE 60, COMPLYING WITH ICC ES ESR 4057. INSTALLERS TO BE CERTIFIED BY MANUFACTURER.
   - 1.3. MECHANICAL ANCHORS:
     - 1.3.1. HILTI KWIK BOLT-III CARBON STEEL EXPANSION ANCHORS COMPLYING WITH ICC ESR-1385.
     - 1.3.2. HILTI KWIK BOLT-TC CARBON STEEL EXPANSION ANCHORS COMPLYING WITH ICC ES REPORT NO. 1917
     - 1.3.3. SIMPSON TITEN HD ANCHORS STEEL SCREW ANCHORS COMPLYING WITH ICC ESR-2713.
       - 1.3.3.1. TITEN HD ANCHORS SHALL BE STAINLESS STEEL IN EXPOSED WET ENVIRONMENTS.
   - 1.4. WELDED SHEAR STUDS: NELSON 3SL FLUX FILLED, HEADED STUD ANCHORS, 60,000 PSI MINIMUM ULTIMATE TENSILE STRENGTH, AUTOMATICALLY END WELDED IN FIELD CONFIRMING TO ASTM A108 AND COMPLYING WITH ICC ES REPORT NO. 2856.
   - 1.5. WELDED DEFORMED ANCHORS: NELSON D2L, COLD ROLLED, DEFORMED STEEL REINFORCING BARS CONFORMING TO ASTM A496 AND COMPLYING WITH ICC ES REPORT NO. 2907.
2. FASTENERS:
   - 2.1. POWDER ACTUATED FASTENERS: HILTI XCP, COMPLYING WITH CURRENT ICC ES REPORT NO. 2379. PROVIDE APPROPRIATE WASHER BETWEEN FASTENER HEAD AND LIGHT GAUGE METAL OR WOOD SURFACE.
     - 2.1.1. POWDER-DRIVEN FASTENERS SHALL NOT BE USED TO ANCHOR SILL PLATES EXCEPT AT INTERIOR NON-BEARING WALL NOT DESIGN AS SHEAR WALLS.
   - 2.2. SELF-DRILLING METAL SCREWS (INDICATED 'SCREWS' ON DRAWINGS): MINIMUM 0.292-INCH HEAD DIAMETER SELF-DRILLING/SELF-TAPPING STEEL SCREWS COMPLYING WITH ICC ES REPORT. MINIMUM YIELD STRESS, FY=33 KSI.
   - 2.3. FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. STAPLES SHALL BE OF STAINLESS STEEL. FASTENERS OTHER THAN NAILS, STABLES, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM.
     - 2.3.1. EXCEPTION: PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBX/DOT AND ZINC BORATED PRESERVATIVE WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.
3. INSTALLATION: SEE MANUFACTURER'S WRITTEN INSTRUCTIONS AND REFERENCED ICC ES REPORT.
4. TESTING FOR DRILL AND EPOXY ANCHORS:
   - 4.1. SPECIAL INSPECTION: SPECIAL INSPECTOR WILL PERFORM CONTINUOUS SPECIAL INSPECTION DURING INSTALLATION.
5. MATERIALS NOT TO BE PENETRATED BY FASTENERS OR ANCHORAGES: POST-TENSIONED CONCRETE AND PRECAST, PRESTRESSED CONCRETE UNLESS SPECIFICALLY DETAILED HEREIN OR AS ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER). WHEN INSTALLATION IS PERMITTED, LOCATE PRESTRESSING AND POST-TENSIONED TENDONS ACCURATELY PRIOR TO INSTALLATION.
6. DRILLING HOLES IN EXISTING CONCRETE OR MASONRY FOR ANCHORAGES: USE NON-PNEUMATIC, ROTARY HAMMER TOOLS WITH ANSI COMPLIANT NON-REBAR CUTTING DRILL BITS TO DRILL HOLES OF PROPER TOLERANCES. LOCATE EXISTING REBAR INCLUDING PRESTRESSING AND POST-TENSIONING TENDONS USING NON-HAZARDOUS, NONDESTRUCTIVE METHODS WITH ACCURATE LOCATION TOLERANCES PLUS OR MINUS ½" INCH PRIOR TO DRILLING HOLES TO AVOID CUTTING OR DAMAGING. HOLES SHALL BE THOROUGHLY CLEANED PER MANUFACTURERS WRITTEN RECOMMENDATIONS PRIOR TO INSTALLATION OF ANCHORAGES.
7. DELETERIOUS MATERIALS: KEEP ANCHORAGES, INCLUDING HOLES FOR DRILL AND EPOXY ANCHORS AND MECHANICAL ANCHORS, FREE OF DUST, GREASE, AND OTHER MATERIALS THAT IMPAIR BOND.
8. EXTERIOR PROPRIETARY ANCHORS & FASTENERS:
   - 8.1. FOR EXTERIOR APPLICATIONS & CORROSIVE ENVIRONMENTS, ALL ANCHORS SHOULD BE GALVANIZED OR STAINLESS STEEL. CONTRACTOR TO VERIFY AND PROVIDE GALVANIZED OR STAINLESS STEEL ANCHORAGE PER MANUFACTURER REQUIREMENTS. CONTRACTOR TO IMMEDIATELY NOTIFY THE STRUCTURAL EOR OF ANY DISCREPANCIES, PRIOR TO THE START OF CONSTRUCTION
9. EXTERIOR ANCHOR BOLTS AND POST BASES SHALL BE GALVANIZED AND SHALL HAVE AT LEAST TWO GALVANIZED NUTS ABOVE THE BASE PLATE.

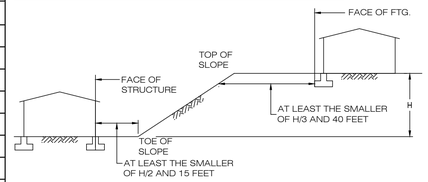
WOOD HARDWARE NAILING SCHEDULE				
HOLDOWNS				
SIMPSON				
MODEL NAME	CAPACITY (LBS)	FASTENER SCHEDULE	APPLICATION	LARR #
STHD14	3,500	(24) 10d Nails (0.148" x 3-¼")	HOLDOWN	-
HTT4	4,455	(18) SD #10 1-½"	HOLDOWN	RR 25818
HDU4	4,565	(10) ¼" x 2-½" SDS	HOLDOWN	ESR-2330
HDU5	5,645	(14) ¼" x 2-½" SDS	HOLDOWN	ESR-2330
HDU8	6,765	(20) ¼" x 2-½" SDS	HOLDOWN	ESR-2330
HDU11	9,335	(30) ¼" x 2-½" SDS	HOLDOWN	ESR-2330
HDU14	10,770	(36) ¼" x 2-½" SDS	HOLDOWN	ESR-2330
ANCHOR BOLTS				
SSTB20	4,785	⅝"	HOLDOWN ANCHOR	ESR-2611
SSTB24	5,790	⅝"	HOLDOWN ANCHOR	ESR-2611
SSTB28	11,645	⅞"	HOLDOWN ANCHOR	ESR-2611
SB1x30	13,090	1"	HOLDOWN ANCHOR	ESR-2611
HARDWARE				
A34	465	(8) 8d Nails (0.131" x 1-½")	AT BLOCKING OR RIM	RR 25716
A35	650	(12) 8d Nails (0.131" x 1-½")	AT BLOCKING OR RIM	RR 25716
LTP4	625	(12) 8d Nails (0.131" x 1-½")	AT BLOCKING OR RIM	RR 25716
LTP5	565	(12) 8d Nails (0.131" x 1-½")	AT BLOCKING OR RIM	RR 25716
LS50	560	(8) 8d Nails (0.131" x 1-½")	AT BLOCKING OR RIM	RR 25716
STRAPS				
MODEL NAME	CAPACITY (LBS)	FASTENER SCHEDULE	APPLICATION	MODEL NAME
CS16	1,705	(22) 8d Nails (0.131" x 2-½")	DIRECTLY TO TIMBER	ESR-2105
CS16	1,705	(22) 8d Nails (0.131" x 2-½")	THRU PLYWOOD	ESR-2105
CS14	2,490	(30) 8d Nails (0.131" x 2-½")	DIRECTLY TO TIMBER	ESR-2105
CS14	1,705	(22) 8d Nails (0.131" x 2-½")	THRU PLYWOOD	ESR-2105
CMSTC16	4,690	(50) 10d Nails (0.148" x 3-¼")	DIRECTLY TO TIMBER	ESR-2105
CMST14	6,475	(66) 10d Nails (0.148" x 2-½")	DIRECTLY TO TIMBER	ESR-2105
CMST12	9,215	(86) 10d Nails (0.148" x 2-½")	DIRECTLY TO TIMBER	ESR-2105
SHEAR WALLS				
NAIL TYPE	SHEAR WALL TYPE	NAIL SIZE		
8d COMMON	SW 2, 3, 4, 6	2-1/2" x .131"		
10d COMMON	SW 2B	2-1/4" x .148"		

REINFORCING STEEL

1. REINFORCING STEEL:
   - A. ALL BARS, U.N.O.: ASTM A615, GRADE 60
   - B. BARS TO BE WELDED: ASTM A706, GRADE 60
   - C. ADDITIONAL REQUIREMENTS FOR BARS, EXCLUDING TIES, IN DUCTILE MOMENT RESISTING FRAMES AND BOUNDARY ELEMENTS IN SHEAR WALLS: NO ADDITIONAL REQUIREMENTS IF ASTM A706, GRADE 60 BARS USED. ASTM615, GRADE 60 BARS ARE PERMITTED PROVIDED ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI (PRETESTS SHALL NOT EXCEED THIS VALUE BY MORE THAN AN ADDITIONAL 3,000 PSI) AND RATIO OF ACTUAL ULTIMATE TENSILE STRESS TO ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25.
2. WIRE AND SPIRAL REINFORCING:
   - A. SMOOTH WELDED WIRE FABRIC (W.W.F.): ASTM A185, FY=65 KSI, FLAT SHEETS ONLY. DO NOT USE ROLLED MESH. LAP SPACES (1 FOOT MINIMUM). OFFSET LAPS IN ADJACENT SHEETS TO AVOID CONTINUOUS LAPS.
   - B. DEFORMED WIRE STIRRUPS (D4 AND LARGER ONLY): ASTM A497, FY=65 KSI.
   - C. SPIRAL REINFORCING: ASTM A82, GRADE 60
3. SHOP DRAWINGS: ACI 315, PART B. SHOW REINFORCING STEEL PLACEMENT INCLUDING SIZES, QUANTITIES, SPACING, CLEARANCES, SPLICE LOCATIONS, LAP LENGTHS, AND CONCRETE COVERAGE AND SUBMIT TO ARCHITECT (STRUCTURAL ENGINEER). PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO DEVELOPING SHOP DRAWINGS IF INSUFFICIENT CLEAR DISTANCES BETWEEN REINFORCING STEEL AND OTHER CONGESTION IS ENCOUNTERED. NOTIFY SPECIAL INSPECTOR OF ADJUSTMENTS MADE FORM APPROVED CONTRACT DOCUMENTS WHICH ARE INDICATED ON ACCEPTED SHOP DRAWINGS THAT FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.
4. SPLICE LOCATIONS: SPLICE #5 BARS AND LARGER ONLY AT LOCATIONS INDICATED. IF ADDITIONAL SPLICE LOCATIONS ARE PROPOSED, PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO DEVELOPING SHOP DRAWINGS.
   - A. SPLICES IN WALLS: LOCATE SPLICES IN HORIZONTAL BARS AT WELL-STAGGERED LOCATIONS. DO NOT SPLICE VERTICAL BARS EXCEPT AT HORIZONTAL SUPPORTS SUCH AS FLOOR AND ROOF DIAPHRAGMS.
5. MINIMUM CLEARANCES BETWEEN PARALLEL REINFORCING STEEL INCLUDING DISTANCE BETWEEN SETS OF SPLICED BARS: 1" OR 1 db, WHICHEVER IS GREATER. 1 ½" OR 1½ db WHICHEVER IS GREATER, AT COLUMNS, PIERS, AND PILASTERS ONLY. FOR BUNDLED BARS, MINIMUM CLEAR DISTANCES BETWEEN UNITS OF BUNDLED BARS SHALL BE SAME AS SINGLE BARS EXCEPT BAR DIAMETER IS DERIVED FROM EQUIVALENT TOTAL AREA OF BUNDLE.
6. DOWELS AT CONSTRUCTION JOINTS: PROVIDE DOWELS MATCHING SIZE AND QUANTITY OF REINFORCING STEEL INTERRUPTED AT CONSTRUCTION JOINTS, UNLESS DETAILED OTHERWISE.
7. PLACEMENT OF BARS IN WALLS: PLACE VERTICAL BARS CLOSEST TO WALL SURFACES AT CURTAINS CONTAINING VERTICAL AND HORIZONTAL BARS OF THE SAME SIZE. IN CURTAINS WHICH VERTICAL AND HORIZONTAL BARS ARE OF DIFFERENT SIZES OR SPACING, PLACE LAYER WITH MOST STEEL AREA CLOSEST TO NEAR WALL SURFACE.
8. BARS TERMINATING AT WALLS, COLUMNS, BEAMS, AND FOUNDATIONS: EXTEND BARS TO WITHIN 2" (3" AT CONCRETE POURED AGAINST EARTH) OF FAR FACE OF WALL, COLUMN, BEAM OR FOUNDATION AND PROVIDE STANDARD ACI 90-DEGREE HOOK UNLESS DETAILED OTHERWISE.
9. BARS INTERRUPTED BY STRUCTURAL STEEL: EXTEND BARS TO WITHIN 2" OF STEEL FACE AND PROVIDE STANDARD ACI 90-DEGREE HOOK UNLESS DETAILED OTHERWISE.
10. WELDING: AWS D1.4, EXCEPT AS MODIFIED BY APPLICABLE CODE STANDARD 19-1. SEE RGA #3-77 OF CITY OF LOS ANGELES 'R' BOOK FOR ADDITIONAL REQUIREMENTS IF GOVERNING CODE AUTHORITY IS CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY.
    - A. ACCEPTABLE REINFORCING STEEL FOR WELDING ASTM A706: IF WELDING OF REINFORCING STEEL OTHER THAN A706 IS DESIRED, SUBMIT PROPOSED PROCEDURE, INDICATING CONFORMANCE TO APPLICABLE CODE AND REQUIREMENTS OF GOVERNING CODE AUTHORITY, TO ARCHITECT (STRUCTURAL ENGINEER) FOR ACCEPTANCE AND TO GOVERNING CODE AUTHORITY FOR APPROVAL PRIOR TO EXECUTION.
    - B. WELDER CERTIFICATION: GOVERNING CODE AUTHORITY.
11. BENDING: BEND COLD UNLESS OTHERWISE ACCEPTED BY ARCHITECT (STRUCTURAL ENGINEER). DO NOT FIELD-BEND REINFORCING STEEL BARS EMBEDDED IN CONCRETE UNLESS OTHERWISE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER).
12. LAP SPLICES: PROVIDE CLASS B SPLICES UNLESS INDICATED OTHERWISE.



SET BACK AT SLOPES STEEPER THAN 1:1



SET BACK AT SLOPES OVER 1:3 TO 1:1

FOUNDATIONS ON OR ADJACENT TO SLOPES STEEPER THAN ONE UNIT VERTICAL IN THREE UNITS HORIZONTAL SHALL COMPLY WITH THE SETBACK LIMITS ABOVE. IF SETBACK LIMITS ARE LES THAN INDICATED, A SITE SPECIFIC GEOTECHNICAL REPORT IS REQUIRED PER 2022 IBC SECTION 1808A.7)

CONCRETE

1. CONCRETE COMPRESSIVE STRENGTH: ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AS SHOWN IN THE TABLE 2 BELOW AT 28 DAYS, U.N.O. ON PLANS. SEE ALSO SULFATE CONTENT NOTES.
2. AGGREGATES IN CONCRETE: SHALL BE NATURAL SAND AND ROCK (150 LB/CU. FT) CONFORMING TO ASTM C33. AGGREGATE SHALL HAVE PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.04% PER ASTM C-157. DO NOT CHANGE SOURCE OF AGGREGATE DURING COURSE OF WORK WITHOUT WRITTEN CONSENT OF ENGINEER.
3. CEMENT: SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150. CEMENT SHALL BE TYPE II OR AS REQUIRED TO SATISFY SITE SOIL CONDITIONS. REFER TO TABLE 4 FOR CONCRETE CEMENT REQUIREMENTS ON SOIL CONTAINING SULFATE. REFER TO TABLE 2 FOR MAXIMUM WATER TO CEMENT RATIO.

CONCRETE STRENGTH			
CONDITION	STRENGTH, f'c	WATER / CEMENT RATIO	MAX. SLUMP
CONCRETE STEMWALL	4,500 PSI	PER MIX DESIGN	PER MIX DESIGN
FOOTING	4,500 PSI	PER MIX DESIGN	PER MIX DESIGN

4. REBAR CLEAR COVER IN CONCRETE: THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE:

REBAR CLEAR COVER FOR CAST-IN-PLACE CONCRETE MEMBERS			
CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER
SLAB ON GRADE	ALL	ALL	CENTER OF SLAB OR 2" MIN
CONCRETE AGAINST & PERMANENTLY IN CONTACT WITH GROUND	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	No. 6 THROUGH No. 18 BARS	2"
		No. 5 BAR, W31 OR D31 WIRE, AND SMALLER	1-1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS, AND WALLS	No. 14 AND No. 18 BARS	1-1/2"
		No. 11 BAR AND SMALLER	⅝"
	BEAMS, COLUMNS, PEDESTALS, AND TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, AND HOOPS	1-1/2"

5. VIBRATION: VIBRATION OF CONCRETE SHALL BE IN ACCORDANCE WITH GENERAL PROVISIONS OUTLINED IN PORTLAND CEMENT ASSOCIATION SPECIFICATION ST26.
6. CURING: CONCRETE SHALL BE MAINTAINED AT IN A MOIST CONDITION FOR A MINIMUM OF FIVE DAYS AFTER ITS PLACEMENT. FOR CONCRETE OTHER THAN SLAB ON GRADE, APPROVED CURING COMPOUNDS MAY BE USED IN LIEU OF MOIST CURING. ONLY IF APPROVED BY THE ENGINEER OR ARCHITECT.
7. INSPECTIONS, TESTING & QUALITY ASSURANCE: REFER TO STRUCTURAL NOTE SHEETS FOR DEPUTY SPECIAL INSPECTION, TESTING & STRUCTURAL OBSERVATION REQUIREMENTS. A MINIMUM OF ONE COMPRESSION TEST AT 7 DAYS AND 2 TESTS AT 28 DAYS FOR ALL CONCRETE SAMPLES. TAKE TEST AT A FREQUENCY OF ONCE EVERY 150 CU. YDS OR 5,000 SQ. FT MINIMUM.
8. ANCHOR BOLTS, DOWELS, INSERTS: SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE.
9. CONSTRUCTION AND POUR JOINTS: LOCATIONS SHALL BE APPROVED BY ENGINEER PRIOR TO POURING CONCRETE.
10. FLY ASH: SHALL NOT BE USED IN CONCRETE.
11. FORMWORK: FORMWORK TOLERANCE SHALL IN ACCORDANCE WITH THE C.B.C. AND A.C.I. STANDARDS.
12. HOT AND COLD WEATHER CONCRETING:
    - A. HOT WEATHER CONCRETING: WHEN AIR TEMPERATURE RISES ABOVE 80° F AND HUMIDITY FALLS BELOW 25, THE CONTRACTOR SHALL FOLLOW HOT WEATHER CONCRETING IN ACCORDANCE WITH ACI 305 5-77. CONTRACTOR SHALL BE PREPARED TO USE FOG SPRAY OR OTHER PRECAUTIONS ACCEPTABLE TO ARCHITECT WHEN RATE OF EVAPORATION EQUALS OR EXCEEDS 0.2 POUNDS PER SQUARE FOOT PER HOUR.
    - B. COLD WEATHER CONCRETING: ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER. ALL CONCRETE MATERIALS AND ALL REINFORCEMENT, FORMS FILLERS AND GROUND WITH WHICH THE CONCRETE IS TO CONTACT SHALL BE FREE FROM FROST. FROZEN MATERIAL OR MATERIALS CONTAINING ICE SHALL NOT BE USED. COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI 306 R-78. (LATEST EDITION)
13. PIPES IN CONCRETE: PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. PIPES OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN THE STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
14. EXPOSED CORNERS: PROVIDE 3/4" CHAMFERS AT ALL EXPOSED CORNERS.
15. ARCHITECTURAL DETAILS: REFER TO ARCHITECTURAL DRAWINGS FOR REVEALS, AREAS OF TEXTURED CONCRETE OR SPECIAL FINISHES, ITEMS REQUIRED TO BE CAST INTO THE CONCRETE, CURBS AND SLAB DEPRESSIONS.
16. DRYPACK OR GROUT: SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AND SHALL NOT BE LESS THAN THE CONCRETE STRENGTH AND SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN THREE PARTS SAND.

EARTHWORK AND FOUNDATIONS

1. GEOTECHNICAL REPORT: PERFORM SOILS WORK COMPLYING WITH FOUNDATION DESIGN BASED ON RECOMMENDATIONS IN SOILS REPORT. SEE STRUCTURAL COVER SHEET FOR SOILS REPORT NUMBER AND DATE.
2. ALLOWABLE FOUNDATION DESIGN VALUES PER GEOTECHNICAL REPORT: VALUES BELOW MAY BE INCREASED 33 PERCENT FOR TRANSIENT LOADING.
   - A. BEARING CAPACITY: SEE PROJECT DESIGN CRITERIA
   - B. PASSIVE LATERAL BEARING PRESSURE: SEE PROJECT DESIGN CRITERIA
   - C. COEFFICIENT OF FRICTION: SEE PROJECT DESIGN CRITERIA
3. GRADING, EXCAVATIONS, BACKFILL AND COMPACTION OF BACKFILL: COMPLY WITH GEOTECHNICAL REPORT AND REQUIREMENTS OF GOVERNING CODE AUTHORITY AND PERFORMED ONLY UNDER CONTINUOUS SPECIAL INSPECTION OF GEOTECHNICAL ENGINEER.
4. PREPARATION OF SOIL UNDER BUILDING PAD: SEE GEOTECHNICAL REPORT FOR OVER-EXCAVATION OF EXISTING SOIL AND INSTALLATION OF PROPERLY COMPACTED BACKFILL.
5. FOUNDATION EXCAVATIONS: FOUNDATIONS ARE TO BEAR ON FIRM EXISTING SOIL OR APPROVED COMPACTED FILL AS INDICATED IN GEOTECHNICAL REPORT. EXCAVATIONS ARE TO BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL AND FORMWORK. ENSURE EXCAVATIONS ARE CLEANS, DRY AND FREE OF DEBRIS OR LOOSE SOIL. SLOPE SIDES OF EXCAVATION NOT LESS THAN MINIMUM SLOPE INDICATED IN GEOTECHNICAL REPORT. CAST CONCRETE DIRECTLY AGAINST EXCAVATED SURFACES.
6. BACKFILLING OF RETAINING WALLS: PLACE AFTER COMPLETION AND INSPECTION OF WATERPROOFING. ADEQUATELY SH

CONCRETE EXPOSURE REQUIREMENTS

ACI 318-14 TABLE 19.3.1.1 - EXPOSURE CATEGORIES AND CLASSES

CATEGORY	CLASS	CONDITION	
F FREEZING AND THAWING	F0	CONCRETE NOT EXPOSED TO FREEZING-AND-THAWING CYCLES	
	F1	CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES WITH LIMITED EXPOSURE TO WATER	
	F2	CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES WITH FREQUENT EXPOSURE TO WATER	
	F3	CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES WITH FREQUENT EXPOSURE TO WATER AND EXPOSURE TO DEICING CHEMICALS	
S SULFATE	S0	WATER SOLUBLE SULFATE (SO_4^{2-}) IN SOIL, PERCENT BY WEIGHT: SO_4^{2-} < 0.10	DISSOLVED SULFATE (SO_4^{2-}) IN WATER, PPM: SO_4^{2-} < 150
	S1	0.10 ≤ SO_4^{2-} < 0.20	150 ≤ SO_4^{2-} < 1500 OR SEAWATER
	S2	0.20 ≤ SO_4^{2-} ≤ 2.0	1500 ≤ SO_4^{2-} ≤ 10,000
	S3	SO_4^{2-} > 2.00	SO_4^{2-} > 10,000
W IN CONTACT WITH WATER	W0	CONCRETE DRY IN SERVICE CONCRETE IN CONTACT WITH WATER AND LOW PERMEABILITY IS NOT REQUIRED	
	W1	CONCRETE IN CONTACT WITH WATER AND LOW PERMEABILITY IS NOT REQUIRED	
C CORROSION PROTECTION OF REINFORCEMENT	C0	CONCRETE DRY OR PROTECTED FROM MOISTURE	
	C1	CONCRETE EXPOSED TO MOISTURE BUT NOT TO EXTERNAL SOURCES OF CHLORIDES	
	C2	CONCRETE EXPOSED TO MOISTURE AND AN EXTERNAL SOURCE OF CHLORIDES FROM DEICING CHEMICALS, SALT, BRACKISH WATER, SEAWATER, OR SPRAY FROM THESE SOURCES	

ACI 318-14 TABLE 19.3.2.1 - REQUIREMENTS FOR CONCRETE BY EXPOSURE CLASS

EXPOSURE CLASS	MAX W/CM	MIN f'c	ADDITIONAL MINIMUM REQUIREMENTS			
			AIR CONTENT			LIMITS ON CEMENTITIOUS MATERIALS
			ASTM C150	ASTM C595	ASTM C1157	CALCIUM CHLORIDE ADMIXTURE
F0	N/A	2500	NO TYPE RESTRICTION	NO TYPE RESTRICTION	NO TYPE RESTRICTION	NO RESTRICTION
F1	0.55	3500	PER TABLE 19.3.3.1			N/A
F2	0.45	4500	PER TABLE 19.3.3.1			N/A
F3	0.40 [a]	5000 [a]	PER TABLE 19.3.3.1			26.4.2.2(b)
			CEMENTITIOUS MATERIALS - TYPES			
S0	N/A	2500	NO TYPE RESTRICTION	NO TYPE RESTRICTION	NO TYPE RESTRICTION	NO RESTRICTION
S1	0.50	4000	II [4,5]	TYPES IP, IS, OR IT WITH (MS) DESIGNATION	MS	NO RESTRICTION
S2	0.45	4500	V [5]	TYPES IP, IS, OR IT WITH (HS) DESIGNATION	HS	NOT PERMITTED
S3	0.45	4500	V PLUS POZZOLAN OR SLAG CEMENT [6]	TYPES IP, IS, OR IT WITH (HS) DESIGNATION PLUS POZZOLAN OR SLAG CEMENT [6]	HS PLUS POZZOLAN OR SLAG CEMENT [6]	NOT PERMITTED
W0	N/A	2500	NONE			
W1	0.50	4000	NONE			
			MAXIMUM WATER SOLUBLE CHLORIDE ION (CL-) CONTENT IN CONCRETE, PERCENT BY WEIGHT OF CEMENT [7]		ADDITIONAL PROVISIONS	
			NON-PRESTRESSED-ISSUED CONCRETE	PRESTRESSED CONCRETE		
C0	N/A	2500	1.00	0.06	NONE	
C1	N/A	2500	0.30	0.06		
C2	0.40	5000	0.15	0.06	CONCRETE COVER [8]	

1. THE MAXIMUM W/CM LIMITS IN TABLE 19.3.2.1 DO NOT APPLY TO LIGHTWEIGHT CONCRETE.
2. FOR PLAIN CONCRETE, THE MAXIMUM W/CM SHALL BE 0.45 AND THE MINIMUM f'c SHALL BE 4,500 PSI.
3. ALTERNATIVE COMBINATIONS OF CEMENTITIOUS MATERIALS TO THOSE LISTED IN TABLE 19.3.2.1 ARE PERMITTED WHEN TESTED FOR SULFATE RESISTANCE AND MEETING THE CRITERIA IN 26.4.2.2(c).
4. FOR SEAWATER EXPOSURE, OTHER TYPES OF PORTLAND CEMENTS WITH TRI-CALCIUM ALUMINATE (C_3A) CONTENTS UP TO 10 PERCENT ARE PERMITTED IF THE W/CM DOES NOT EXCEED 0.40.
5. OTHER AVAILABLE TYPES OF CEMENT SUCH AS TYPE I OR TYPE III ARE PERMITTED IN EXPOSURE CLASSES S1 OR S2 IF THE C_3A CONTENTS ARE LESS THAN 8 PERCENT FOR EXPOSURE CLASS S1 OR LESS THAN 5 PERCENT FOR EXPOSURE CLASS S2.
6. THE AMOUNT OF THE SPECIFIC SOURCE OF THE POZZOLAN OR SLAG CEMENT TO BE USED SHALL BE AT LEAST THE AMOUNT THAT HAS BEEN DETERMINED BY SERVICE RECORD TO IMPROVE SULFATE RESISTANCE WHEN USED IN CONCRETE CONTAINING TYPE V CEMENT. ALTERNATIVELY, THE AMOUNT OF THE SPECIFIC SOURCE OF THE POZZOLAN OR SLAG CEMENT TO BE USED SHALL BE AT LEAST THE AMOUNT TESTED IN ACCORDANCE WITH ASTM C1012 AND MEETING THE CRITERIA IN 26.4.2.2(c).
7. WATER-SOLUBLE CHLORIDE ION CONTENT THAT IS CONTRIBUTED FROM THE INGREDIENTS INCLUDING WATER, AGGREGATES, CEMENTITIOUS MATERIALS, AND ADMIXTURES SHALL BE DETERMINED ON THE CONCRETE MIXTURE BY ASTM C1218 AT AGE BETWEEN 28 AND 42 DAYS.
8. CONCRETE COVER SHALL BE IN ACCORDANCE WITH 20.6.

REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION PER TABLE 1705.3

CHECK IF REQUIRED	TYPE	CONTINUOUS	PERIODIC
	INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT		X
	REINFORCING BAR WELDING:		
	VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706;		X
	INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM $\frac{5}{16}$"; AND		X
	INSPECT ALL OTHER WELDS	X	
	INSPECT ANCHORS CAST IN CONCRETE		X
	INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS		
	• ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X	
	• MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED ABOVE		X
X	VERIFY USE OF REQUIRED DESIGN MIX		X
	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X	
	INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	
	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X
	INSPECT PRESTRESSED CONCRETE FOR:		
	• APPLICATION OF PRESTRESSING FORCES; AND	X	
	• GROUTING OF BONDED PRESTRESSING TENDONS	X	
	INSPECT ERECTION OF PRECAST CONCRETE MEMBERS		X
	VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS		X
	INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X

EXCEPTIONS:

1. ISOLATED SPREAD FOOTINGS OF BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK.

2. CONTINUOUS CONCRETE FOOTINGS SUPPORTING WALLS OF BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK WHERE:

   2.1. THE FOOTINGS SUPPORT WALLS OF LIGHT FRAME CONSTRUCTION;
   2.2. THE FOOTINGS ARE DESIGNED IN ACCORDANCE WITH 1809.7; OR
   2.3 THE STRUCTURAL DESIGN OF THE FOOTING IS BASED ON f'c= 2,500 PSI OR LESS, REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE IN THE CONSTRUCTION DOCUMENTS OR USED IN THE FOOTING CONSTRUCTION.

3. NON STRUCTURAL CONCRETE SLABS SUPPORTED DIRECTLY ON THE GROUND, INCLUDING PRESTRESSED SLABS ON GRADE, WHERE THE EFFECTIVE PRE-STRESS IS LESS THAN 150 PSI.

4. CONCRETE FOUNDATION WALLS CONSTRUCTED WITH TABLE 1807.1.6.2

5. CONCRETE PATIOS, DRIVEWAYS AND SIDEWALKS ON GRADE.

REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS PER TABLE 1705.6

CHECK IF REQUIRED	TYPE	CONTINUOUS	PERIODIC
X	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X
X	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X
X	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		X
X	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X	
X	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X

EXCEPTIONS:

WHERE SECTION 1803 DOES NOT REQUIRE REPORTING OF MATERIALS AND PROCEDURES FOR FILL PLACEMENT, THE SPECIAL INSPECTOR SHALL VERIFY THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL IS NOT LESS THAN 90 PERCENT OF THE MAXI-MUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557

REQUIRED SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE PER 1705.12

STRUCTURAL WOOD PER 1705.12.2

CHECK IF REQUIRED	TYPE	CONTINUOUS	PERIODIC
	INSPECTION DURING FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM.	X	
X	INSPECTION FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS.		X

EXCEPTION:
SPECIAL INSPECTIONS ARE NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER.

REQUIRED SPECIAL INSPECTIONS FOR WIND RESISTANCE PER 1705.12

SPECIAL INSPECTIONS FOR WIND RESISTANCE SPECIFIED IN SECTIONS 1705.12.1 THROUGH 1705.12.3, UNLESS EXEMPTED BY THE EXCEPTIONS TO SECTION 1704.2, ARE REQUIRED FOR BUILDINGS AND STRUCTURES CONSTRUCTED IN THE FOLLOWING AREAS:

1. IN WIND EXPOSURE CATEGORY B, WHERE V IS 150 MILES PER HOUR OR GREATER.

2. IN WIND EXPOSURE CATEGORY C OR D, WHERE V IS 140 MPH OR GREATER.

STRUCTURAL WOOD PER 1705.12.1

CHECK IF REQUIRED	TYPE	CONTINUOUS	PERIODIC
--	DURING FIELD GLUING OPERATIONS OF ELEMENTS OF THE MAIN WINDFORCE RESISTING SYSTEM	X	--
X	INSPECTION OF NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF ELEMENTS OF THE MAIN WINDFORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLD-DOWNS.	--	X

EXCEPTION:
SPECIAL INSPECTIONS ARE NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER ELEMENTS OF THE MAIN WINDFORCE-RESISTING SYSTEM, WHERE THE LATERAL RESISTANCE IS PROVIDED BY STRUCTURAL SHEATHING, AND THE SPECIFIED FASTENER SPACING AT THE PANEL EDGES IS MORE THAN 4 INCHES (102 MM) ON CENTER.

WIND RESISTING COMPONENTS PER 1705.12.3

CHECK IF REQUIRED	TYPE	CONTINUOUS	PERIODIC
--	ROOF COVERING, ROOF DECK AND ROOF FRAMING CONNECTIONS.	--	X
--	EXTERIOR WALL COVERING AND WALL CONNECTIONS TO ROOF AND FLOOR DIAPHRAGMS AND FRAMING.	--	X

STRUCTURAL STEEL NOTES

1. FABRICATION & ERECTION: ALL FABRICATION & ERECTION SHALL CONFORM TO THE LATEST STANDARDS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS.

2. ASTM SPECIFICATIONS: STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

TABLE 1 - STEEL MATERIAL SPECIFICATIONS	
STEEL SHAPE	ASTM SPECIFICATION
W	A992 OR A572 GRADE 50
M, S, HP	A36 OR A572 GRADE 50
C - CHANNEL	A572 GRADE 50
L - ANGLE	A36
PLATES & BAR	A36
STEEL PIPE	A53 GRADE B
ROUND HSS	A500 GRADE B OR C
SQ. & RECT. HSS	A500 GRADE B OR C
MACHINE BOLTS	A325, A490, F1852, F2280
NUTS	A563, A194
WASHERS	F436
ANCHOR RODS	F1554-A36
SHEAR STUDS	A108

3. STEEL EXPOSED TO WEATHER OR CORROSIVE ENVIRONMENT: ALL STEEL EXPOSED TO WEATHER OR CORROSIVE ENVIRONMENT SHALL BE HOT DIP GALVANIZED AFTER FABRICATION IN COMPLIANCE WITH ASTM A123. ALL FIELD WELDS ON GALVANIZED STEEL SHALL BE TREATED WITH ZINC-RICH PAINT IN COMPLIANCE WITH ASTM A780.

4. STEEL FABRICATION: ALL STEEL FABRICATION SHALL BE PERFORMED IN A SHOP APPROVED BY THE GOVERNING JURISDICTION DEPARTMENT OF BUILDING & SAFETY.

5. STEEL FABRICATOR: THE STRUCTURAL STEEL FABRICATOR SHALL PROVIDE A SET OF SHOP FABRICATION DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD. THE FABRICATOR SHALL NOT FABRICATE THE STEEL UNTIL THE ENGINEER OF RECORD HAS APPROVED THE SHOP DRAWINGS.

6. WELDING: ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST AISC & AMERICAN WELDING SOCIETY (AWS) STANDARDS. ALL WELDING SHALL BE PERFORMED USING A SHIELDED ARC PROCESS USING APPROVED ELECTRODES CONFORMING TO AWS SPECIFICATION E70XX (LOW HYDROGEN). WELD MATERIAL SHALL COMPLY WITH AWS CERTIFICATION AND POSSESS A CHARPY V-NOTCH TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F. WELDING SHALL BE PERFORMED BY ONLY AWS CERTIFIED WELDERS.

7. WELDING PROCEDURES: A WRITTEN WELDING PROCEDURE SPECIFICATIONS (WPS) PER AWS D1.1 SHALL BE DEVELOPED BY THE FABRICATOR/ERECTOR AND REVIEWED BY THE ENGINEER OF RECORD AND THE BUILDING DEPARTMENT.

8. ERECTION AIDS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDS AND JOINT PREPARATIONS THAT INCLUDE, BUT ARE NOT LIMITED TO, ERECTION ANGLES, LIFT HOLES AND OTHER AIDS, WELDING PROCEDURES, REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, COPES, SURFACE ROUGHNESS AND UNEQUAL PARTS.

9. FIELD WELDING: FIELD WELDING SHALL BE PERFORMED BY A BUILDING DEPARTMENT CERTIFIED WELDERS. FIELD WELDING REQUIRES CONTINUOUS SPECIAL INSPECTION. PERIODIC FIELD SPECIAL INSPECTION IS ACCEPTABLE FOR FLOOR AND ROOF DECK WELDING, STUD WELDING & WELDING OF STAIR/HANDRAIL SYSTEMS.

10. BOLTING: BOLTING OF STRUCTURAL STEEL SHALL MEET THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) 2000 EDITION SPECIFICATIONS FOR STRUCTURAL JOINTS USING A325 & A490 BOLTS FOR TYPES X, N & SC.

11. CAMBER: ALL STEEL BEAMS SHALL HAVE STANDARD MILL CAMBER UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS.

QUALITY ASSURANCE (STRUCTURAL OBSERVATION, MATERIALS TESTING, AND SPECIAL INSPECTION)

1. STRUCTURAL OBSERVATION:
   A. COORDINATION RESPONSIBILITIES OF CONTRACTOR: NOTIFY ARCHITECT (STRUCTURAL ENGINEER) 48 HOURS IN ADVANCE OF CRITICAL STAGES OF CONSTRUCTION INDICATED BELOW SO VISITS MAY BE SCHEDULED BY STRUCTURAL OBSERVER. FAILURE BY CONTRACTOR TO MEET OBSERVATION SCHEDULE MAY REQUIRE REMOVAL OF SUBSEQUENT WORK FOR OBSERVATION. CONTRACTOR TO BEAR COSTS OF REMOVAL AND REPLACEMENT OF FINISHED WORK OR FRAMING DAMAGED BY REMOVAL PROCESS OR AS REQUIRED FOR CORRECTIVE ACTION.
   B. PRE-CONSTRUCTION MEETING: OWNER MAY COORDINATE AND CALL FOR MEETING BETWEEN ARCHITECT (STRUCTURAL ENGINEER) RESPONSIBLE FOR STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND SPECIAL INSPECTOR. STRUCTURAL OBSERVER WILL PRESIDE OVER THIS MEETING. PURPOSE OF MEETING IS TO IDENTIFY MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT VERTICAL AND LATERAL LOAD RESISTING SYSTEMS OF STRUCTURE AND TO REVIEW SCHEDULE OF STRUCTURAL OBSERVATION, MATERIALS TESTING, AND SPECIAL INSPECTION OF PROJECT.
   C. CRITICAL STAGES OF CONSTRUCTION REQUIRING STRUCTURAL OBSERVATION:
      I. CASTING OF CONCRETE
      II. COVERING OF FRAMING

2. MILL TEST REPORTS CERTIFYING MATERIALS: CONTRACTOR TO SUBMIT MILL TEST REPORTS CERTIFYING REINFORCING STEEL, STRESSING TENDONS, AND STRUCTURAL STEEL ARE OF IDENTIFIABLE TESTED STOCK TO OWNER, SPECIAL INSPECTOR, ARCHITECT (STRUCTURAL ENGINEER) AND, UPON REQUEST, TO GOVERNING CODE AUTHORITY. ENSURE MATERIALS ARE PROPERLY TAGGED FOR IDENTIFICATION. IF MILL TEST REPORTS CANNOT BE MADE AVAILABLE OR IF MATERIAL CANNOT BE IDENTIFIED, TESTING LABORATORY WILL PERFORM TESTS AS DIRECTED BY ARCHITECT (STRUCTURAL ENGINEER). CONTRACTOR SHALL PAY TESTING RELATED TO TESTS AND INSPECTIONS OF UNIDENTIFIABLE MATERIALS FURNISHED WITHOUT MILL LABORATORY FOR COSTS TEST REPORTS, MATERIALS FOUND DEFICIENT AFTER INITIAL TESTS AND INSPECTIONS, OR MATERIALS REPLACING DEFICIENT MATERIALS.
   A. ULTRASONIC EXAMINATION OF HEAVY ROLLED SHAPES AND THICK PLATES AT PROPOSED WELDED MOMENT CONNECTIONS: WHERE COMPLETE PENETRATION GROOVE WELDS OCCUR AT GROUPS 4 AND 5 STRUCTURAL STEEL SHAPES, AS DEFINED IN ASTM A6, AND PLATES EXCEEDING 2 INCHES THICK, SUBMIT MILL TEST REPORTS TO ARCHITECT (STRUCTURAL ENGINEER) AND, UPON REQUEST, TO GOVERNING CODE AUTHORITY. MILL TEST REPORTS SHALL CERTIFY THAT CHARPY V-NOTCH TESTING WAS CONDUCTED IN COMPLIANCE WITH ASTM A6, SUPPLEMENTARY REQUIREMENT S5, INCLUDING IMPACT TEST COMPLYING WITH ASTM A673 AT FREQUENCY P WITH MINIMUM AVERAGE VALUE OF 20 FT.-LBS. ABSORBED ENERGY AT 70 DEGREES FAHRENHEIT.

3. CERTIFICATE OF COMPLIANCE FOR OFFSITE FABRICATION: SUBMIT FOR STRUCTURAL STEEL, GLU-LAMS, AND PLYWOOD-WEB JOISTS, PRECAST CONCRETE IN COMPLIANCE WITH APPLICABLE CODE SECTION 1701.7. SUBMIT TO OWNER, TESTING LABORATORY, ARCHITECT (STRUCTURAL ENGINEER) AND GOVERNING CODE AUTHORITY.

4. WELD TESTING AND INSPECTION: TESTING LABORATORY WILL SUBMIT WELD TEST RESULTS TO OWNER, CONTRACTOR, ARCHITECT (STRUCTURAL ENGINEER) AND, UPON REQUEST, TO GOVERNING CODE AUTHORITY. SEE SPECIFICATIONS FOR TESTING REQUIREMENTS NOT INDICATED ON STRUCTURAL DRAWINGS.

A. STRUCTURAL STEEL WELDING NOT DESTRUCTIVE TESTING REQUIREMENTS: APART FROM VISUAL INSPECTION AND REVIEW OF FABRICATION AND ERECTION REPORTS OF FABRICATOR/ERECTOR'S OWN QUALITY CONTROL TESTING AND INSPECTION, OWNER'S TESTING LABORATORY WILL PERFORM INDICATED SHOP AND FIELD INSPECTION AND TESTING. TESTING LABORATORY WILL BE AWS CERTIFIED AND UPON REQUEST, PROVIDE INSPECTORS FOR CONTINUOUS INSPECTION OF STEEL FABRICATION AND ERECTION AND STRUCTURAL WELDING. SHOP AND FIELD TESTING OF MATERIALS AND WELDING WILL BE AS FOLLOWS:
   I. COMPLETE JOINT PENETRATION WELDS: FOR STRUCTURES IN RISK CATEGORY III OR IV ULTRASONIC TESTING (UT) SHALL BE PERFORMED BY QA ON ALL CJP GROOVE WELDS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING IN BUTT, T- AND CORNER JOINTS, IN MATERIALS 5/16 IN. THICK OR GREATER. FOR STRUCTURES IN RISK CATEGORY II, UT SHALL BE PERFORMED BY QA ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING, IN MATERIALS 5/16 IN THICK OR GREATER. FOR STRUCTURES IN RISK CATEGORY I, NDT OF CJP GROOVE WELDS IS NOT REQUIRED. FOR ALL STRUCTURES IN ALL RISK CATEGORIES, NDT OF CJP GROOVE WELDS IN MATERIALS LESS THAN 5/16 IN THICK IS NOT REQUIRED.
   II. ACCESS HOLES: THERMALLY CUT SURFACES OF ACCESS HOLES SHALL BE TESTED BY QA USING MT OR PT, WHEN THE FLANGE THICKNESS EXCEEDS 2 IN. (50 MM) FOR ROLLED SHAPES, OR WHEN THE WEB THICKNESS EXCEEDS 2 IN FOR BUILT-UP SHAPES. ANY CRACK SHALL BE DEEMED UNACCEPTABLE REGARDLESS OF SIZE OR LOCATION.

5. CONTINUOUS SPECIAL INSPECTION: UNLESS OTHERWISE INDICATED, CONTINUOUS SPECIAL INSPECTION WILL BE PERFORMED BY SPECIAL INSPECTOR COMPLYING WITH APPLICABLE CODE SECTION 1701 AND SPECIFICALLY APPROVED BY GOVERNING CODE AUTHORITY FOR EACH INSPECTION CATEGORY BELOW. PERIODIC INSPECTION IS NOT PERMITTED UNLESS INDICATED IN THE PROGRAM OR OTHERWISE ACCEPTED BY ARCHITECT (STRUCTURAL ENGINEER). SEE SPECIFICATIONS FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS.

ENGINEER OF RECORD - STRUCTURAL OBSERVATION PROGRAM

STRUCTURAL OBSERVATIONS FOR SEISMIC & WIND RESISTANCE:

1. THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT REGISTERED/LICENSED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN TO PERFORM STRUCTURAL OBSERVATION(S).

   ENGINEER IN RESPONSIBLE CHARGE/ENGINEER OF RECORD:

   NAME: SHAWN LOTHROP, SE
   LIC #: S5627

   OBSERVER DESIGNATED BY E.O.R. RESPONSIBLE FOR STRUCTURAL OBSERVATION(S):

   NAME: SHAWN LOTHROP, SE
   LIC #: S5627

2. STRUCTURAL OBSERVATIONS SHALL BE PROVIDED BY THE DESIGNATED STRUCTURAL OBSERVER FOR ALL BUILDINGS AT THE FOLLOWING STAGES OF CONSTRUCTION, UNLESS OTHERWISE AUTHORIZED OR REQUESTED IN WRITING BY THE BUILDING OFFICIAL:

   A. PRE-CONCRETE POUR REBAR OBSERVATION
   B. WOOD FRAMING OBSERVATION PRIOR TO COVERING w/ FINISH & AFTER ROOF LOAD

3. PRIOR TO COMMENCEMENT OF OBSERVATION, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING DEPARTMENT A WRITTEN STATEMENT IDENTIFYING THE FREQUENCY AND EXTENT OF THE STRUCTURAL OBSERVATION.

4. AT THE CONCLUSION OF WORK, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING DEPARTMENT A WRITTEN STATEMENT THAT THE STRUCTURAL OBSERVATION VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

DEPUTY SPECIAL INSPECTOR

1. DEPUTY SPECIAL INSPECTIONS SHALL BE PROVIDED BY:

   NAME:
   PHONE NUMBER:

2. SPECIAL INSPECTOR SHALL BE HIRED BY THE OWNER TO PROVIDE SPECIAL INSPECTIONS AS REQUIRED PER THE PLANS.

3. SPECIAL INSPECTOR: A QUALIFIED PERSON, EMPLOYED BY THE OWNER, WHO HAS DEMONSTRATED COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. DUTIES INCLUDE VISUAL INSPECTIONS AND FIELD MEASUREMENTS OF MATERIALS, OBTAINING SPECIMENS FOR TESTS AND RELATED ACTIONS INCLUDING PREPARATION OF REPORTS.

4. CONTINUOUS INSPECTION: ON SITE INSPECTION BY THE SPECIAL INSPECTOR ON A CONTINUOUS BASIS OBSERVING ALL WORK REQUIRING SPECIAL INSPECTION.

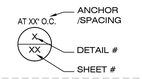
5. PERIODIC INSPECTION: INTERMITTENT INSPECTION AS PERMITTED BY THE PLAN, SPECIFIED AT PRE-DETERMINED INTERVALS OR MORE FREQUENTLY AS WORK PROGRESSES. NO SIGNIFICANT ELEMENTS OR AREAS SHALL BE COVERED BY ADDITIONAL WORK UNTIL APPROVED BY THE BUILDING OFFICIAL AND/OR SPECIAL INSPECTOR.

6. REPORTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN A TIMELY MANNER AS DETERMINED BY THE BUILDING OFFICIAL.

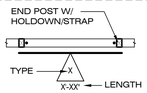
ABBREVIATIONS

#	NUMBER OR POUND	EI	EXPANSION INDEX	OD	OUSIDE DIAMETER		
(E)	EXISTING	EJ	EXPANSION JOINT	OH	OVERHANG		
±	APPROXIMATE	ELE	ELEVATION	OMF	ORDINARY MOMENT FRAME		
A/E	ARCHITECT/ENGINEER	EMBED	EMBEDMENT	OPEN	OPENING		
AB	ANCHOR BOLT	EN	EDGE NAILING	OPP	OPPOSITE		
ABV	ABOVE	EOS	EDGE OF SLAB	OWSJ	OPEN WEB STEEL JOIST		
ACI	AMERICAN CONCRETE INSTITUTE	EQ	EQUAL	OWWJ	OPEN WEB WOOD JOIST		
ADDL	ADDITIONAL	EQL SP	EQUALLY SPACED	PAF	POWER ACTUATED FASTENER		
ADDM	ADDENDUM	EQUIP	EQUIPMENT	PERF	PERFORATED		
ADJ	ADJACENT	ES	EDGE SCREWS	PERP	PERPENDICULAR		
ADMIN	ADMINISTRATION	EW	EACH WAY	PI	PLASTICITY INDEX		
AFF	ABOVE FINISH FLOOR	EWB	ENGINEERED WOOD BEAM	PL	PLATE		
AHR	ANCHOR AMERICAN INSTITUTE OF STEEL CONSTRUCTION	EXP	EXPANSION	PLBG	PLUMBING		
AISC		EXT	EXTERIOR	PLYWD	PLYWOOD		
AJ	ALIGN JOIST	F/	FACE OF	PNL	PANEL		
ALT	ALTERNATE	FA	FROM ABOVE	PREFAB	PREFABRICATED		
ALUM	ALUMINIUM	FAS BD	FASCIA BOARD	PSF	POUNDS PER SQUARE FOOT		
APA	AMERICAN PLYWOOD ASSOCIATION	FDN	FOUNDATION	PSI	POUNDS PER SQUARE INCH		
APPD	APPROVED	FD	FULL DEPTH	PSL	PARALLEL STRAND LUMBER		
APPX	APPROXIMATE	FF	FINISHED FLOOR	PT	PRESSURE TREATED		
ARCH	ARCHITECTURAL	FFA	FROM FLOOR ABOVE	P-T	POST TENSIONED		
ASD	ALLOWABLE STRESS DESIGN	FFB	FROM FLOOR BELOW	PUR	PURLINS		
ASPH	ASPHALT	FG	FINISHED GRADE	RC	REINFORCED CONCRETE		
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FH	FULL HEIGHT	REF	REFERENCE		
		FIN	FINISH	REINF	REINFORCEMENT		
ATC	ACUSTICAL TILE CEILING	FJ	FLOOR JOIST	REPL	REPLACE		
ATCH	ATTACHMENT	FL	FLUSH	REQ	REQUIRED		
ATS	ANCHOR TIEDOWN SYSTEM	FLG	FLANGE	REQ'D	REQUIRED		
AWA	ALIGN WITH ABOVE	FLR	FLOOR	RET	RETAINING		
AWN	AWNING	FNGR	FINGER	REV	REVISION		
AWS	AMERICAN WELDING SOCIETY	FOC	FACE OF CONCRETE	RF	ROOF		
B/B	BACK TO BACK	FOF	FACE OF FINISH	RFG	ROOFING		
BAL	BALANCE	FOM	FACE OF MASONRY	RFI	REQUEST FOR INFORMATION		
BALC	BALCONY	FOS	FACE OF STUD	RM	ROOM		
BD	BOARD	FOUN	FOUNDATION	RO	ROUGH OPENING		
BDRY	BOUNDARY	FRMG	FRAMING	SAD	SEE ARCHITECTUAL DRAWINGS		
BEV	BEVEL	FRT	FIRE RETARTDANT TREATED	SCHD	SCHEDULE		
BEW	BOTTOM EACH WAY	FSTNR	FASTNER	SECT	SECTION		
BKG	BACKING	FT	FEET	SHTG	SHEATHING		
BLDG	BUILDING	FTG	FOOTING	SIM	SIMILAR		
BLK	BLOCK	FURR	FURRING	SMF	SPECIAL MOMENT FRAME		
BLKG	BLOCKING	FWRK	FLAT

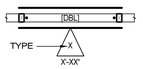
FOUNDATION LEGEND & SYMBOLS



INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL



INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1



INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE AT [S] S.W. & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

HOLDOWN / STRAP SCHEDULE

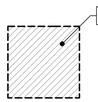
FLOOR TO FOUNDATION CONNECTION AT BOTTOM OF SHEARWALL PER DTL SHEET SD1		
PLAN ID	HOLDOWN	HOLDOWN POST
U2	HDU2	2x6 MIN / FLR RIM
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATE HD PER SHED. X

SPREAD FOOTING SCHEDULE

FOOTING ID	CONCRETE FOOTING SIZE		STEEL REINFORCING TOP & BTM
	WIDTH X LENGTH	PAD DEPTH	
F24	24" x 24"	18"	(3) #5
F36	36" x 36"	18"	(4) #5
F42	42" x 42"	18"	(5) #5
F48	48" x 48"	18"	(6) #5
F54	54"x 54"	18"	(6) #5
F60	60" x 60"	18"	(7) #5
F42-54	42" x 54"	18"	SEE DTL 6/SD1
F42-36	42" x 36"	18"	SEE DTL 6/SD1

NOTES:
1. REFER TO DETAILS CALLED OUT ON FOUNDATION PLAN FOR CONCRETE PEDESTAL CONDITION.
2. REFER TO FOUNDATION PLAN FOR SPECIFIC REBAR LAYOUT REQUIREMENTS NOT SHOWN IN TYPICAL DETAIL.



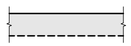
FOUNDATION NOTES

1. INSTALL HOLDOWN ANCHOR BOLTS PER DETAIL 10/SD1. REFER TO DETAIL 12/SD1 FOR TYP STEEL BASE PLATE CONNECTION TO FOOTING. PROVIDE AND INSTALL ALL U.S.P. OR SIMPSON LUMBER CONNECTORS (OR EQUAL) FOUNDATION HARDWARE PER MANUFACTURERS RECOMMENDATIONS. DEEPEN FOOTING WHERE NECESSARY TO PROVIDE ANCHOR EMBEDMENT AT HOLDOWN LOCATIONS.
2. REFER TO DETAIL 4/SD0 FOR FOR ANCHOR BOLT SPACING AND ANCHOR BOLT INSTALLATION.
3. REFER TO DETAIL PACKAGE FOR TYPICAL CONDITIONS NOT SPECIFICALLY CALLED OUT OR NOTED ON PLANS.
4. ALL DIMENSIONS SHALL BE PER THE CURRENT APPROVED STAMPED SET OF ARCHITECTURAL PLANS. OUR OFFICE SHOULD BE NOTIFIED IMMEDIATELY IF DISCREPANCIES EXIST BETWEEN THE ARCHITECTURAL & STRUCTURAL PLANS.
5. CONSTRUCT CONTINUOUS FOOTINGS AT CORNERS AND INTERSECTIONS PER DETAIL 2/SD0 FOUNDATION SIZES, DEPTHS, AND REINFORCEMENT SHOULD BE COORDINATED WITH THE OWNER/DEVELOPER'S SOILS ENGINEERS REPORT. SOILS ENGINEER REPORT MAY REQUIRE ADDITIONAL ITEMS NOT NOTED ON THE STRUCTURAL PLANS.
5. CLIENT/OWNER SHALL ADDRESS CORROSIVE SOIL CONDITIONS. FOR HIGH SULFATE SOIL CONDITIONS, MITIGATE PER ACI TABLE 4.3.1. THE CLIENT/OWNER SHALL HAVE A CORROSION ENGINEER PROVIDE MITIGATION RECOMMENDATIONS FOR ALL OTHER CORROSIVE SOIL CONDITIONS. CLIENT IS RESPONSIBLE TO REVIEW STRUCTURAL PLANS AND DETAILS FOR COMPLIANCE TO CORROSION ENGINEER'S RECOMMENDATIONS PRIOR TO CONSTRUCTION.

GEOTECHNICAL INFORMATION

1. REFER TO STRUCTURAL COVER SHEET (SCS) FOR ASSUMED SOIL VALUES OR VALUES BASED ON THE PROVIDED GEOTECHNICAL (SOILS) REPORT:
2. PRIOR TO REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL CERTIFY IN WRITING THAT:
   a. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE SOILS REPORT,
   b. THE FOOTINGS EXTEND TO THE PROPER DEPTH OR BEARING STRATA,
   c. UTILITY TRENCHES ARE PROPERLY BACKFILLED AND COMPACTED,
   d. AND THAT THE CONDITIONS FOUND MATCH THOSE ASSUMED IN THE SOILS REPORT.
3. THE OWNER/DEVELOPER AND SUBCONTRACTORS ARE TO REVIEW THE SOILS REPORT PRIOR TO COMMENCING CONSTRUCTION AND VERIFY THE PLANS COMPLY WITH THE CURRENT SOILS REPORT RECOMMENDATIONS. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IF THE SOILS REPORT DATE SHOWN ON SHEET (SCS) DOES NOT MATCH THE CURRENT REPORT DATE. THE OWNER/DEVELOPER IS RESPONSIBLE FOR UPDATING THE STRUCTURAL ENGINEER WITH CURRENT GEOTECHNICAL ENGINEERING REQUIREMENTS.

FOUNDATION LEGEND & SYMBOLS



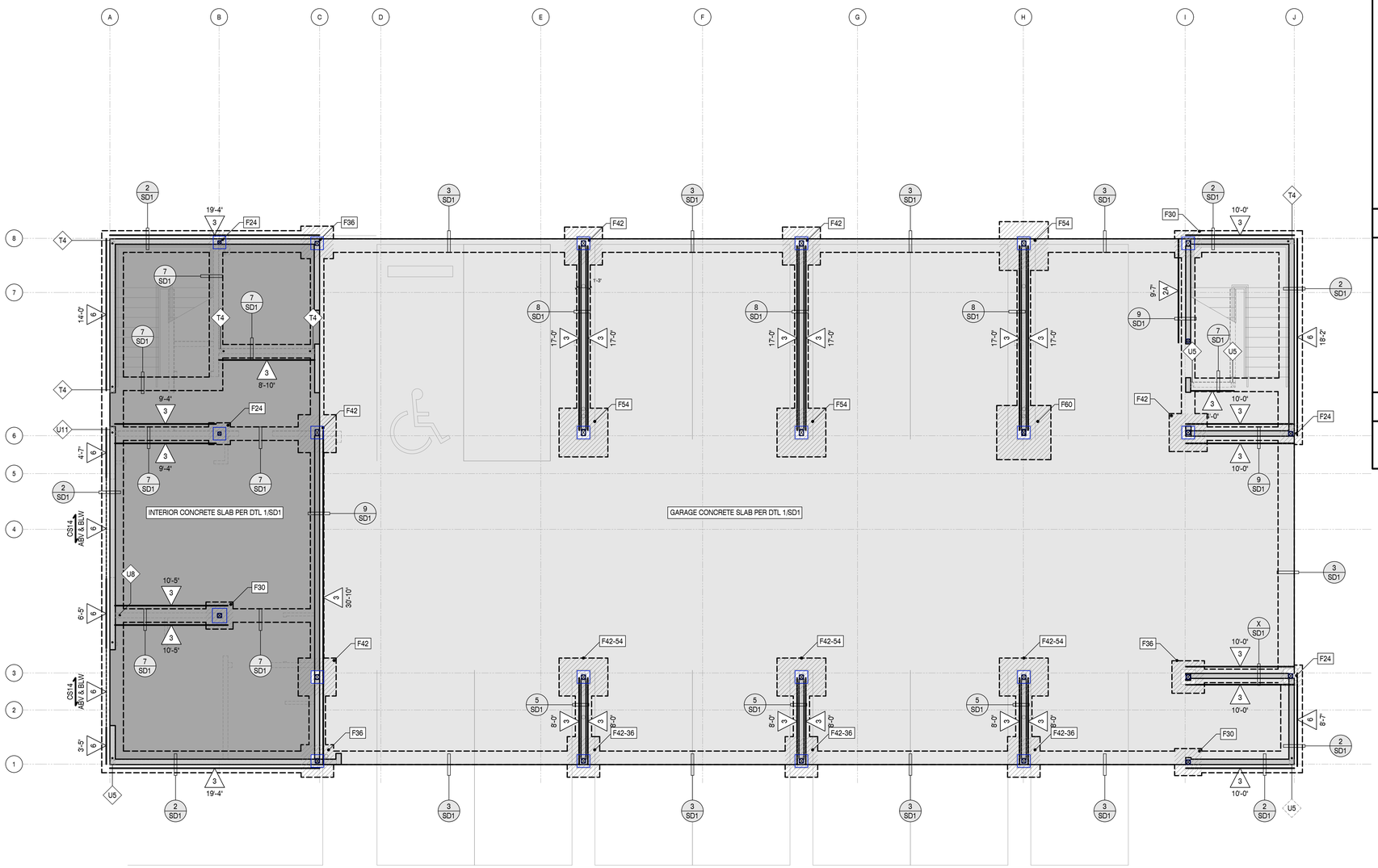
INDICATES: CONCRETE SLAB & FOOTING. FOOTING SIZE AND REINFORCING PER DETAIL SHEETS SD1



INDICATES: CONCRETE STEMWALL. FOOTING SIZE AND REINFORCING PER PER DETAIL SHEETS SD1

STRUCTURAL OBSERVATION REQUIREMENTS

STRUCTURAL OBSERVATION IS REQUIRED BY THE ENGINEER OF RECORD. OUR OFFICE SHOULD BE NOTIFIED TO PERFORM STRUCTURAL OBSERVATION AT THE FOLLOWING STAGES OF CONSTRUCTION:
1. PRIOR TO POUR OF CONCRETE TO OBSERVE REINFORCING & EMBEDS
2. PRIOR TO COVERING ANY COMPLETED STRUCTURAL MEMBER
3. PRIOR TO COVERING ANY MODULAR RELATED SITE BUILT CONNECTIONS



FOUNDATION PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE



DATE: 07/12/2024

SHEET TITLE:

FOUNDATION PLAN

SHEET NUMBER:

S0

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — (SX-(##)) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS			
PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B	
PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
6	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3		
PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

CS STRAP OCCURS AT THAT LEVEL — X X — CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE		
RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 1/2", 5 1/4" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE			
TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE		
TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE		
PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 3/4" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/4" x 11 7/8"	PSL
614P	5 1/4" x 14"	PSL
616P	5 1/4" x 16"	PSL

HEADER SCHEDULE		
PLAN ID	SIZE	SPEC.
46H	4x6	DF-#2 OR BTR
48H	4x8	DF-#2 OR BTR
66H	6x6	DF-#1 OR BTR
68H	6x8	DF-#1 OR BTR
610H	6x10	DF-#1 OR BTR
612H	6x12	DF-#1 OR BTR

BEAM MODIFIER SYMBOL LEGEND:
- XX'H' — HEADER
- 'DXX — DROP BM
- 'FXX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

HSS COLUMN SCHEDULE	
PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x3/8"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED

FRAMING LEGEND & SYMBOLS

AT XX" O.C. — REQUIRED ANCHOR/SPACING; X/SDX — DETAIL # / SHEET #

INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

2x4 : 2x6 :

INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.

XX (BXX)

INDICATES:
1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET.
2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1
3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN.
4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE

END POST w/ HOLDOWN/STRAP — TYPE X — X-XX' — LENGTH

DBL — TYPE X — X-XX'

INDICATES SHEAR TYPE ABV & BLW OPENING — X-XX' X XXXX X-XX'

INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1
5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION

INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY)

INDICATES:
1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C
2. WHERE NO STRAP OCCURS, REFER TO DETAIL 5B/SD2.1
3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION
4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL

INDICATES: SHEAR WALL OCCURS ABOVE

TENSION STRAP L=X'-XX"

INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL

INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN

INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

XX

INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT

XXX

INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.

S

INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.

INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN

1ST LEVEL SITE FRAMING PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer — GREGORY DECON — PE19855 — Date: 12.31.24 — WYOMING

DATE: 07/12/2024

SHEET TITLE:
1ST LEVEL SITE FRAMING PLAN

SHEET NUMBER:
S1

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — (SX-(##)) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS

PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B

PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
6	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3

PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

CS STRAP OCCURS AT THAT LEVEL — X X — CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE

RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 1/2", 5 1/4" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE

TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE

TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE

PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 3/4" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/4" x 11 7/8"	PSL
614P	5 1/4" x 14"	PSL
616P	5 1/4" x 16"	PSL

HEADER SCHEDULE

PLAN ID	SIZE	SPEC.
46H	4x6	DF-#2 OR BTR
48H	4x8	DF-#2 OR BTR
66H	6x6	DF-#1 OR BTR
68H	6x8	DF-#1 OR BTR
610H	6x10	DF-#1 OR BTR
612H	6x12	DF-#1 OR BTR

BEAM MODIFIER SYMBOL LEGEND:
- XX'H' — HEADER
- 'D'XX — DROP BM
- 'F'XX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

HSS COLUMN SCHEDULE

PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x1/2"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED

FRAMING LEGEND & SYMBOLS

AT XX" O.C. — REQUIRED ANCHOR/SPACING; X/SDX — DETAIL # / SHEET #

INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

2x4 : 2x6 :

INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.

XX (BXX)

INDICATES:
1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET.
2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1
3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN.
4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE

END POST w/ HOLDOWN/STRAP — TYPE X, X-XX' — LENGTH

INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1
5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION

DBL — TYPE X, X-XX'

INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

INDICATES SHEAR TYPE ABV & BLW OPENING — X-XX', XXXX, X-XX'

INDICATES:
1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C
2. WHERE NO STRAP OCCURS, REFER TO DETAIL 5B/SD2.1
3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION
4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL

INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY) — X-XX', X, X-XX'

INDICATES: SHEAR WALL OCCURS ABOVE

TENSION STRAP L=X'-XX"

INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL

INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN

INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

XX

INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT

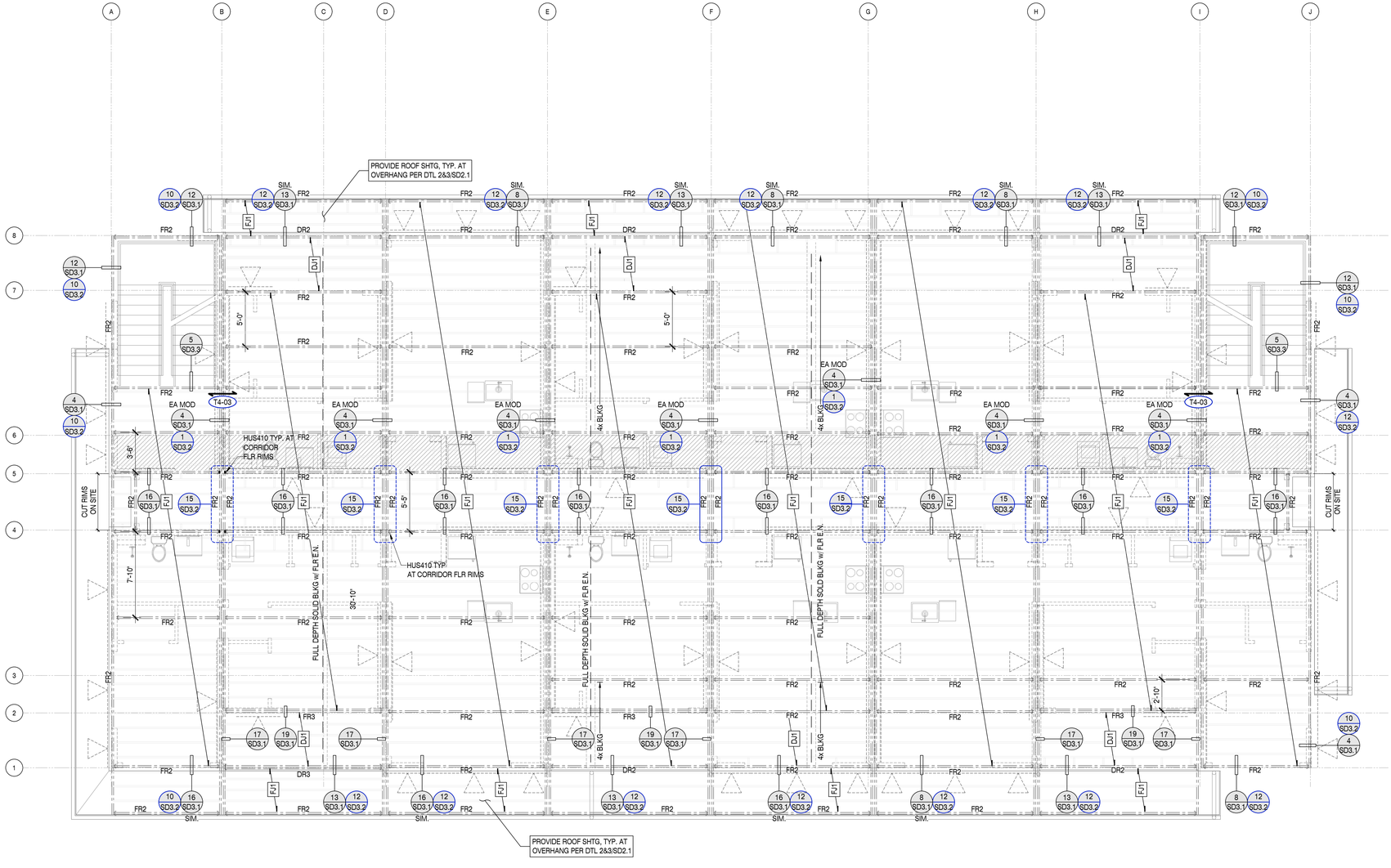
XXX

INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.

S

INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.

INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN



2ND LEVEL MODULAR FLOOR FRAMING PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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PROJECT INFORMATION:

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GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer — GREGORY DELEON — PE19855 — LICENSED — Date: 12.31.24 — WYOMING

DATE: 07/12/2024

SHEET TITLE:
2ND LEVEL MODULAR FLOOR FRAMING PLAN

SHEET NUMBER:
S2

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — (SX-(##)) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS			
PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B	
PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
5	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3		
PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

X X — CS STRAP OCCURS AT THAT LEVEL — CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE		
RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 1/2", 5 1/2" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE			
TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE		
TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE		
PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 1/2" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/2" x 11 7/8"	PSL
614P	5 1/2" x 14"	PSL
616P	5 1/2" x 16"	PSL

HEADER SCHEDULE			
PLAN ID	SIZE	SPEC.	
46H	4x6	DF-#2 OR BTR	
48H	4x8	DF-#2 OR BTR	
66H	6x6	DF-#1 OR BTR	
68H	6x8	DF-#1 OR BTR	
610H	6x10	DF-#1 OR BTR	
612H	6x12	DF-#1 OR BTR	

BEAM MODIFIER SYMBOL LEGEND:
- XX'H' — HEADER
- 'D'XX — DROP BM
- 'F'XX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

HSS COLUMN SCHEDULE	
PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x1/8"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED

FRAMING LEGEND & SYMBOLS

AT XX" O.C. — REQUIRED ANCHOR/SPACING
X/SDX — DETAIL # / SHEET #
INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

2x4 : 2x6 :
INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.

XX (BXX)
INDICATES:
1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET.
2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1
3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN.
4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE

END POST w/ HOLDOWN/STRAP — TYPE X — X-XX' LENGTH
INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1
5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION

DBL — TYPE X X-XX'
INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

INDICATES SHEAR TYPE ABV & BLW OPENING — X-XX' X X-XX' XXXX
INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY)
INDICATES:
1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C
2. WHERE NO STRAP OCCURS, REFER TO DETAIL 5B/SD2.1
3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION
4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL

INDICATES: SHEAR WALL OCCURS ABOVE

TENSION STRAP L=X'-XX"
INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL

INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN

INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

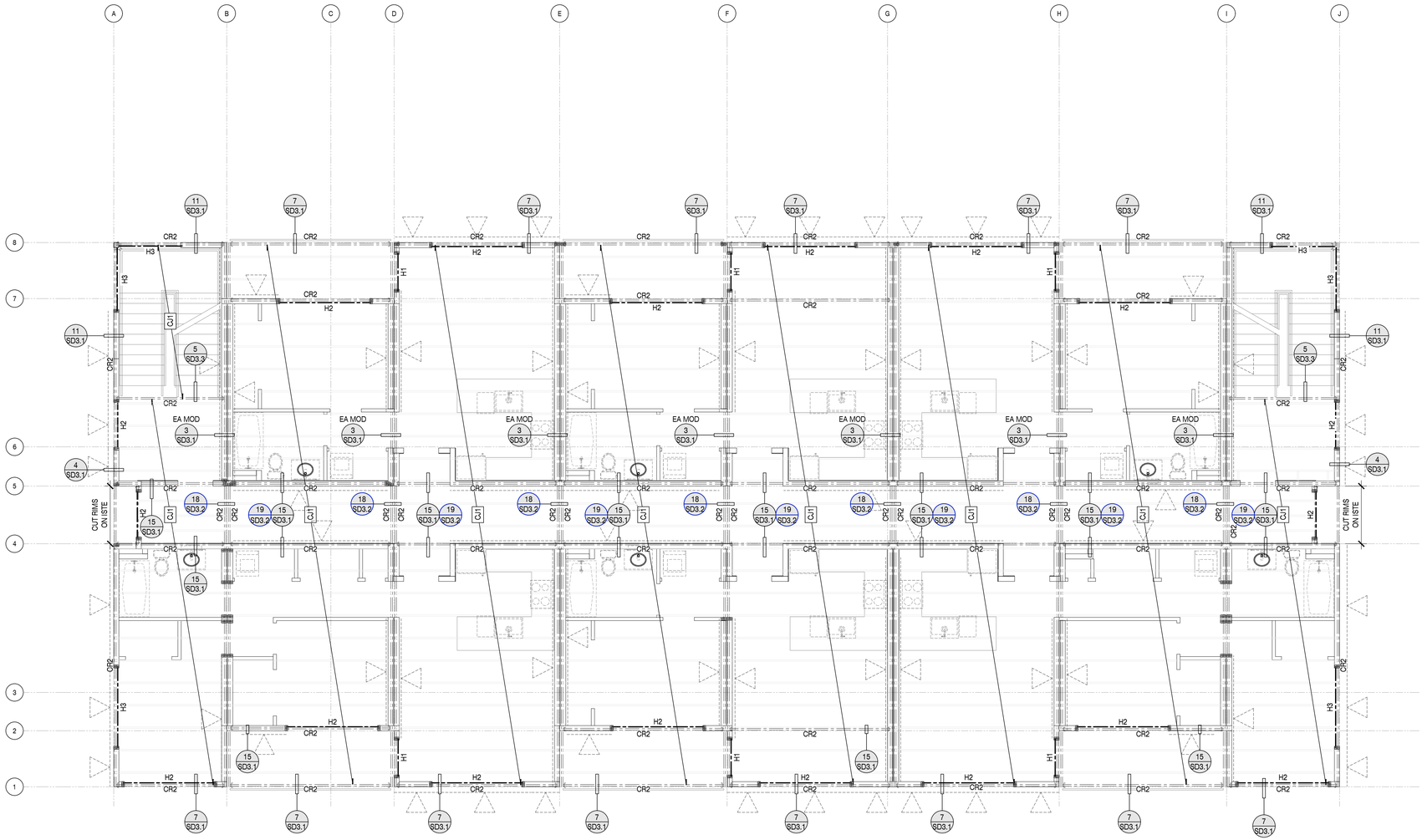
INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

XX — XXX
INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT

INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.

(S)
INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.

INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN



2ND LEVEL MODULAR CEILING FRAMING PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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PROJECT DESIGN ENGINEER:
GREG DELEON
GREG@ISEENGINEERS.COM

PROJECT INFORMATION:

JACKSON DEVELOPMENT

910 SMITH LANE
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CONTACT INFORMATION:

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415.905.9030

GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer — GREGORY DELEON — PE19855 — Date: 12.31.24 — WYOMING

DATE: 07/12/2024

SHEET TITLE:
2ND LEVEL MODULAR CEILING FRAMING PLAN

SHEET NUMBER:
S3

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — (SX-(##)) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS

PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B

PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
6	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3

PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

CS STRAP OCCURS AT THAT LEVEL — X X — CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE

RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 1/2", 5 1/2" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE

TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE

TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE

PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 3/4" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/2" x 11 7/8"	PSL
614P	5 1/2" x 14"	PSL
616P	5 1/2" x 16"	PSL

HEADER SCHEDULE

PLAN ID	SIZE	SPEC.
46H	4x6	DF-#2 OR BTR
48H	4x8	DF-#2 OR BTR
66H	6x6	DF-#1 OR BTR
68H	6x8	DF-#1 OR BTR
610H	6x10	DF-#1 OR BTR
612H	6x12	DF-#1 OR BTR

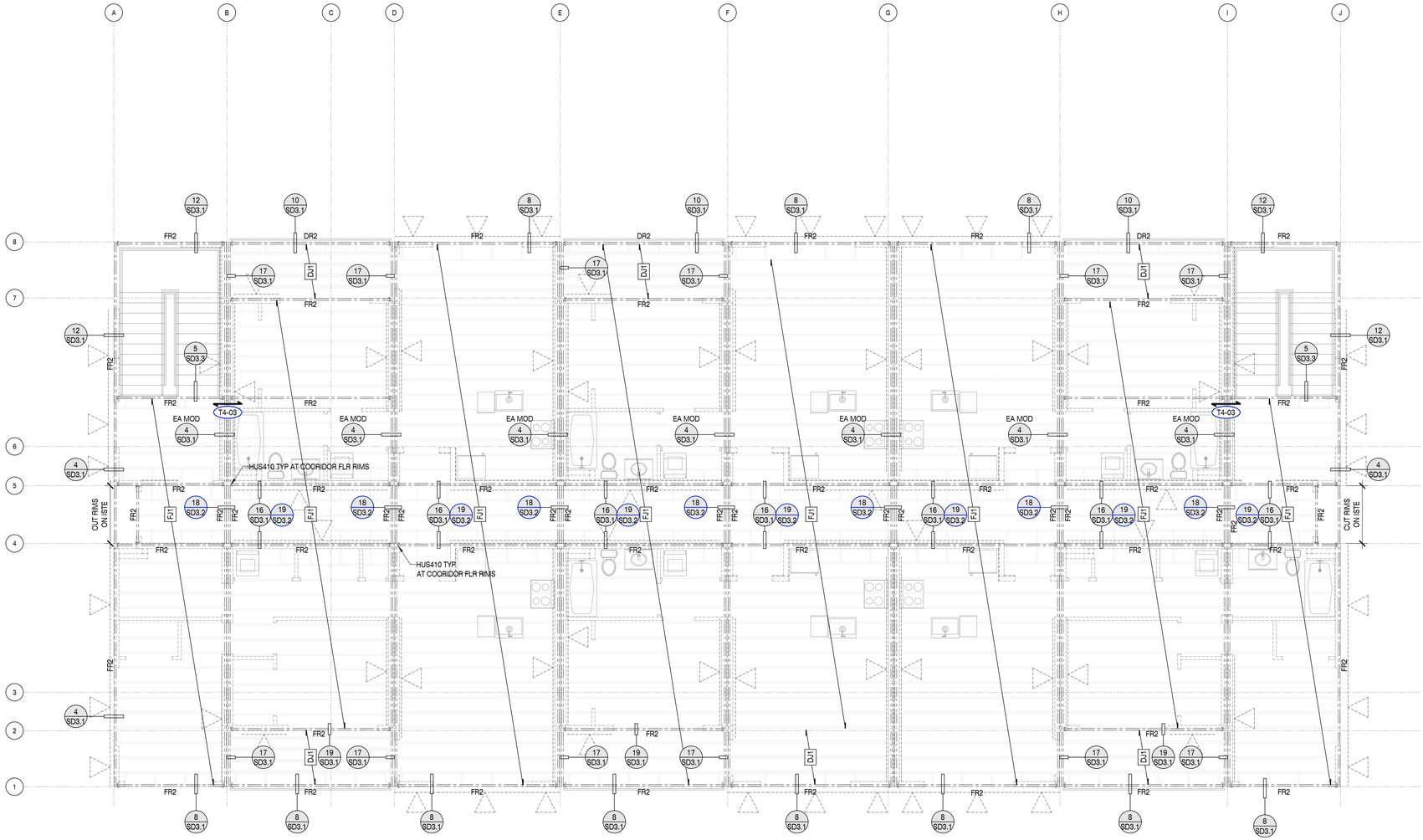
BEAM MODIFIER SYMBOL LEGEND:
- XX'H' — HEADER
- 'D'XX — DROP BM
- 'F'XX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

HSS COLUMN SCHEDULE

PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x1/8"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED



FRAMING LEGEND & SYMBOLS

AT XX" O.C. REQUIRED ANCHOR/SPACING; X SDX — DETAIL # / SHEET #	INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL
2x4 : / 2x6 :	INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.
XX (BXX)	INDICATES: 1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET. 2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1 3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN. 4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE
END POST w/ HOLDOWN/STRAP; TYPE X X'-XX" LENGTH	INDICATES: 1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL 2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS 3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN 4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1 5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION
DBL; TYPE X X'-XX"	INDICATES: 1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES 2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS
INDICATES SHEAR TYPE ABV & BLW OPENING; X X'-XX" / X X'-XX" / X XXXX; INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY)	INDICATES: 1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C 2. WHERE NO STRAP OCCURS, REFER TO DETAIL 5B/SD2.1 3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION 4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL
	INDICATES: SHEAR WALL OCCURS ABOVE
TENSION STRAP L=X'-XX"	INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL
	INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN
	INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.
	INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.
XX	INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT
XXX	INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.
S	INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.
	INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN

3RD LEVEL MODULAR FLOOR FRAMING PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer GREGORY DELEON PE19855 LICENSED Date: 12.31.2024 WYOMING

DATE: 07/12/2024

SHEET TITLE:

3RD LEVEL MODULAR FLOOR FRAMING PLAN

SHEET NUMBER:

S4

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — (SX-(##)) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS			
PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B	
PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
5	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3		
PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

X — X — CS STRAP OCCURS AT THAT LEVEL / CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE		
RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 1/2", 5 1/2" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE			
TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE		
TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE		
PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 3/4" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/4" x 11 7/8"	PSL
614P	5 1/4" x 14"	PSL
616P	5 1/4" x 16"	PSL

HEADER SCHEDULE		
PLAN ID	SIZE	SPEC.
46H	4x6	DF-#2 OR BTR
48H	4x8	DF-#2 OR BTR
66H	6x6	DF-#1 OR BTR
68H	6x8	DF-#1 OR BTR
610H	6x10	DF-#1 OR BTR
612H	6x12	DF-#1 OR BTR

BEAM MODIFIER SYMBOL LEGEND: BM/HDR SIZE PER TABLES
- XX'H' — HEADER
- 'D'XX — DROP BM
- 'F'XX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

HSS COLUMN SCHEDULE	
PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x1/8"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED

FRAMING LEGEND & SYMBOLS

AT XX" O.C. — REQUIRED ANCHOR/SPACING; X/SDX — DETAIL # / SHEET #

INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

2x4 : 2x6 :

INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.

XX (BXX)

INDICATES:
1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET.
2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1
3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN.
4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE

END POST w/ HOLDOWN/STRAP — TYPE X X'-XX' — LENGTH

INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1
5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION

DBL — TYPE X X'-XX'

INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

INDICATES SHEAR TYPE ABV & BLW OPENING — X X'-XX' / X XXXX / X X'-XX' — INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY)

INDICATES:
1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C
2. WHERE NO STRAP OCCURS, REFER TO DETAIL 5B/SD2.1
3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION
4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL

INDICATES: SHEAR WALL OCCURS ABOVE

TENSION STRAP L=X-XX' — INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL

INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN

INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

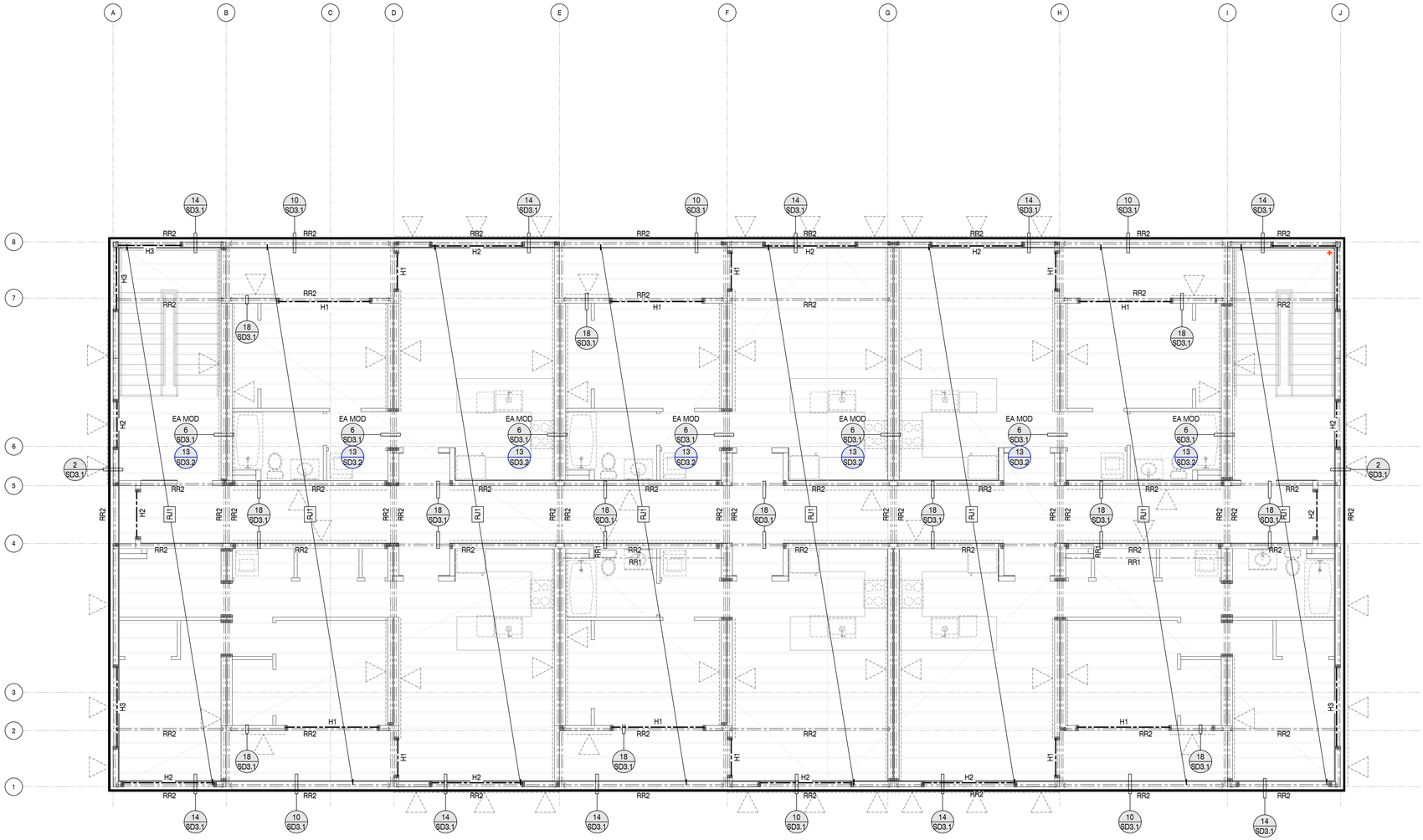
INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

XX — INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT

XXX — INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.

(S) — INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.

INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN



3RD LEVEL MODULAR CEILING FRAMING PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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PROJECT DESIGN ENGINEER:
GREG DELEON
GREG@ISEENGINEERS.COM

PROJECT INFORMATION:

JACKSON DEVELOPMENT

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GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer — GREGORY DELEON — PE19855 — LICENSED — Date: 12.31.24 — WYOMING

DATE: 07/12/2024

SHEET TITLE:

3RD LEVEL MODULAR ROOF FRAMING PLAN

SHEET NUMBER:

S5

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — SX-(##) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS

PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B

PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
6	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3

PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

CS STRAP OCCURS AT THAT LEVEL — X X — CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE

RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 1/2", 5 1/2" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE

TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE

TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE

PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 3/4" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
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612P	5 1/4" x 11 7/8"	PSL
614P	5 1/4" x 14"	PSL
616P	5 1/4" x 16"	PSL

HEADER SCHEDULE

PLAN ID	SIZE	SPEC.
46H	4x6	DF-#2 OR BTR
48H	4x8	DF-#2 OR BTR
66H	6x6	DF-#1 OR BTR
68H	6x8	DF-#1 OR BTR
610H	6x10	DF-#1 OR BTR
612H	6x12	DF-#1 OR BTR

BEAM MODIFIER SYMBOL LEGEND:
- 'XX'H' — HEADER
- 'D'XX — DROP BM
- 'F'XX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

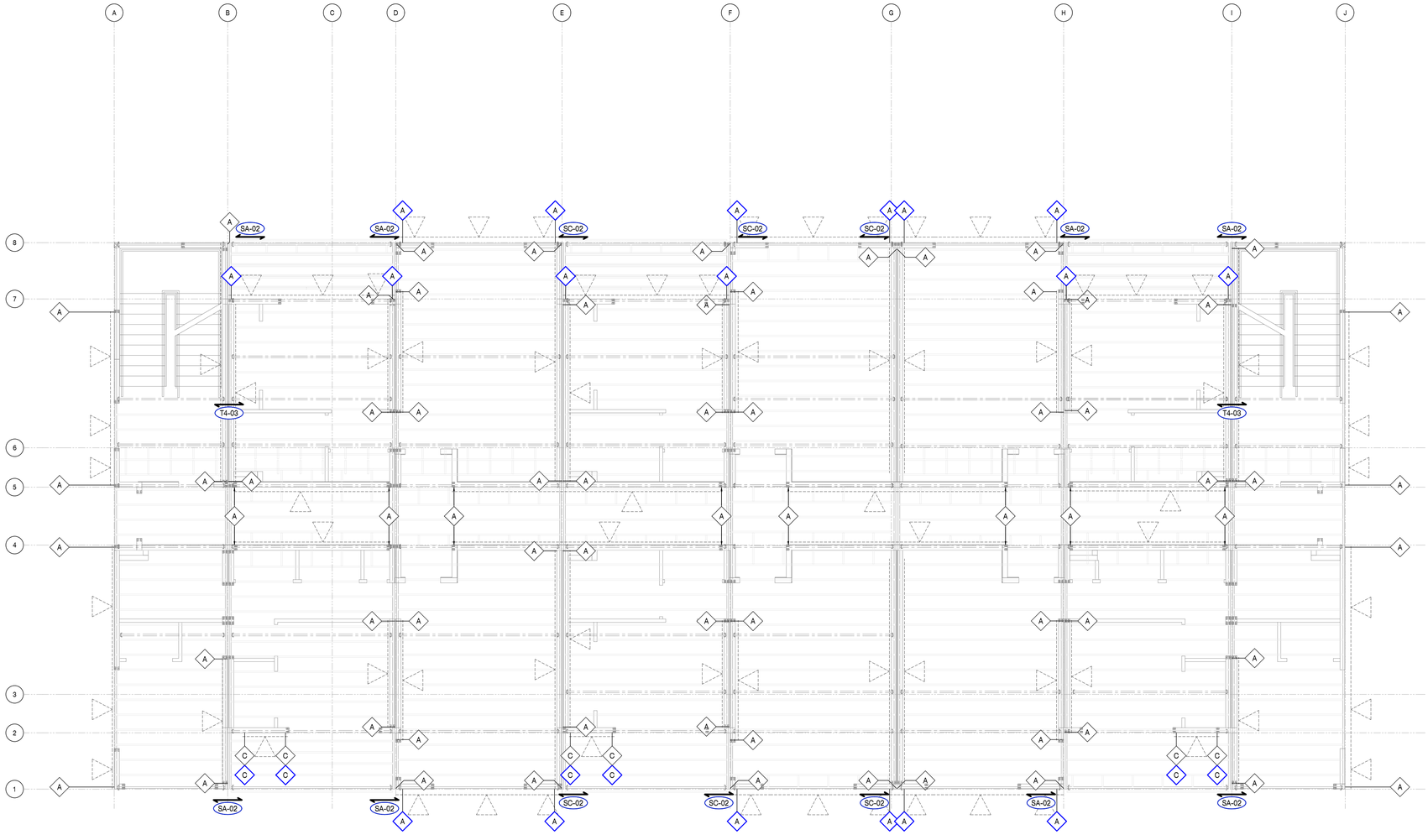
BM/HDR SIZE PER TABLES

HSS COLUMN SCHEDULE

PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x1/8"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED



FRAMING LEGEND & SYMBOLS

AT XX" O.C. REQUIRED ANCHOR/SPACING — X/SDX — DETAIL # — SHEET #

INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

2x4 :
2x6 :

INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.

XX (BXX)

INDICATES:
1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET.
2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1
3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN.
4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE

END POST w/ HOLDOWN/STRAP — TYPE X — X-XX' LENGTH

INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1
5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION

DBL — TYPE X — X-XX'

INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

INDICATES SHEAR TYPE ABV & BLW OPENING — X X-XX' — X XXXX — X X-XX' — INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY)

INDICATES:
1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C
2. WHERE NO STRAP OCCURS, REFER TO DETAIL 5B/SD2.1
3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION
4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL

INDICATES: SHEAR WALL OCCURS ABOVE

TENSION STRAP L=X'-XX" — INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL

INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN

INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

XX — INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT

XXX — INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.

S — INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.

INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN

2ND LEVEL STRAPS AT FLOOR ASSEMBLY

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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PROJECT DESIGN ENGINEER:
GREG DELEON
GREG@ISEENGINEERS.COM

PROJECT INFORMATION:

JACKSON DEVELOPMENT

910 SMITH LANE
JACKSON, WY 83001

CONTACT INFORMATION:

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415.905.9030

GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer — GREGORY DELEON — PE19855 — LICENSED — Date: 12.31.24 — WYOMING

DATE: 07/12/2024

SHEET TITLE:

2ND LEVEL STRAPS AT FLOOR ASSEMBLY

SHEET NUMBER:

S6.1

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — (SX-(##)) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS			
PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B	
PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
5	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3		
PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

CS STRAP OCCURS AT THAT LEVEL — X X — CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE		
RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 1/2", 5 1/2" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE			
TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE		
TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE		
PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 3/4" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/4" x 11 7/8"	PSL
614P	5 1/4" x 14"	PSL
616P	5 1/4" x 16"	PSL

HEADER SCHEDULE		
PLAN ID	SIZE	SPEC.
46H	4x6	DF-#2 OR BTR
48H	4x8	DF-#2 OR BTR
66H	6x6	DF-#1 OR BTR
68H	6x8	DF-#1 OR BTR
610H	6x10	DF-#1 OR BTR
612H	6x12	DF-#1 OR BTR

BEAM MODIFIER SYMBOL LEGEND:
- XX'H' — HEADER
- 'D'XX — DROP BM
- 'F'XX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

HSS COLUMN SCHEDULE	
PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x1/2"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED

FRAMING LEGEND & SYMBOLS

AT XX" O.C. — REQUIRED ANCHOR/SPACING
X/SDX — DETAIL # / SHEET #
INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

2x4 :
2x6 :
INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.

XX (BXX)
INDICATES:
1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET.
2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1
3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN.
4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE

END POST w/ HOLDOWN/STRAP — TYPE X — X'-XX" — LENGTH
TYPE X X'-XX" (DBL)
INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1
5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION

INDICATES SHEAR TYPE ABV & BLW OPENING — X X'-XX" — X X'-XX" — XXXX — X X'-XX"
INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY)
INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

INDICATES:
1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C
2. WHERE NO STRAP OCCURS, REFER TO DETAIL 5B/SD2.1
3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION
4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL

INDICATES: SHEAR WALL OCCURS ABOVE

TENSION STRAP L=X'-XX"
INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL

INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN

INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

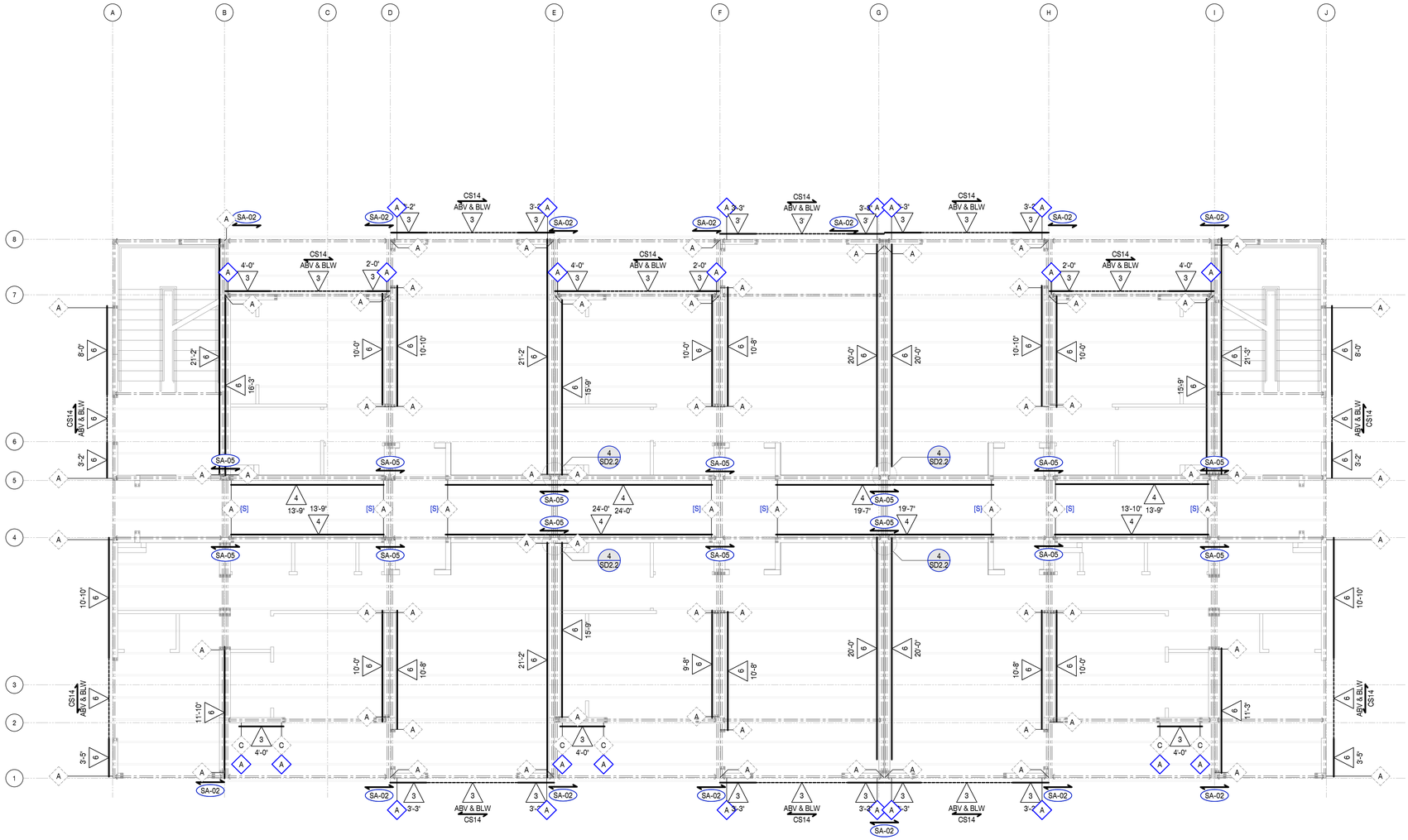
INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

XX
INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT

XXX
INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.

(S)
INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.

INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN



2ND LEVEL MODULAR SHEAR WALL AND STRAP PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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PROJECT DESIGN ENGINEER:
GREG DELEON
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PROJECT INFORMATION:

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GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer
GREGORY DELEON
PE19855
License
Date: 12.31.2024
WYOMING

DATE: 07/12/2024

SHEET TITLE:
2ND LEVEL MODULAR SHEAR WALL & STRAP PLAN

SHEET NUMBER:
S6.2

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — SX-(##) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS

PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B

PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
6	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3

PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

CS STRAP OCCURS AT THAT LEVEL — X X — CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE

RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 3/4", 5 1/4" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE

TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE

TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE

PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 3/4" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/4" x 11 7/8"	PSL
614P	5 1/4" x 14"	PSL
616P	5 1/4" x 16"	PSL

HEADER SCHEDULE

PLAN ID	SIZE	SPEC.
46H	4x6	DF-#2 OR BTR
48H	4x8	DF-#2 OR BTR
66H	6x6	DF-#1 OR BTR
68H	6x8	DF-#1 OR BTR
610H	6x10	DF-#1 OR BTR
612H	6x12	DF-#1 OR BTR

BEAM MODIFIER SYMBOL LEGEND:
- XX'H' — HEADER
- 'D'XX — DROP BM
- 'F'XX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

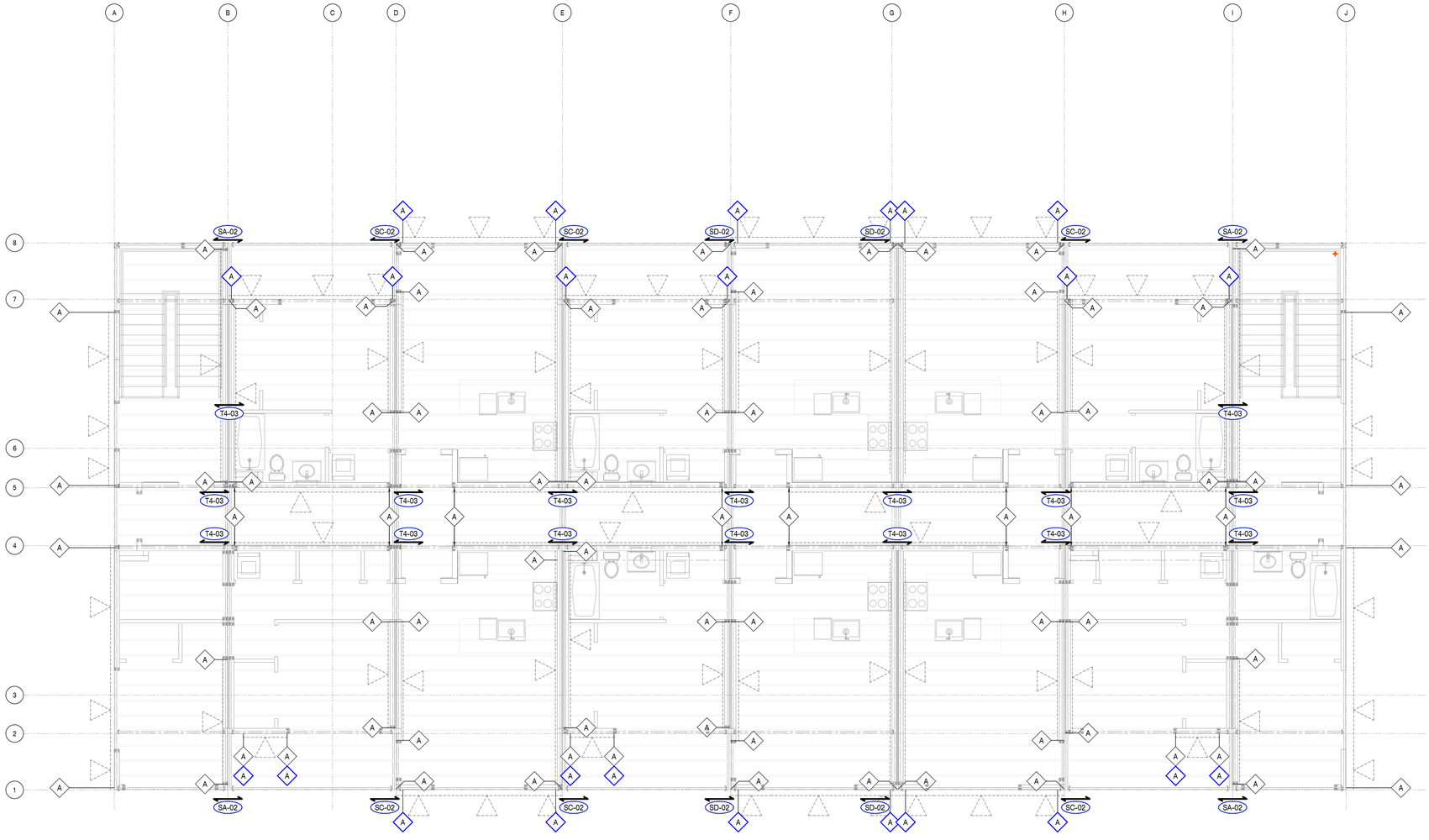
BM/HDR SIZE PER TABLES

HSS COLUMN SCHEDULE

PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x1/8"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED



FRAMING LEGEND & SYMBOLS

AT XX" O.C. — REQUIRED ANCHOR/SPACING; X SDX — DETAIL #, SHEET #

INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

2x4 :
2x6 :

INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.

XX (BXX)

INDICATES:
1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET.
2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1
3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN.
4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE

END POST w/ HOLDOWN/STRAP — TYPE X X'-XX' — LENGTH

INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1
5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION

DBL — TYPE X X'-XX'

INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

INDICATES SHEAR TYPE ABV & BLW OPENING — X X'-XX' | X XXX' | X X'-XX'

INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY)

INDICATES:
1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C
2. WHERE NO STRAP OCCURS, REFER TO DETAIL 5B/SD2.1
3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION
4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL

INDICATES: SHEAR WALL OCCURS ABOVE

TENSION STRAP L=X'-XX"

INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL

INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN

INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

XX

INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT

XXX

INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.

S

INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.

INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN

3RD LEVEL STRAPS AT FLOOR ASSEMBLY

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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PROJECT DESIGN ENGINEER:
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PROJECT INFORMATION:

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GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer — GREGORY DELEON — PE19855 — L&S — Date: 12.31.24 — WYOMING

DATE: 07/12/2024

SHEET TITLE:
3RD LEVEL STRAPS AT FLOOR ASSEMBLY

SHEET NUMBER:
S6.3

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — SX-(##) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS

PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B

PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
6	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3

PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

CS STRAP OCCURS AT THAT LEVEL — X X — CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE		
RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 1/2", 5 1/4" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE			
TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE		
TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE		
PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 3/4" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/4" x 11 7/8"	PSL
614P	5 1/4" x 14"	PSL
616P	5 1/4" x 16"	PSL

HEADER SCHEDULE		
PLAN ID	SIZE	SPEC.
46H	4x6	DF-#2 OR BTR
48H	4x8	DF-#2 OR BTR
66H	6x6	DF-#1 OR BTR
68H	6x8	DF-#1 OR BTR
610H	6x10	DF-#1 OR BTR
612H	6x12	DF-#1 OR BTR

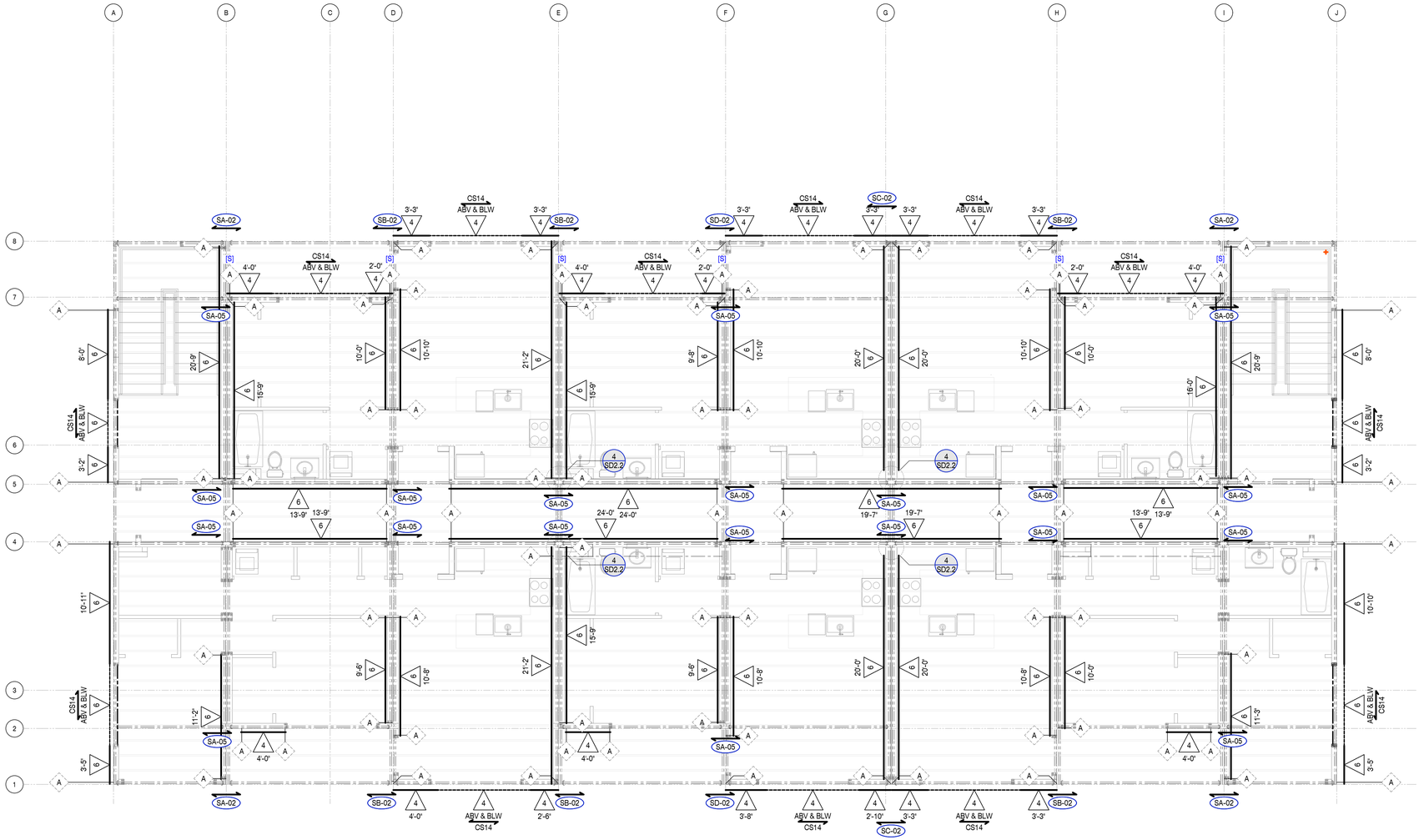
BEAM MODIFIER SYMBOL LEGEND:
- XX'H' — HEADER
- 'D'XX — DROP BM
- 'F'XX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

BM/HDR SIZE PER TABLES

HSS COLUMN SCHEDULE	
PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x1/8"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED



3RD LEVEL SHEAR WALL PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

FRAMING LEGEND & SYMBOLS

AT XX" O.C. — REQUIRED ANCHOR/SPACING
X/SDX — DETAIL # / SHEET #
INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

2x4 : 2x6 :
INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.

XX (BXX)
INDICATES:
1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET.
2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1
3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN.
4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE

END POST w/ HOLDOWN/STRAP — TYPE X X'-XX" — LENGTH
TYPE X X'-XX" (DBL)
INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1
5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION

INDICATES SHEAR TYPE ABV & BLW OPENING — X X'-XX" — XXXX — INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY)
INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

INDICATES:
1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C
2. WHERE NO STRAP OCCURS, REFER TO DETAIL SB/SD2.1
3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION
4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL

INDICATES: SHEAR WALL OCCURS ABOVE

TENSION STRAP L=X-XX" — INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL

INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN

INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

XX — INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT

XXX — INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.

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INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN

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MATTHEW@ISEENGINEERS.COM

PROJECT DESIGN ENGINEER:
GREG DELEON
GREG@ISEENGINEERS.COM

PROJECT INFORMATION:

JACKSON DEVELOPMENT

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JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer — GREGORY DELEON — PE19855 — LICENSED — Date: 12.31.2024 — WYOMING

DATE: 07/12/2024

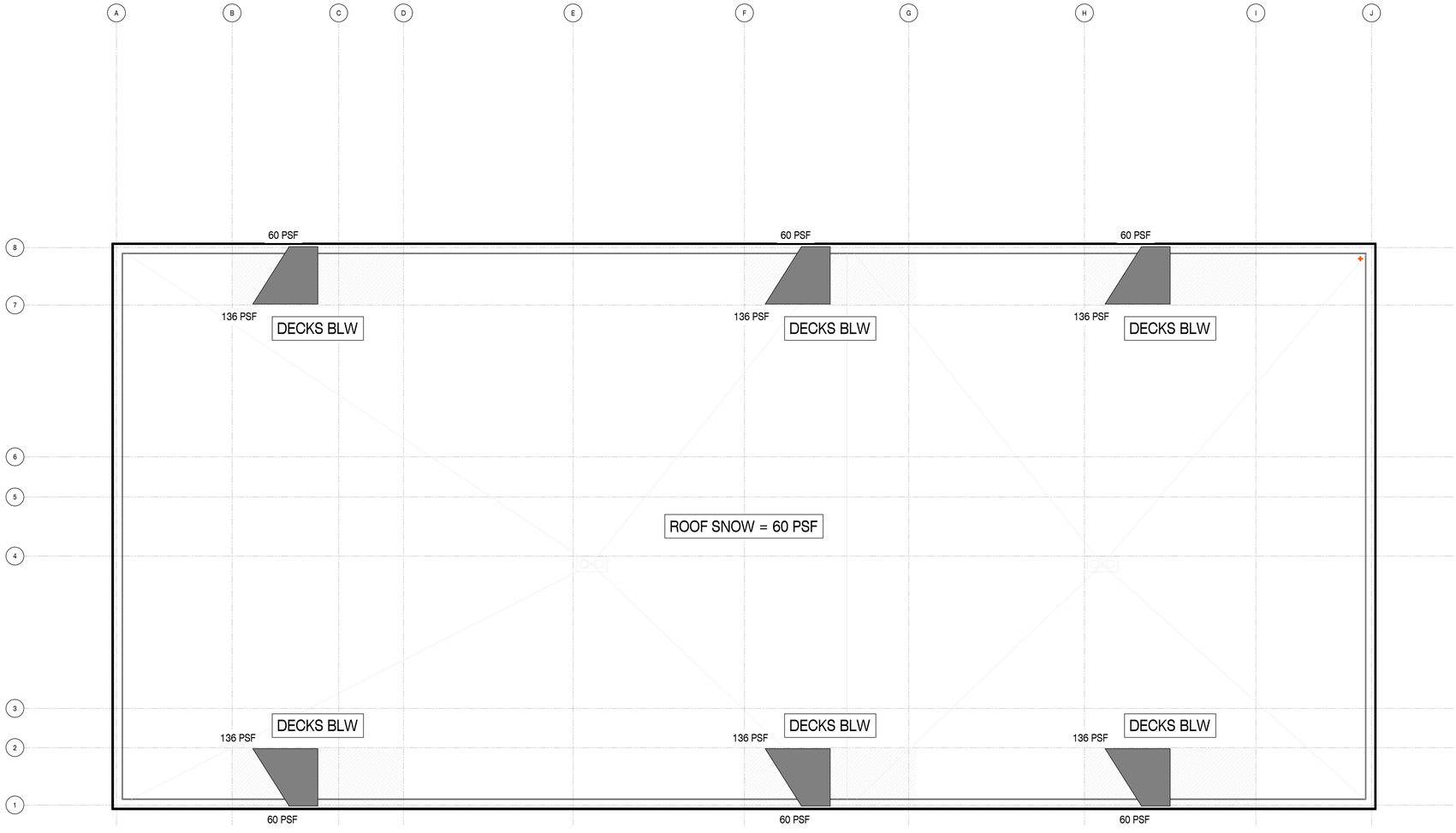
SHEET TITLE:

3RD LEVEL SHEAR WALL & SITE DRAG STRAP PLAN

SHEET NUMBER:

S6.4

100% SUBMITTAL SET



SNOW LOADING PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer
GREGORY DELEON
PE19855
Date: 12.31.24
WYOMING

DATE: 07/12/2024

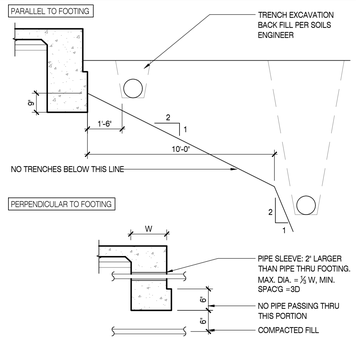
SHEET TITLE:

SNOW LEVEL LOADING PLAN

SHEET NUMBER:

S7

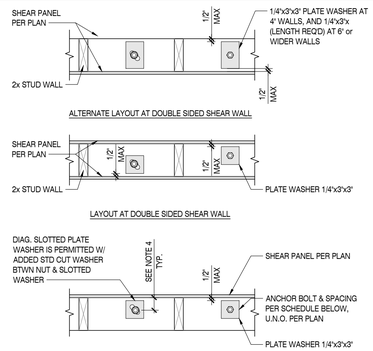
100% SUBMITTAL SET



STEM WALL & FOOTING DRAINAGE SPECIFICATIONS

3

SCALE: N.T.S.



SHEAR WALL TYPE	FOUNDATION ATTACHMENT HARDWARE ALTERNATES MAXIMUM SPACING (INCHES ON CENTER)			
	SINGLE-SIDED SHEAR WALL		DOUBLE-SIDED SHEAR WALL	
	5/8" Ø A.B.	5/8"Ø x 8" TITEN HD (ICC-ESR-2713)	5/8" Ø A.B.	5/8"Ø x 8" TITEN HD (ICC-ESR-2713)
NON-SHEAR	72"	72"	72"	72"
6	48"	40"	24"	20"
4	32"	27"	16"	12"
3	24"	21"	12"	10"
2	18"	16"	9"	8"
2A	16"	14"	8"	7"
2B	14"	12"	7"	6"

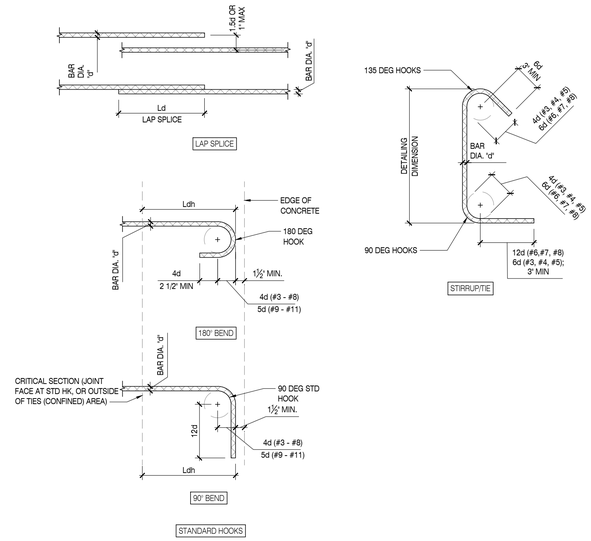
NOTES:
1. EMBEDMENT: ANCHOR BOLTS EMBEDMENT SHALL BE 7" EMBEDMENT INTO CONCRETE. EMBEDMENT SHALL BE FROM TOP OF SLAB AT MONOPOUR. EMBEDMENT SHALL BE AT BE FROM COLD-JOINT AT DUAL POUR CONDITIONS. AT CURB/WALL CONDITION, EMBEDMENT SHALL BE FROM TOP OF CURB/WALL.
2. BOLT NUT & WASHER: ANCHOR BOLTS SHALL BE EITHER: L-BOLTS OR HEADED BOLTS. PROVIDE PROPER NUT & STANDARD (ANSI) 1 ½" Ø x 0.100" THICK CUT WASHERS AT ALL BEARING, AND NON-SHEAR WALL ANCHOR BOLT LOCATIONS. PROVIDE STANDARD (ANSI) 1 ½" Ø x 0.100" THICK CUT WASHERS AND 3" x 3" x 0.229" THICK ANGLE SLOTTED PLATE WASHER AT ALL SHEAR WALL ANCHOR BOLT LOCATIONS.
3. MINIMUM ANCHORS: MINIMUM (2) ANCHOR BOLTS PER PIECE OF SILL PLATE. ANCHOR BOLTS SHALL BE LOCATED WITHIN 7" MIN OR 12" MAX FROM THE END OF ANY SILL PLATE BREAK.
4. EDGE & END DISTANCE: ANCHOR BOLTS SHALL MAINTAIN A MINIMUM 1-¾" EDGE OF CONCRETE DISTANCE & 1" EDGE OF SILL PLATE DISTANCE. SQUARE WASHER SHALL BE MAXIMUM ½" DISTANCE FROM EDGE OF SILL PLATE ON SHEAR SIDE.

TYPICAL SILL PLATE ANCHOR BOLT SPECIFICATIONS

4

SCALE: N.T.S.

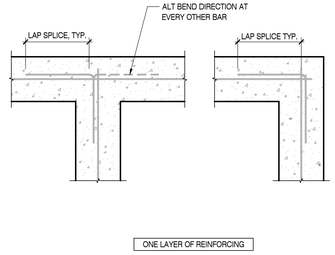
STANDARD DEVELOPMENT LENGTHS IN CONCRETE									
CASE 1: CONDITION A OR B									
	BAR POSITION	BAR SIZE							
		#3	#4	#5	#6	#7	#8	#9	#10	#11
2,500 psi	TOP	24"	32"	39"	47"	69"	78"	88"	100"	110"
	BOTTOM	18"	24"	30"	36"	53"	60"	68"	77"	85"
3,000 psi	TOP	22"	29"	36"	43"	63"	72"	81"	91"	101"
	BOTTOM	17"	22"	28"	33"	48"	55"	62"	70"	78"
4,000 psi	TOP	19"	25"	31"	37"	54"	62"	70"	79"	87"
	BOTTOM	15"	19"	24"	29"	42"	48"	54"	61"	67"
4,500 psi	TOP	18"	24"	30"	35"	41"	47"	53"	60"	66"
	BOTTOM	14"	18"	23"	27"	32"	36"	41"	46"	51"
CASE 2: ALL OTHER CONDITIONS									
	BAR POSITION	BAR SIZE							
		#3	#4	#5	#6	#7	#8	#9	#10	#11
2,500 psi	TOP	36"	47"	59"	71"	103"	117"	132"	149"	165"
	BOTTOM	27"	36"	45"	54"	79"	90"	102"	115"	127"
3,000 psi	TOP	33"	43"	54"	65"	94"	107"	121"	136"	151"
	BOTTOM	25"	33"	42"	50"	72"	83"	93"	105"	116"
4,000 psi	TOP	28"	37"	47"	56"	81"	93"	105"	118"	131"
	BOTTOM	22"	29"	36"	43"	63"	72"	81"	91"	101"
4,500 psi	TOP	25"	34"	42"	50"	73"	83"	94"	106"	117"
	BOTTOM	20"	26"	32"	39"	56"	64"	72"	81"	90"



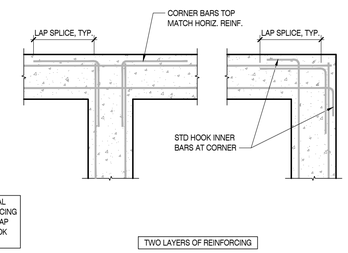
TYPICAL CONCRETE REINFORCING BAR DETAILS

1

SCALE: N.T.S.



NOTE: SEE TYPICAL CONCRETE REINFORCING BAR DETAIL FOR LAP SPLICE & STD HOOK LENGTHS



TYPICAL REINFORCING AT CONCRETE FOOTING & WALL INTERSECTIONS & CORNERS

2

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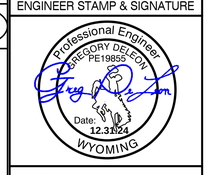

DATE: 07/12/2024

SHEET TITLE:

GENERAL FOUNDATION DETAILS

SHEET NUMBER:

SD0

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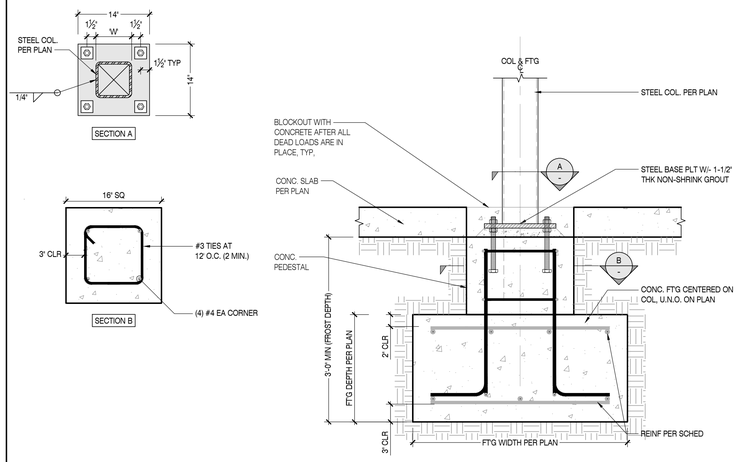
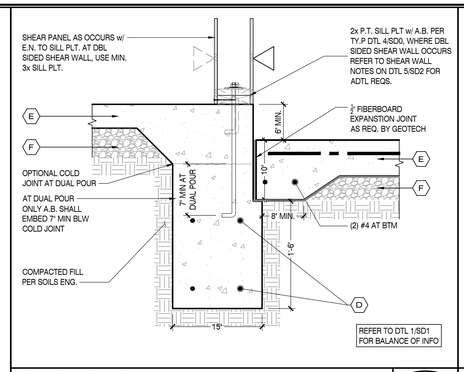


TYPICAL HSS COLUMN BASE PLATE CONNECTION TO CONCRETE PAD FOOTING — 12

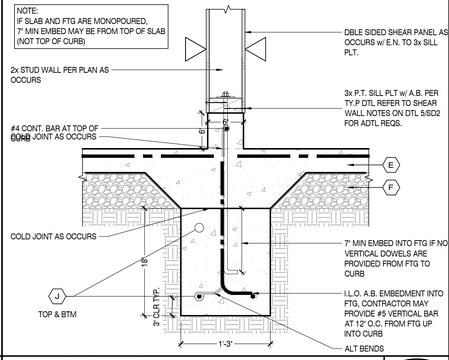
SCALE: N.T.S.



GARAGE FOOTING — 9

SCALE: N.T.S.

NOTE:
IF SLAB AND FTG ARE MONOPOURED, 7" MIN EMBED MAY BE FROM TOP OF SLAB (NOT TOP OF CURB)



INTERIOR GRADE BEAM — 5

SCALE: N.T.S.

SLAB ON GRADE SPECIFICATIONS - LOW EXPANSION POTENTIAL SOIL		
	LABEL	SPECIFICATION
SLAB ON GRADE	E	INTERIOR: 4" THK SLAB w/ #4 AT 18" O.C.E.W. GARAGE: 6" THK w/ #4 AT 12" O.C.E.W.
	F	VAPOR RETARDER INSTALLED OVER 4" THICK FREE DRAINING GRAVEL OR CRUSHED ROCK PER GEOTECH RECOMMENDATIONS

FOOTINGS	SPECS FOR RAISED FLOOR FDN	
	LABEL	SPECIFICATION
	G	18"
	H	36" MIN
	I	10"
	J	(3) #4 AT BTM

CONCRETE STEMWALL	SPECS FOR RAISED FLOOR FDN	
	LABEL	SPECIFICATION
	K	#4 AT 12" O.C.
	L	#4 AT 12" O.C.
	M	6" THICK

NOTE:
WATERPROOFING & DRAINAGE REQUIRED BY OTHERS

STEM WALL & FOOTING DRAINAGE SPECIFICATIONS — 1

SCALE: N.T.S.

HOLDOWN ANCHOR BOLT SCHEDULE				
HD	A.B.	# OF FASTENERS	FASTENER TYPE	Le (in.)
HTT4	SB5/8X24	18	#10 x 1½" SD	18
HDU5	SB5/8X24	14	½"Ø x 2½" SDS	18
HDU8	SB7/8X24	20	½"Ø x 2½" SDS	18

LIGHT HOLD-DOWN AT STEMWALL FOOTING — 10

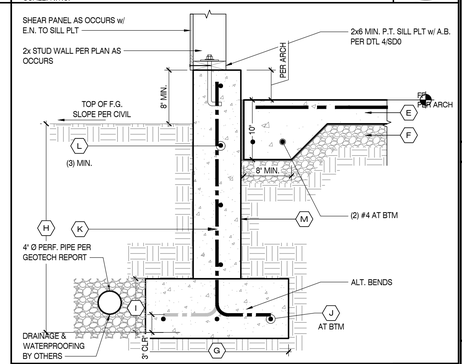
SCALE: N.T.S.

SCHEMATIC REBAR LAYOUT OF COMBINED FOOTING — 6

SCALE: N.T.S.

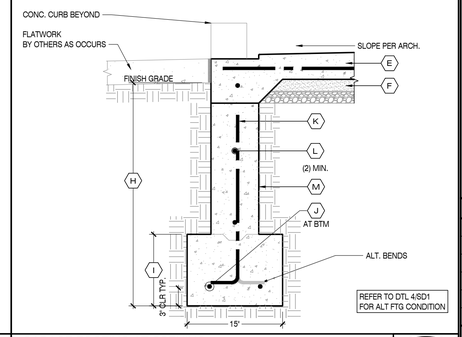
INTERIOR GRADE BEAM — 7

SCALE: N.T.S.



TYPICAL EXTERIOR GARAGE FOOTING — 2

SCALE: N.T.S.



GARAGE FOOTING AT OPENING — 3

SCALE: N.T.S.

ALTERNATE EXTERIOR GARAGE FOOTING AT OPENING WITH ENGINEERED FILL PER GEOTECH — 4

SCALE: N.T.S.

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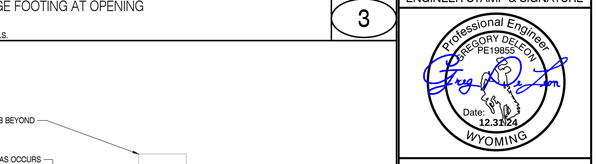

DATE: 07/12/2024

SHEET TITLE:

TYPICAL FOUNDATION DETAILS

SHEET NUMBER:

SD1

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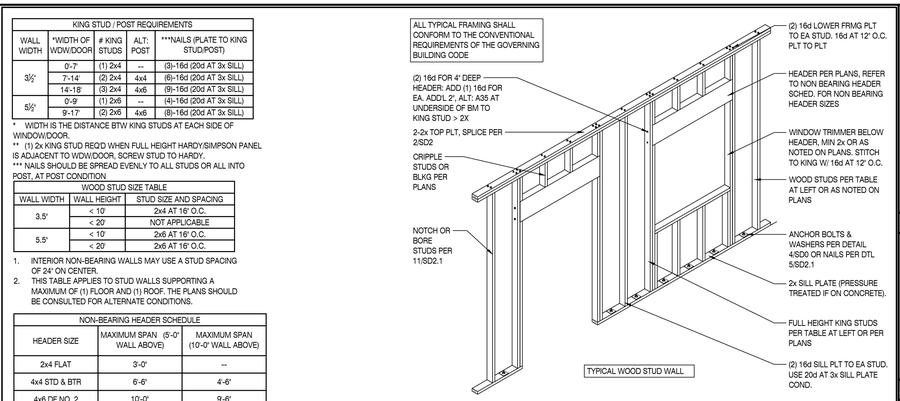
KING STUD / POST REQUIREMENTS				
WALL WIDTH	*WIDTH OF WDW/DOOR	# KING STUDS	ALT: POST	***NAILS (PLATE TO KING STUD/POST)
3½"	0'-7'	(1) 2x4	--	(3)-16d (20d AT 3x SILL)
	7'-14'	(2) 2x4	4x4	(6)-16d (20d AT 3x SILL)
	14'-18'	(3) 2x4	4x6	(9)-16d (20d AT 3x SILL)
5½"	0'-9'	(1) 2x6	--	(4)-16d (20d AT 3x SILL)
	9'-17'	(2) 2x6	4x6	(8)-16d (20d AT 3x SILL)

* WIDTH IS THE DISTANCE BTW KING STUDS AT EACH SIDE OF WINDOW/DOOR.
** (1) 2x KING STUD REQ'D WHEN FULL HEIGHT HARDY/SIMPSON PANEL IS ADJACENT TO WDW/DOOR. SCREW STUD TO HARDY.
*** NAILS SHOULD BE SPREAD EVENLY TO ALL STUDS OR ALL INTO POST, AT POST CONDITION

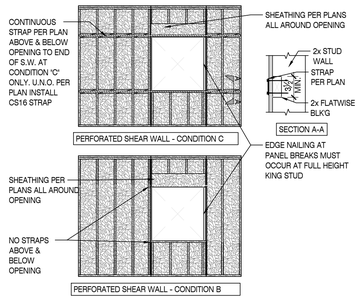
WOOD STUD SIZE TABLE		
WALL WIDTH	WALL HEIGHT	STUD SIZE AND SPACING
3.5"	< 10'	2x4 AT 16" O.C.
	< 20'	NOT APPLICABLE
5.5"	< 10'	2x6 AT 16" O.C.
	< 20'	2x6 AT 16" O.C.

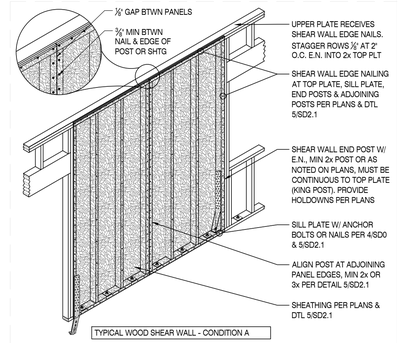
1. INTERIOR NON-BEARING WALLS MAY USE A STUD SPACING OF 24" ON CENTER.
2. THIS TABLE APPLIES TO STUD WALLS SUPPORTING A MAXIMUM OF (1) FLOOR AND (1) ROOF. THE PLANS SHOULD BE CONSULTED FOR ALTERNATE CONDITIONS.

NON-BEARING HEADER SCHEDULE		
HEADER SIZE	MAXIMUM SPAN (5'-0" WALL ABOVE)	MAXIMUM SPAN (10'-0" WALL ABOVE)
2x4 FLAT	3'-0"	--
4x4 STD & BTR	6'-6"	4'-6"
4x6 DF NO. 2	10'-0"	9'-6"
4x8 DF NO. 2	12'-0"	12'-0"



TYPICAL WOOD STUD WALL



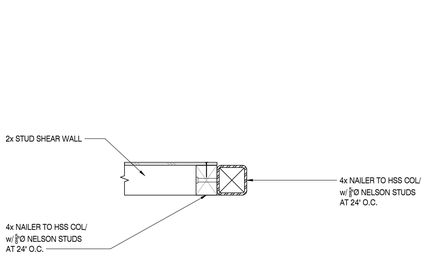


TYPICAL WOOD SHEAR WALL - CONDITION A

TYPICAL SITE WOOD STUD WALL AND SHEAR WALL FRAMING

SCALE: N.T.S.

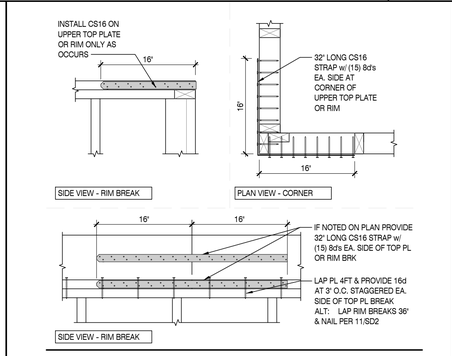
1



SHEAR WALL CONNECTION TO HSS COLUMN

SCALE: N.T.S.

4



TOP PLATE AND RIM SPLICE

SCALE: N.T.S.

2

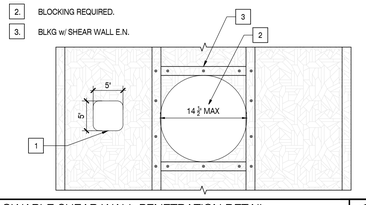
ALLOWABLE SHEAR WALL PENETRATIONS

1. HOLES UP TO 5" SQ. DO NOT REQUIRE BLKG & E.N.
2. HOLES FROM 5" SQ. TO 14½" SQ. REQUIRE BLKG & E.N.
3. HOLES LARGER THAN 14½" SQ. ARE NOT ALLOWED.
4. HOLE SIZE INCLUDES THE LENGTH OF THE OVERCUT.
5. MAX. ACCUMULATED LENGTH OF OPENINGS SHALL NOT EXCEED 20% OF THE WALL LENGTH.
6. OPENING MUST BE A MIN. 12" FROM BOTTOM STUD, TOP PLATES & END STUDS.
7. RECOMMEND CIRCULAR BORED HOLES OR RADIUS CORNER CUTS.
8. SHEAR WALL END STUDS SHOULD NOT BE CUT FOR ANY REASON. STUDS & PLATES MAY BE NOTCHED PER TYPICAL DETAIL.

NOTES:

1. NO BLOCKING REQUIRED.
2. BLOCKING REQUIRED.
3. BLKG w/ SHEAR WALL E.N.

ALLOWABLE OPENINGS DIAGRAM



ALLOWABLE SHEAR WALL PENETRATION DETAIL

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3

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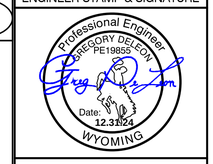

DATE: 07/12/2024

SHEET TITLE:

SITE GENERAL FRAMING DETAILS

SHEET NUMBER:

SD2

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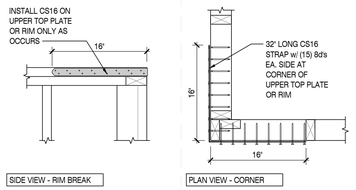
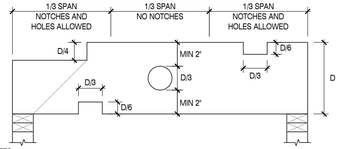


TYPICAL STRAP AT RIM / TOP PLT CORNERS

7

SCALE: N.T.S.

JOIST SIZE	MAX. NOTCH WIDTH: D/3	MAX. NOTCH DEPTH: D/6	MAX HOLE SIZE: D/3
2x6	1½"	3"	1½"
2x8	2⅝"	1⅜"	2⅝"
2x10	3"	1½"	3"
2x12	3⅞"	1⅞"	3⅞"
2x14	4⅜"	2⅛"	4⅜"



NOTES:

1. HOLES MAY BE DRILLED IN ANY 1/3 SPAN. HOLES MUST BE A MIN 12" FROM ANY NOTCH.
2. DO NOT NOTCH BOTH TOP AND BOTTOM SURFACES WITHIN THE SAME 1/3 SPAN.
3. MAX ALLOWED IS A COMBINATION OF TWO NOTCHES AND/OR HOLES PER 1/3 SPAN.
4. THIS DETAIL DOES NOT APPLY TO NOTCHES AND HOLES IN STRUCTURAL BEAMS, THEY MUST BE SPECIFICALLY DETAILED.
5. NOTCHES AND HOLES ARE NOT ALLOWED IN CANTILEVERED JOISTS.
6. REFERT TO MANUFACTURER'S RECOMMENDATIONS FOR HOLES IN MANUFACTURED I-JOISTS. DO NOT NOTCH I-JOISTS.

NOTCHED OR DRILLED SOLID JOISTS

10

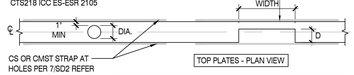
SCALE: N.T.S.

TOP PLATE NOTCH - STRAP REINFORCING (DTL 7/SD2)			
DTL 7/SD2 STRAP SHOWN ON PLANS	NO. OF CTS218 (24-10dx1 ½")**	ALLOW. TENSION, LB	ALLOW. COMP., LB
CS14	2-CTS218	3632	1632
2-CS14	2-CTS218	3632	1632
CMST14	4-CTS218	7264	3792
CMST12	4-CTS218	7264	3792

STRAPS ONLY REQUIRED AT EXTERIOR WALLS AND INTERIOR BEARING AND SHEAR WALLS

**REPLACES 7/SD2 COLLECTOR STRAPS CTS218 ICC ES-ESR 2105

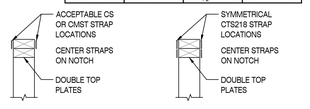
CENTER CTS218 STRAP(S) ON NOTCH PER TBL ABV



TOP PLATES - PLAN VIEW

CS OR CMST STRAP AT HOLES PER 7/SD2 REFER TO PLANS FOR TOP ŧ BRK STRAP AT HOLE. CENTER STRAP ON HOLE

ALLOWABLE NOTCHES AND HOLES IN TOP PLATES			
PLATE SIZE	'D' DEPTH	WIDTH	HOLE Ø
2x4	1"	4 ½" MAX	1" MAX
2x6	2"	4 ½" MAX	3" MAX

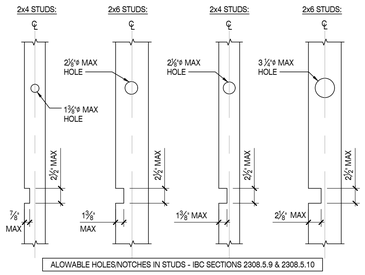


CS OR CMST STRAP LOCATIONS AT HOLE

CTS218 STRAP LOCATIONS AT NOTCH

EXTERIOR/INTERIOR BEARING & SHEAR WALLS

INTERIOR NON-BEARING & NON-SHEAR WALLS



ALOWABLE HOLES/NOTCHES IN STUDS - IBC SECTIONS 2308.5.9 & 2308.5.10

NOTCHED/DRILLED STUD WALL NOTES: (IBC SECTIONS 2308.5.9 & 2308.5.10)

1. DO NOT NOTCH OR DRILL MORE THAN 3 CONSECUTIVE BEARING OR SHEAR WALL STUDS.
2. ALL HOLES SHOULD BE CENTERED ON STUDS, TYPICAL.
3. 1"Ø MAX ELECTRICAL DRILL OUT PERMITTED IN STUDS

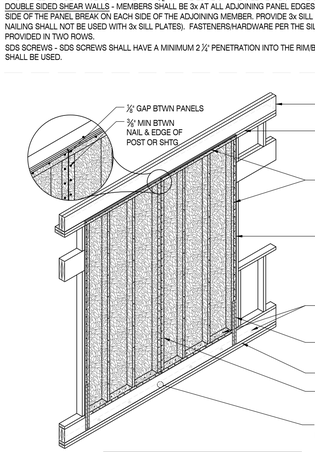
NOTCHING AND DRILLING OF STUDS AND TOP PLATES

11

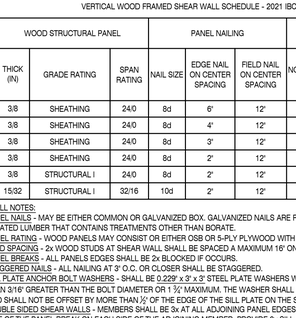
VERTICAL WOOD FRAMED SHEAR WALL SCHEDULE - 2021 IBC / AF&PA SDPWS-2021 - SEISMIC DESIGN CATEGORY D, E & F												
MARK	WOOD STRUCTURAL PANEL			PANEL NAILING			SHEAR WALL SILL PLATE ATTACHMENT WHEN SHTG DOES NOT EXTEND AND EDGE NAIL TO FLOOR RIM			FRAMING MEMBER THICKNESS AT ADJOINING PANEL EDGES	ASD CAPACITY (PLF) (DOUGLAS FIR)	
	THICK (IN)	GRADE RATING	SPAN RATING	NAIL SIZE	EDGE NAIL ON CENTER SPACING	FIELD NAIL ON CENTER SPACING	TO WOOD FRAMING				SEISMIC	WIND
							NOMINAL PLATE THICKNESS	SHEAR WALL SILL PLATE TO RIM: ⅞"Ø SDS SCREW O.C. SPACING[1]	MIN. RIM/BLK THK. (in)			
6	3/8	SHEATHING	24/0	8d	6"	12"	2x	12"	1.5	2x	260	365
4	3/8	SHEATHING	24/0	8d	4"	12"	2x	8"	1.5	2x	350	532
3	3/8	SHEATHING	24/0	8d	3"	12"	2x	6"	1.5	3x	490	685
2	3/8	SHEATHING	24/0	8d	2"	12"	2x	4"	1.5	3x	640	895
2A	3/8	STRUCTURAL I	24/0	8d	2"	12"	2x	4"	1.5	3x	730	1022
2B	15/32	STRUCTURAL I	32/16	10d	2"	12"	2x	3"	1.5	3x	870	1217

SHEAR WALL NOTES:

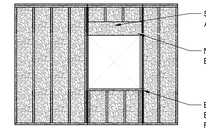
1. PANEL NAILS - MAY BE EITHER COMMON OR GALVANIZED BOX. GALVANIZED NAILS ARE REQUIRED WHEN PENETRATING PRESSURE TREATED LUMBER THAT CONTAINS TREATMENTS OTHER THAN BORATE.
2. PANEL RATING - WOOD PANELS MAY CONSIST OR EITHER OSB OR 5-PLY PLYWOOD WITH A MINIMUM EXPOSURE 1 RATING.
3. STUD SPACING - 2x WOOD STUDS AT SHEAR WALL SHALL BE SPACED A MAXIMUM 16" ON CENTER.
4. PANEL BREAKS - ALL PANELS EDGES SHALL BE 2x BLOCKED IF OCCURS.
5. STAGGERED NAILS - ALL NAILING AT 3" O.C. OR CLOSER SHALL BE STAGGERED.
6. SILL PLATE ANCHOR BOLT WASHERS - SHALL BE 0.229" x 3" x 3" STEEL PLATE WASHERS WITH A DIAGONALLY SLOTTED HOLE NO LARGER THAN 3/16" GREATER THAN THE BOLT DIAMETER OR 1 ½" MAXIMUM. THE WASHER SHALL BE PLACED BETWEEN THE NUT AND SILL PLATE AND SHALL NOT BE OFFSET BY MORE THAN ½" OF THE EDGE OF THE SILL PLATE ON THE SIDE WITH SHEATHING ATTACHMENT.
7. DOUBLE SIDED SHEAR WALLS - MEMBERS SHALL BE 3x AT ALL ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED ON EACH SIDE OF THE PANEL BREAK ON EACH SIDE OF THE ADJOINING MEMBER. PROVIDE 3x SILL PLATES WHERE EDGE NAIL IS 3" OR LESS (16d NAILING SHALL NOT BE USED WITH 3x SILL PLATES). FASTENERS/HARDWARE PER THE SILL PLATE FASTENER SPACING SHALL BE PROVIDED IN TWO ROWS.
8. SDS SCREWS - SDS SCREWS SHALL HAVE A MINIMUM 2 ½" PENETRATION INTO THE RIM/BLOCKING. APPROPRIATE SCREW LENGTHS SHALL BE USED.



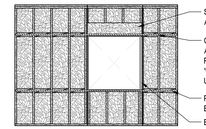
TYPICAL MODULAR WOOD SHEAR WALL - CONDITION A



TYPICAL SITE WOOD SHEAR WALL - CONDITION A



PERFORATED SHEAR WALL - CONDITION B



PERFORATED SHEAR WALL - CONDITION C

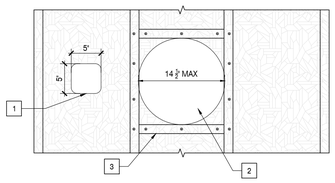
ALLOWABLE SHEAR WALL PENETRATIONS

1. HOLES UP TO 5" SQ. DO NOT REQUIRE BLK'G & E.N.
2. HOLES FROM 5" SQ. TO 14 ⅜" SQ. REQUIRE BLK'G & E.N.
3. HOLES LARGER THAN 14 ⅜" SQ. ARE NOT ALLOWED.
4. HOLE SIZE INCLUDES THE LENGTH OF THE OVERCUT.
5. MAX. ACCUMULATED LENGTH OF OPENINGS SHALL NOT EXCEED 20% OF THE WALL LENGTH.
6. OPENING MUST BE A MIN. 12" FROM BOTTOM STUD, TOP PLATES & END STUDS.
7. RECOMMEND CIRCULAR BORED HOLES OR RADIUS CORNER CUTS.
8. SHEAR WALL END STUDS SHOULD NOT BE CUT FOR ANY REASON. STUDS & PLATES MAY BE NOTCHED PER TYPICAL DETAIL.

NOTES:

1. NO BLOCKING REQUIRED.
2. BLOCKING REQUIRED.
3. BLKG w/ SHEAR WALL E.N.

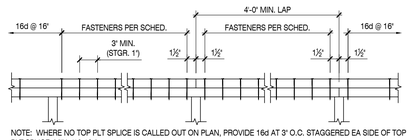
ALLOWABLE OPENINGS DIAGRAM



SHEAR WALL FRAMING & SCHEDULE

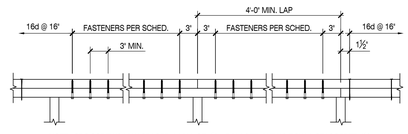
5

SCALE: N.T.S.



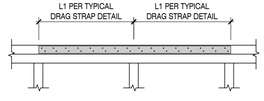
NOTE: WHERE NO TOP PLT SPLICE IS CALLED OUT ON PLAN, PROVIDE 16d AT 3" O.C. STAGGERED EA SIDE OF TOP PLT SPLICE, MIN: (12 16d)

NAILED PLATE SPLICE



NOTE: SDS SCREWS MAY SPACED A MIN. OF 1½", IF PLACED IN TWO ROW & STAGGERED 1½".

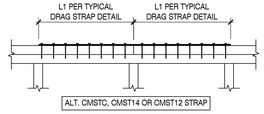
SCREWED PLATE SPLICE



ALT. CS16 OR CS14 STRAP

TOP PLATE SPLICE SCHEDULE - DF / SP				
PLATE SPLICE MARK	FASTENER TYPE & QUANTITY EA SIDE OF SPLICE	PLATE STRAP	ALT. FASTENER TYPE & QUANTITY EA SIDE OF SPLICE	CAPACITY (lb) C_D = 1.6
A	(13) 10d	CS14	(12) 16d	2,490
B	(26) 10d	2-CS14	(24) 16d	4,980
C	(33) 10d	CMST14	(14) ⅞"x3" SDS	6,475
D	(43) 16d	CMST12	(22) ⅞"x3" SDS	9,215

NOTE: REFER TO MANUF. RECOMMENDATIONS FOR NAIL QUANTITIY WHEN WOOD SPECIES OTHER THAN DOUGLAS FIR -LARCH OR SPRUCE PINE IS USED



ALT. CMSTC, CMST14 OR CMST12 STRAP

TYPICAL TOP PLATE SPLICE CONNECTIONS

6

SCALE: N.T.S.

MODULAR NON-BEARING HEADER SCHEDULE		
HEADER SIZE	MAXIMUM SPAN (5'-0" WALL ABOVE)	MAXIMUM SPAN (10'-0" WALL ABOVE)
2x4 FLAT	3'-0"	--
2-2x4 OR 4x4 STD & BTR	6'-6"	4'-6"
2- 2x6 OR 4x6 DF NO. 2	10'-0"	9'-6"
2-2x8 OR 4x8 DF NO. 2	12'-0"	12'-0"

TYPICAL BEARING WALL JAMB SCHEDULE - 2 STORY BUILDINGS					
LEVEL	MAX. HEADER SPAN	4' STUD WALLS		6' STUD WALL	
		TRIMMER	KING	TRIMMER	KING
LEVEL 2	3'-6"	2x4	2x4	1-2x6	1-2x6
	5'-6"	2x4	2x4	1-2x6	1-2x6
	7'-6"	2-2x4	2-2x4	1-2x6	2-2x6
	9'-6"	2-2x4	2-2x4	2-2x6	2-2x6
LEVEL 1	3'-6"	2x4	2x4	1-2x6	1-2x6
	5'-6"	2x4	2-2x4	1-2x6	2-2x6
	7'-6"	2-2x4	2-2x4	1-2x6	2-2x6
	9'-6"	2-2x4	2-2x4	2-2x6	2-2x6

KING STUD / POST REQUIREMENTS				
WALL WIDTH	*WIDTH OF WDW/DOOR	# KING STUDS	ALT: POST	***NAILS (PLATE TO KING STUD/POST)
3½"	0'-7"	(1) 2x4	--	(3)-16d (20d AT 3x SILL)
	7'-14'	(2) 2x4	4x4	(6)-16d (20d AT 3x SILL)
	14'-18'	(3) 2x4	4x6	(9)-16d (20d AT 3x SILL)
5½"	0'-9"	(1) 2x6	--	(4)-16d (20d AT 3x SILL)
	9'-17'	(2) 2x6	4x6	(8)-16d (20d AT 3x SILL)

* WIDTH IS THE DISTANCE BTW KING STUDS AT EACH SIDE OF WINDOW/DOOR.
** (1) 2x KING STUD REQD WHEN FULL HEIGHT HARDY/SIMPSON PANEL IS ADJACENT TO WDW/DOOR, SCREW STUD TO HARDY.
*** NAILS SHOULD BE SPREAD EVENLY TO ALL STUDS OR ALL INTO POST, AT POST CONDITION

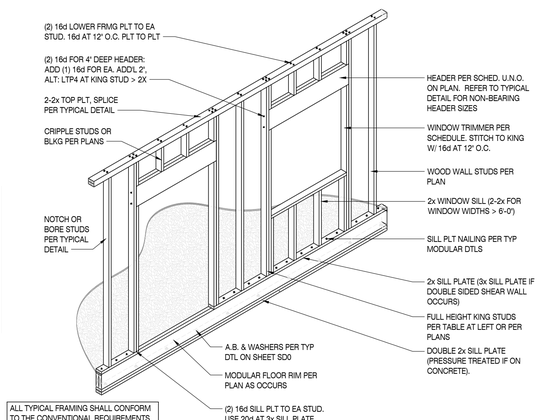
WOOD STUD SIZE TABLE		
WALL WIDTH	WALL HEIGHT	STUD SIZE AND SPACING
3.5"	< 10'	2x4 AT 16" O.C.
	< 20'	NOT APPLICABLE
5.5"	< 10'	2x6 AT 16" O.C.
	< 20'	2x6 AT 16" O.C.

1. INTERIOR NON-BEARING WALLS MAY USE A STUD SPACING OF 24" ON CENTER.
2. THIS TABLE APPLIES TO STUD WALLS SUPPORTING A MAXIMUM OF (1) FLOOR AND (1) ROOF. THE PLANS SHOULD BE CONSULTED FOR ALTERNATE CONDITIONS.

TYPICAL WOOD STUD WALL FRAMING

1

SCALE: N.T.S.



ALL TYPICAL FRAMING SHALL CONFORM TO THE CONVENTIONAL REQUIREMENTS OF THE GOVERNING BUILDING CODE

NOTES:

1. HEADER SPAN IS THE DISTANCE BETWEEN THE TRIMMERS
2. (1) 2x KING STUD REQD WHEN FULL HEIGHT HARDY/SIMPSON PANEL IS ADJACENT TO WDW/DOOR, SCREW STUD TO HARDY.

FLOOR & ROOF DIAPHRAGM SCHEDULE								
DIAPHRAGM DESIGNATION	SHEATHING THICKNESS	GRADE RATING	APA SPAN RATING	BLOCKED / UNBLOCKED	NAIL SIZE	BOUNDARY NAILING	EDGE NAILING	FIELD NAILING
R6	15/32"	STD.	32/16	UNBLOCKED	8d	6" o.c.	6" o.c.	12" o.c.
RB6	15/32"	STD.	32/16	BLOCKED	8d	6" o.c.	6" o.c.	12" o.c.
F6	23/32" T&G	STD.	48/24	UNBLOCKED	10d	6" o.c.	6" o.c.	12" o.c.
FB6	23/32" T&G	STD.	48/24	BLOCKED	10d	6" o.c.	6" o.c.	12" o.c.
FB4	23/32" T&G	STD.	48/24	BLOCKED	10d	4" o.c.	4" o.c.	12" o.c.
FB2	23/32" T&G	STD.	48/24	BLOCKED	10d	2" o.c.	2" o.c.	12" o.c.

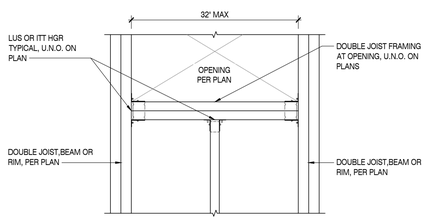
NOTES:

1. ALL ROOF AND FLOOR SHEATHING TO BE EXPOSURE 1 OR EXTERIOR PER TABLE 2306.3.1. ¾" SHEATHING IS NOT STRUCTURALLY ACCEPTABLE FOR ROOF SHEATHING.
2. FOR FLOOR SHEATHING, WOOD STRUCTURAL PANEL SHALL BE UNDERLAYMENT GRADE. ALL FLOOR SHEATHING SHALL BE GLUED TO FRAMING.
3. ALL ROOF NAILS MUST BE 8d. ALL FLOOR NAILS MUST BE 10d. IN LIEU OF 10d NAILS AT FLOOR SHEATHING, #8 x 2" LONG SCREWS MAY BE USED.
4. FOR ALL FLOOR SHEATHING, PANEL EDGES SHALL HAVE APPROVED TONGUE-AND -GROOVE JOINTS OR SHALL BE SUPPORTED WITH BLOCKING. NOT REQUIRED WHEN LIGHTWEIGHT CONCRETE IS PLACED OVER THE SUBFLOOR.

HORIZONTAL ROOF & FLOOR DIAPHRAGM SCHEDULE

3

SCALE: N.T.S.

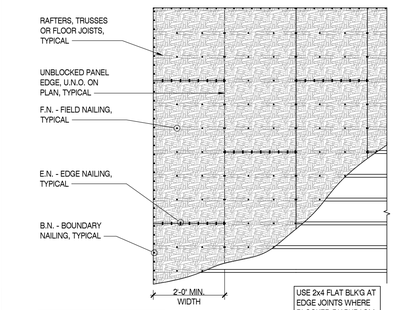


NOTE: PROVIDE BACKER BLOCKING AT I-JOISTS

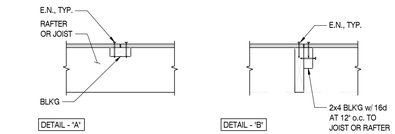
FLOOR JOIST HEAD OUT FRAMING

4

SCALE: N.T.S.



SHEATHING LAYOUT AND NAILING



NOTES:

1. RUN LONG DIMENSION OF SHEATHING ACROSS (PERPENDICULAR TO) JOIST AND RAFTERS. PANELS SHALL BE SPACED ⅛" FOR THERMAL EXPANSION.
2. STAGGER END JOINTS 2'-0" MINIMUM.
3. BOUNDARY NAILING APPLIES TO PERIMETER PLATE LINES, CHORDS, TIES, AND AS CALLED FOR ON DRAWINGS.
4. SEE PLANS FOR NAILING AT BLOCKED DIAPHRAGMS.
5. NAILS SHALL HAVE ⅜" MIN. EDGE DISTANCE.
6. ALL JOISTS AND RAFTERS SHALL BE LAID OUT IN 4'-0" MODULE TO COINCIDE WITH THE SHEATHING.
7. USE TONGUE-AND-GROOVE SHEATHING AT FLOORS, UNLESS NOTED OTHERWISE.
8. SEE DETAIL 'B' FOR FRAMING WHERE SHEATHING JOINTS ARE OFFSET DUE TO RAFTER OR JOIST LAP SPLICES.
9. PROVIDE A ⅛" GAP BETWEEN ALL PANEL EDGES TYPICAL.

HORIZONTAL DIAPHRAGM LAYOUT AND NAILING

2

SCALE: N.T.S.

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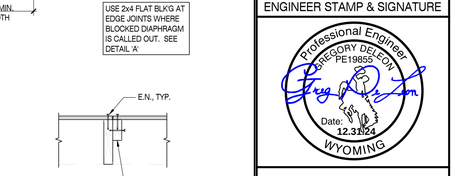
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE



DATE: 07/12/2024

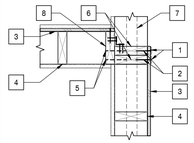
SHEET TITLE:

MODULAR GENERAL FRAMING DETAILS

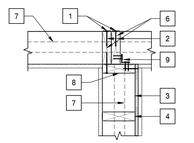
SHEET NUMBER:

SD2.1

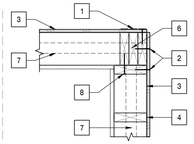
100% SUBMITTAL SET



OFFSET CORNER AT MATELINE RIM - MID WALL CONDITION



INTERIOR SHEAR WALL - OFFSET TO MATELINE



SHARED CORNER CONDITION

NOTES:

1. HOLDOWN STRAP PER PLAN AT BTM OF WALL
2. SHEAR WALL EDGE NAILING (E.N.) OMIT E.N. WHERE HOLDOWN STRAP OCCURS TO AVOID HARDWARE CONFLICT
3. SHEAR PANEL PER PLAN w/ E.N.
4. TYPICAL 2x STUD AT 16" O.C. U.N.O. ON PLAN
5. 16d E.N. PER HIGHER SHEAR PANEL E.N. REQ. ALT: PROVIDE A34 OR A35 PER SPACING TABLE BLW DOWN ENTIRE LENGTH OF POST
6. SHEARWALL END POST(S) PER PLAN w/ HOLDOWN STRAP PER PLAN. REFER TO DTL 8/SD2 FOR BUILT-UP STUDS
7. FLOOR RIMS BLW
8. 2x S.W. END STUD w/ 16d S.W.E.N. AT 6" O.C. INTO ADJACENT STUDS
9. A34 OR LTP4 PER TABLE BLW

SHEAR TYPE	HARDWARE SPACING
6	24" O.C.
4	18" O.C.
3	16" O.C.
2	12" O.C.
2A	9" O.C.
2B	6" O.C.

COMMON HOLDOWNS AT SHEAR WALL INTERSECTIONS

SCALE: N.T.S.

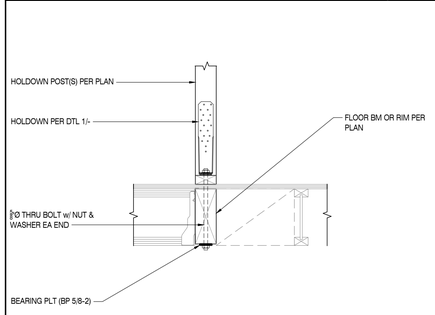
6

HARDWARE NAILING, LENGTH, & MINIMUM POST SIZE - REDUCED LENGTH CONDITION (DF/SP LUMBER)						
HD	POST*	"L" or "Lo" MIN	REDUCED CAPACITY NAILING INTO FLOOR RIM & POST	FULL CAPACITY (LBS)	REDUCED CAPACITY BASED OFF OF FLOOR RIM DEPTH	PLAN SYMBOL
CS14	2x4	11 1/2"	(12) 10d EACH END	2,490#	1,868#	A
(2) CS14	2-2x4	11 1/2"	(12) 10d EACH END PER STRAP	4,980#	3,735#	B
(3) CS14	3-2x4	11 1/2"	(12) 10d EACH END PER STRAP	7,470#	5,603#	C
(4) CS14	4-2x4	11 1/2"	(12) 10d EACH END PER STRAP	9,960#	7,470#	D
(6) CS14	6-2x4	11 1/2"	(12) 10d EACH END PER STRAP	14,940#	11,205#	F

MODULAR STRAP CONNECTION REQUIREMENTS

SCALE: N.T.S.

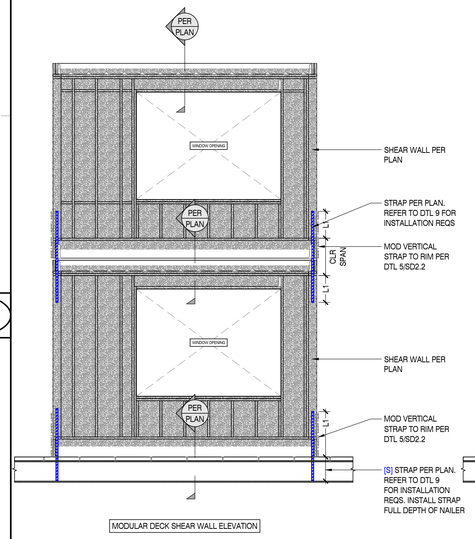
7



INTERIOR SHEAR WALL HOLD-DOWN DETAIL

SCALE: N.T.S.

8



MODULAR DECK SHEAR WALL ELEVATION

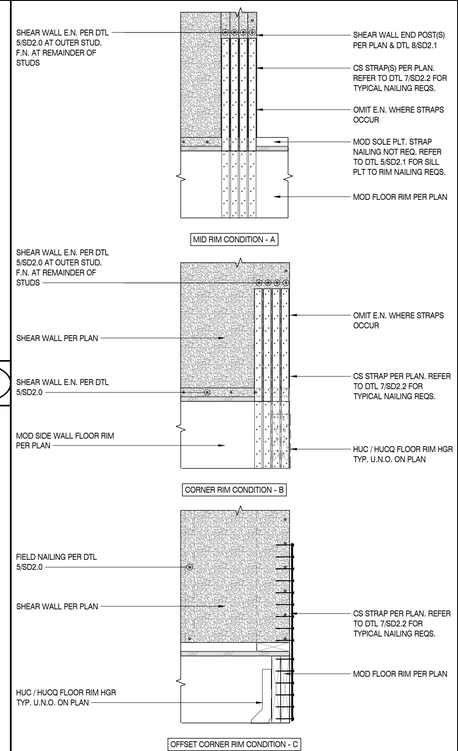
TYPICAL MODULAR END WALL SHEAR WALL ELEVATION

REFER TO TYPICAL DETAIL 5/SD2.1 FOR BALANCE OF INFO REQUIRED AT FORCE TRANSFER / PERFORATED SHEAR WALL CONDITIONS

DIAGRAMMATIC ELEVATION OF TYPICAL EXTERIOR END MODULAR SHEARWALL SITE INSTALLED VERTICAL UPLIFT STRAPS

SCALE: N.T.S.

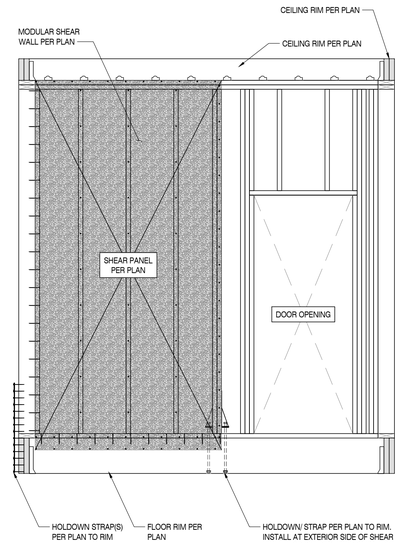
3



DIAGRAMMATIC ELEVATION OF AN INTERIOR SHEAR WALL

SCALE: N.T.S.

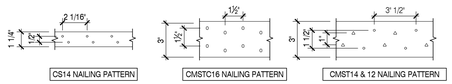
1



STRAP PLAN ID	EQIV. HOLDOWN	A.B.[1,2]
A	HDU4	5/8"
B	HDU4	5/8"
C	HDU5	5/8"
D	HDU8	5/8"

NOTES:
1. WHEN USING HOLDOWN, COUNTERSINK BOLTS AT BTM OF FLR RIM
2. CENTER BOLT ON FLOOR RIM

DRAG STRAP SPECIFICATIONS					
STRAP	DRAG MEMBER	SCAB LENGTH AND NAILING OF SCAB TO DRAG MEMBER	"L1" LENGTH OF STRAP TO TOP PLTs OR CONVENTIONAL SAWN LUMBER	"L2" LENGTH OF STRAP TO DRAG MEMBER (LVL, LSL PSL)	DRAG CAPACITY (LBS)
(1) CS14	1 1/2" RIM	N/A	16" WITH (15) 8d's	32" w/ (2) ROWS OF 8d's AT 4" O.C.	2490
(2) CS14	1 1/2" RIM w/ 2x SCAB	4' LONG w/ (2) ROWS OF 16d's AT 6" O.C.	16" WITH (15) 8d's	32" w/ (2) ROWS OF 8d's AT 4" O.C.	4980
CMST16	(2) 2x or 3 1/2"	(25) 10d or 0.148"x 2 1/2"	20" WITH (25) 10d's	40" w/ 10d or 0.148"x 2 1/2"	4690
CMST14	3 1/2" MIN.	N/A	34" WITH (38) 10d's	72" w/ (2) ROWS OF 10d's AT 3 1/2" O.C.	6,490
CMST12	3 1/2" MIN.	N/A	44" WITH (49) 10d's	96" w/ (2) ROWS OF 10d's AT 3 1/2" O.C.	9,215



CS14 NAILING PATTERN | CMSTC16 NAILING PATTERN | CMST14 & 12 NAILING PATTERN

NOTES:

1. WHERE STRAP IS ATTACHED TO THE TOP OR BOTTOM FACE (I.E. NAILING INTO THE GRAINS) OF ENGINEERED LUMBER (LSL, LVL & PSL) OR IF THE NAILING TENDS TO SPLIT THE WOOD, THE MINIMUM END LENGTH SHALL BE DOUBLED AND NAILING PROVIDED AS FOLLOWS:

   CS14 STRAPS - FILL EVERY OTHER NAIL HOLE (4½" NAIL SPACING)
   CMSTC16 STRAP - FILL EVERY OTHER NAIL HOLE (3" NAIL SPACING)
   CMST14 / CMST12 STRAPS - FILL ONLY ROUND NAIL HOLES (3½" NAIL SPACING)

2. FASTENER SPACING FOR TJI APPLICATIONS:
   MINIMUM NAIL SPACING SHALL BE 4" O.C. FOR TJI TYPE 110-230 & 3" O.C. FOR TYPE 360 & GREATER
   MULTIPLE ROWS OF FASTENERS ARE PERMITTED IF ROWS ARE OFFSET AT LEAST 1" AND STAGGERED.
3. WHEN INSTALLING STRAPS OVER WOOD STRUCTURAL PANELS, USE 2 1/2" MIN. LONG NAILS

DRAG STRAP SPECIFICATION TABLE

SCALE: N.T.S.

9

TYPICAL POST-TO-RIM HOLDOWN STRAP CONNECTIONS - FACTORY INSTALLED

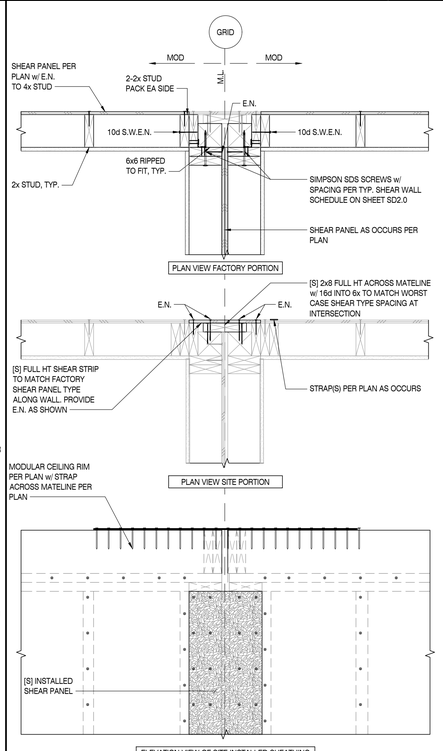
SCALE: N.T.S.

5

SHEAR WALL CONNECTION ACROSS MATELINE

SCALE: N.T.S.

4



BUILT-UP MEMBER DETAILS

SCALE: N.T.S.

2

2-PLY RIM		PROVIDE (3) ROWS 0.131 x 3" NAILS AT 8" O.C. ALL PLIES MUST BE CONTINUOUS
BEAM OR 3-PLY RIM MEMBER		3-PLY RIM: PROVIDE (2) ROWS 16d COMMON NAILS AT 8" O.C. EA SIDE. STAGGER ALL NAILS INSTALLED INTO OPPOSITE FACE. LAP RIM PLY MEMBERS 4'-0" LAP BEAM MEMBERS 8'-0" WITH CENTER OF BREAK ABOVE SUPPORTS, MUST BE CONTINUOUS BETWEEN BEARING POINTS
BEAM OR 4-PLY RIM MEMBER		4-PLY RIM: PROVIDE (2) ROWS 16d COMMOM NAILS AT 8" O.C. WHEN CONNECTING 4 PLY MEMBERS, NAIL EA PLY TO THE OTHER & OFFSET NAIL ROWS BY 2" FROM ROWS IN THE PLY BLW LAP BEAM MEMBERS 8'-0" WITH CENTER OF BREAK ABOVE SUPPORTS, MUST BE CONTINUOUS BETWEEN BEARING POINTS
VERTICAL POST MEMBER		PROVIDE (2) ROWS 10d COMMON NAILS AT 8" O.C. AT EACH PLY. AT SHEAR WALL END POST, EDGE NAIL WALL TO EACH PLY OF POST
HEADER AT DOOR/WDW		PROVIDE (2) ROWS 16d COMMON NAILS AT 8" O.C. PER PLY. ADD ½" OSB SHIM BETWEEN EACH PLY & GLUE ALL SEAMS

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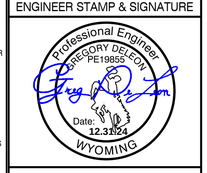
PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE



DATE: 07/12/2024

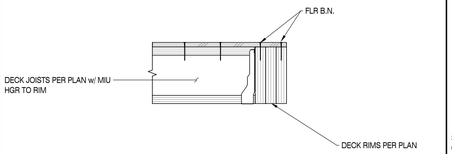
SHEET TITLE:

MODULAR GENERAL FRAMING DETAILS

SHEET NUMBER:

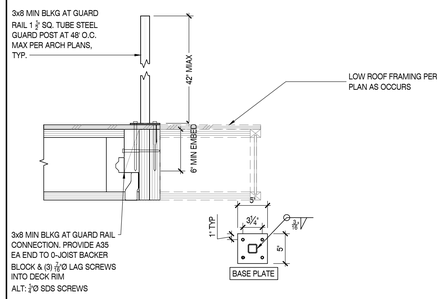
SD2.2

100% SUBMITTAL SET



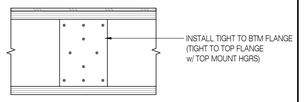
DECK FRAMING TO RIM CONNECTION — 17

SCALE: N.T.S.



DECK GUARD RAIL CONNECTION — 13

SCALE: N.T.S.



WEB STIFFENER REQUIREMENTS				
TJI	DEPTH	BACKER BLOCK	NAL TYPE	# OF NAILS
110	9 ½" - 11 ⅞"	½" OR ⅝"	10d (0.128" x3")	10
	14"- 16"			
210	9 ½" - 11 ⅞"	½" OR ⅝"		
	14"- 16"			
230,360	9 ½" - 11 ⅞"	½" OR 1" NET		
	14"- 16"			
560	9 ½" - 11 ⅞"	2x6		
	14"- 16"	2x8		

TYPICAL BACKER BLOCK — 9

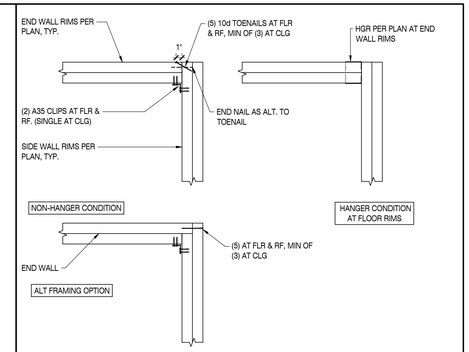
SCALE: N.T.S.

WEB STIFFENER REQUIREMENTS					
TJI	DEPTH	MIN WEB STIFFENER SIZE	NAL TYPE	# OF NAILS	
				END	INT
110	ALL	½" - 2 ⅜" (1)	8d (0.113" x2 ½")	3	3
210	ALL	½" - 2 ⅜" (1)		3	3
230,360	ALL	½" - 2 ⅜" (1)		3	3
560	ALL	2x4 (2)	16d (0.113" x2 ½")	3	3

NOTES:
1. PS1 OR PS2 SHEATHING, FACE GRAIN VERTICAL
2. CONSTRUCTION GRADE OR BETTER

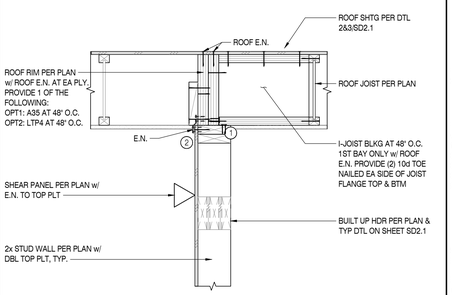
TYPICAL WEB STIFFENER DETAIL — 5

SCALE: N.T.S.



TYPICAL RIM JOIST CONNECTION AT CORNER (FACTORY) — 1

SCALE: N.T.S.



INTERIOR SHEAR WALL CONNECTION AT ROOF (FACTORY) — 18

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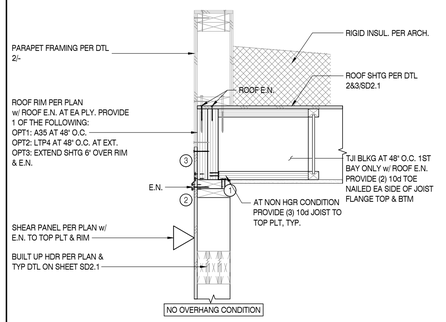

ROOF AT EXTERIOR WALL - PARALLEL JOIST CONDITION (FACTORY) — 14

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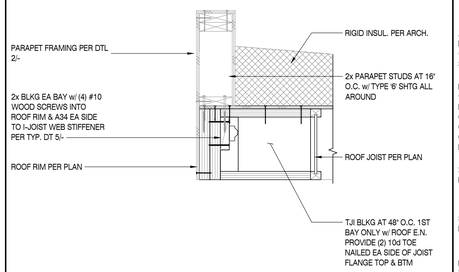

ROOF OVERHANG PARALLEL JOIST CONDITION w/ PARAPET FRAMING - NO WALL BELOW (FACTORY) — 10

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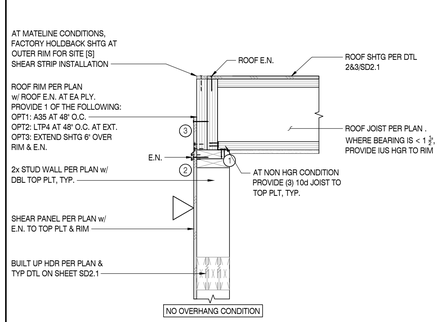

ROOF AT EXTERIOR WALL - PERPENDICULAR JOIST MATELINE CONDITION (FACTORY) — 6

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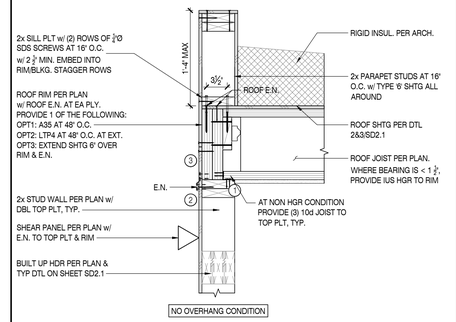

ROOF AT EXTERIOR WALL - PARAPET CONDITION (FACTORY) — 2

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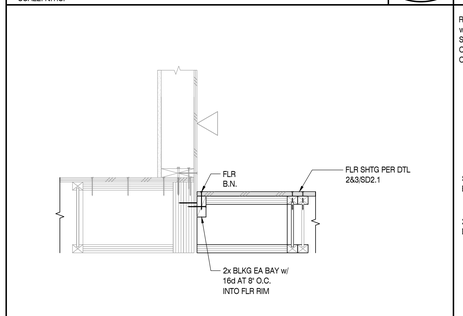

MODULAR DECK JOIST FRAMING AT FLOOR RIMS — 19

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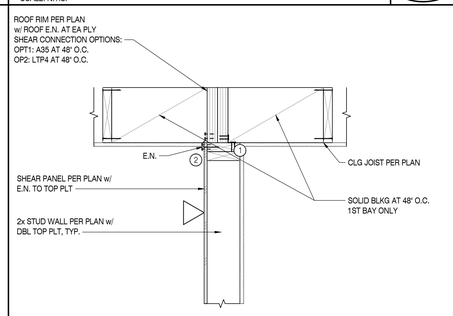

TYPICAL INTERIOR SHEAR WALL TO CEILING FRAMING CONNECTION (FACTORY) — 15

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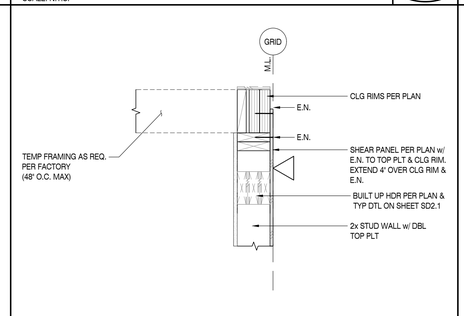

TYPICAL MODULAR CLG FRAMING AT VOID AREA (FACTORY) — 11

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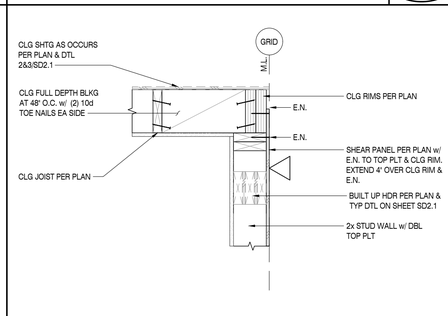

TYPICAL MODULAR CLG FRAMING TO EXTERIOR WALL - JOIST PARALLEL (FACTORY) — 7

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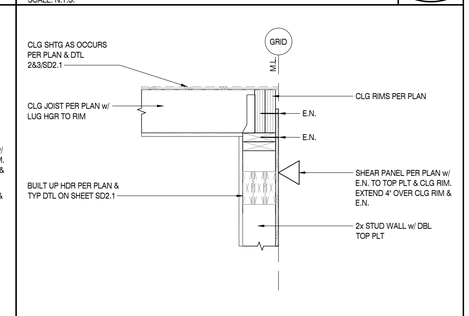


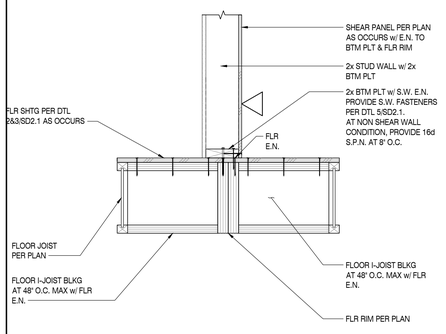
TYPICAL MODULAR CLG FRAMING TO EXTERIOR WALL - JOIST PERPENDICULAR (FACTORY) — 3

SCALE: N.T.S.

PARALLEL CLG RIM CONDITION
FLR/ROOF SHTG PER DTL 2&3/SD2.1
FLR E.N. TO EA RIM
FLR/ROOF JOIST PER PLAN
ALIGNED FLR RIM PER PLAN
PARALLEL RIM CONDITION

RESERVED — 20

SCALE: N.T.S.



TYPICAL INTERIOR SHEAR WALL TO FLOOR FRAMING CONNECTION (FACTORY) — 16

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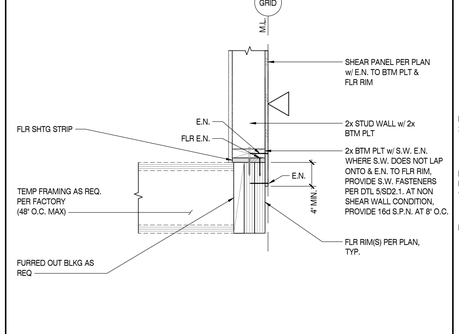

MODULAR EXTERIOR WALL TO RIM AT STAIRWELL VOID (FACTORY) — 12

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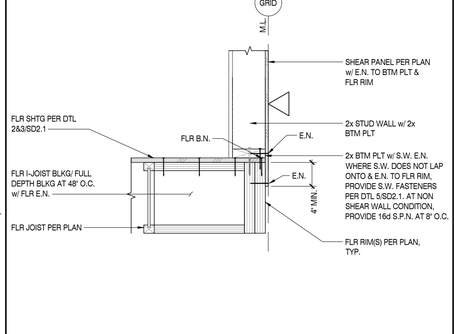

TYPICAL MODULAR EXTERIOR WALL TO FLOOR FRAMING - JOIST PARALLEL CONDITION (FACTORY) — 8

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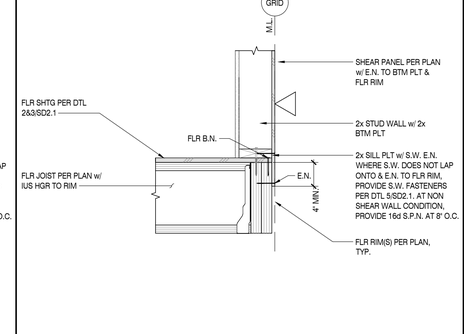

TYPICAL MODULAR EXTERIOR WALL FRAMING TO FLOOR - JOIST PERPENDICULAR CONDITION (FACTORY) — 4

SCALE: N.T.S.

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PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE



DATE: 07/12/2024

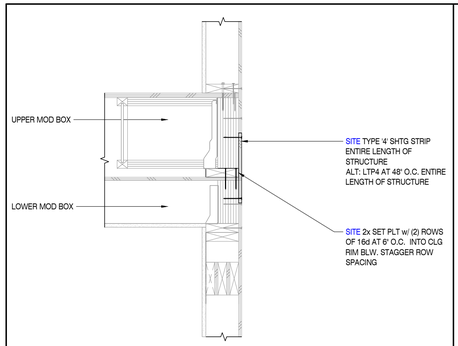
SHEET TITLE:

TYPICAL MODULAR FRAMING DETAILS

SHEET NUMBER:

SD3.1

100% SUBMITTAL SET



TYPICAL EXTERIOR WALL SHEAR CONNECTION — 16

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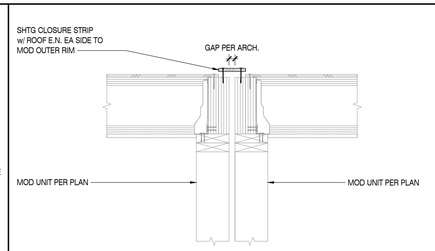

ROOF MATELINE SHEAR CONNECTION (SITE) — 13

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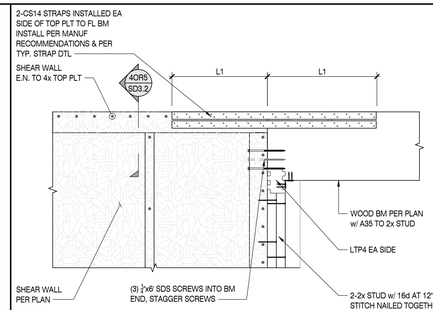

DRAG CONNECTION TO SHEAR WALL — 9

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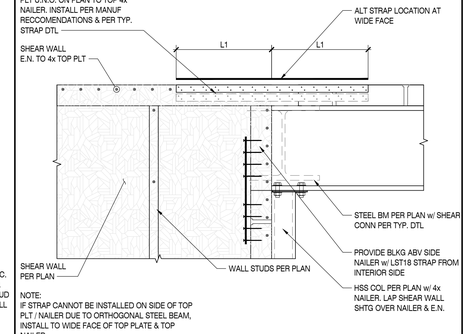

SITE DRAG TRANSFER CONNECTION TO DOUBLE SIDED SHEAR WALL — 5

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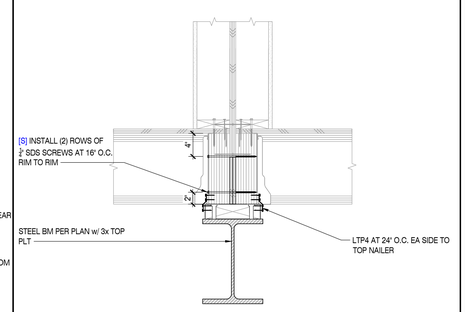

SITE SHEAR TRANSFER CONNECTION TO STEEL BEAM AT MODULAR MATELINE — 1

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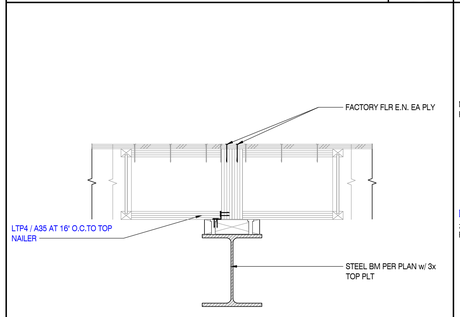

MODULAR UNIT TO EXTERIOR WALL CONNECTION — 17

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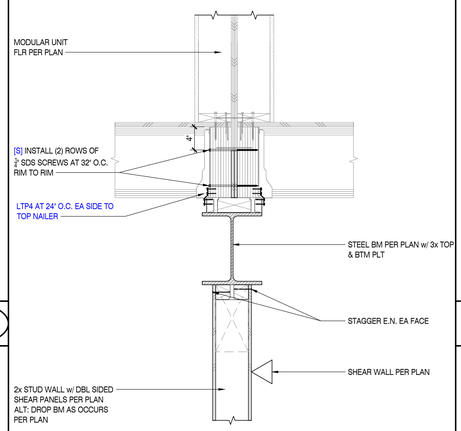

SHEAR TRANSFER CONNECTION STEEL BEAM TO WOOD SHEAR WALL BELOW — 14

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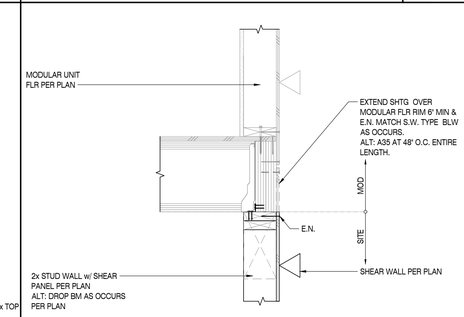

MODULAR UNIT TO EXTERIOR WALL CONNECTION — 10

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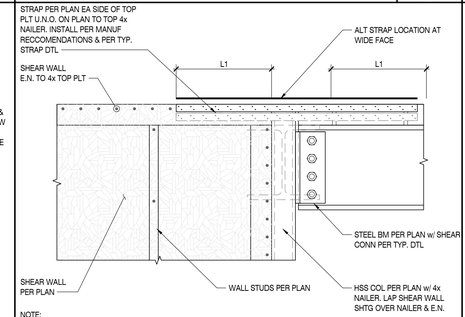

SITE DRAG TRANSFER CONNECTION TO DOUBLE SIDED SHEAR WALL — 6

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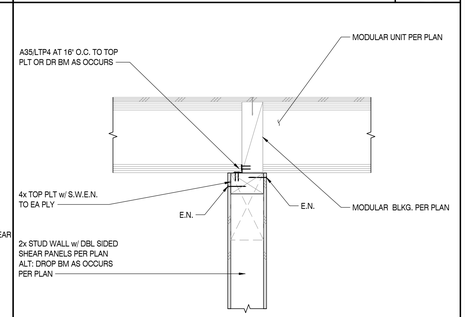

SITE SHEAR TRANSFER CONNECTION TO DOUBLE SIDED SHEAR WALL BELOW — 2

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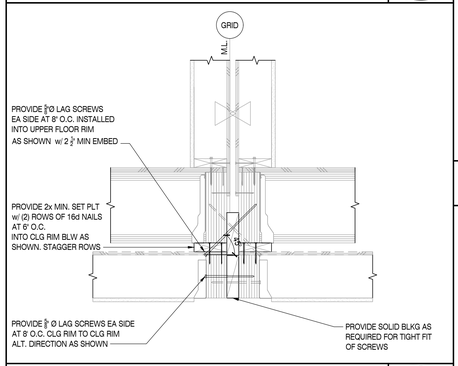

SHEAR TRANSFER CONNECTION AT CORRIDOR MATELINE — 18

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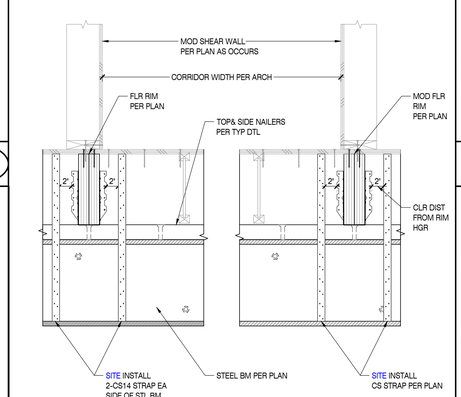

SHEAR TRANSFER CONNECTION TO SHEAR WALL BELOW — 3

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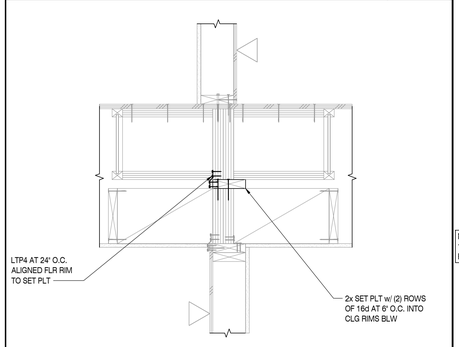
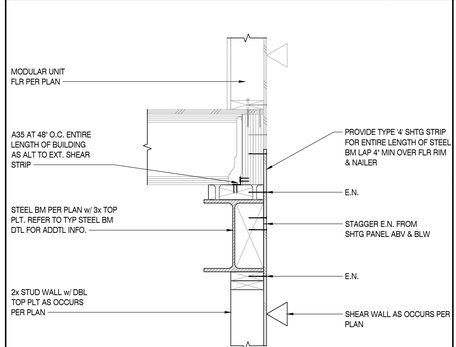


TYPICAL INTERIOR WALL SHEAR TRANSFER CONNECTION — 19

SCALE: N.T.S.

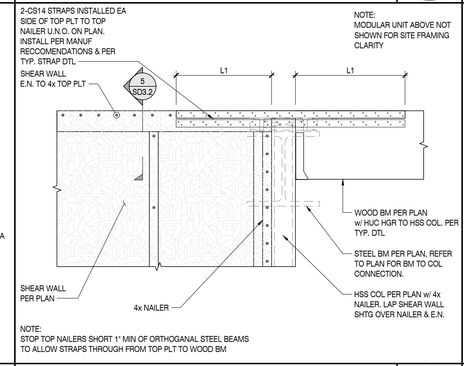


UPLIFT STRAP FROM MODULAR UNIT TO STEEL BEAM — 15

SCALE: N.T.S.

MODULAR UNIT TO EXTERIOR WALL CONNECTION — 12

SCALE: N.T.S.



DRAG CONNECTION TO SHEAR WALL — 8

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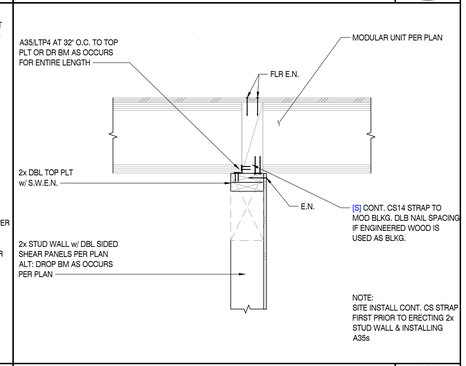

SITE SHEAR TRANSFER CONNECTION TO SHEAR WALL BELOW — 7

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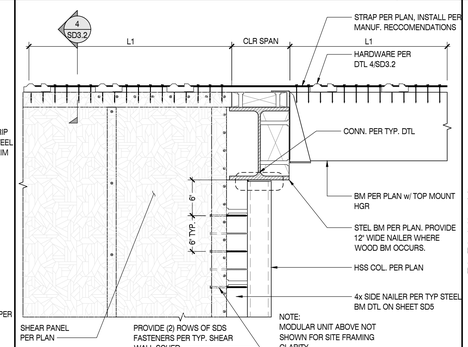
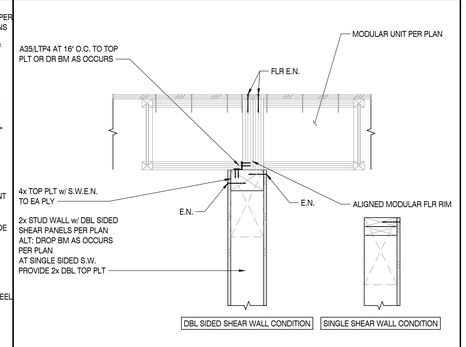


SITE SHEAR TRANSFER CONNECTION FROM MODULAR FLOOR RIM TO SHEAR WALL BELOW — 4

SCALE: N.T.S.



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TETON COUNTY PLANNING AND BUILDING DEPARTMENT
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PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE



DATE: 07/12/2024

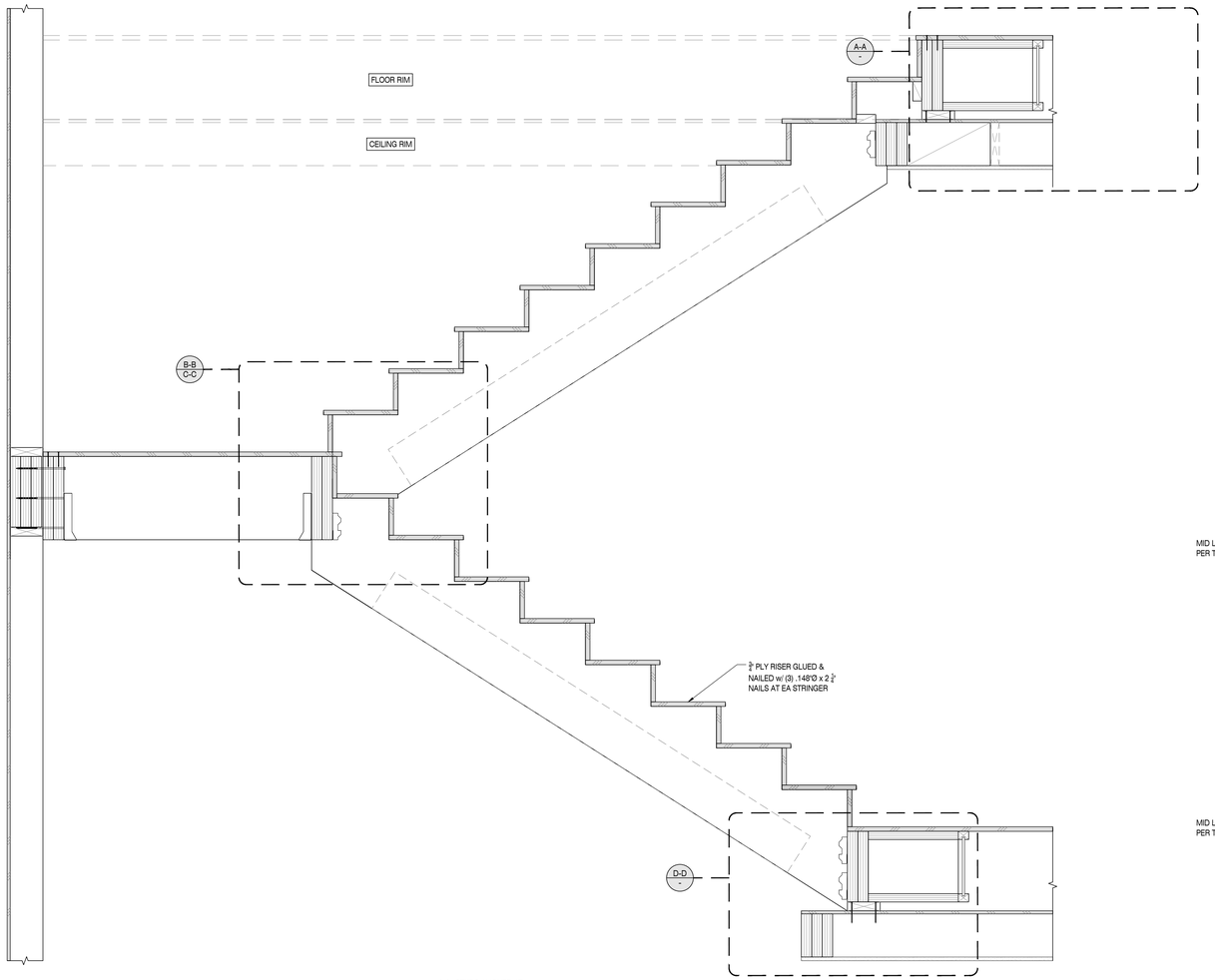
SHEET TITLE:

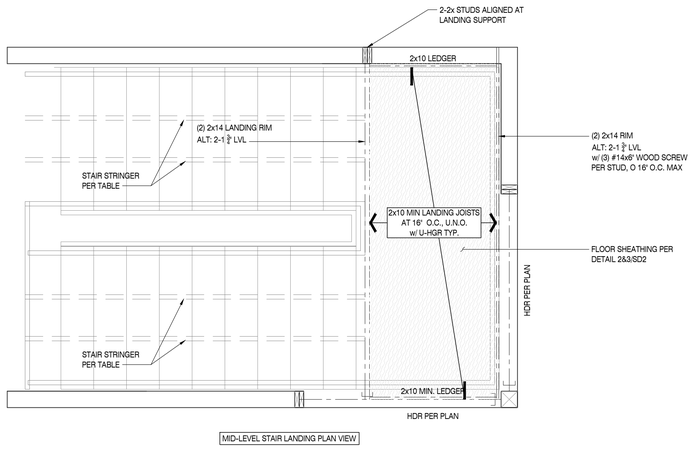
SITE FRAMING & CONNECTION DETAILS

SHEET NUMBER:

SD3.2

100% SUBMITTAL SET

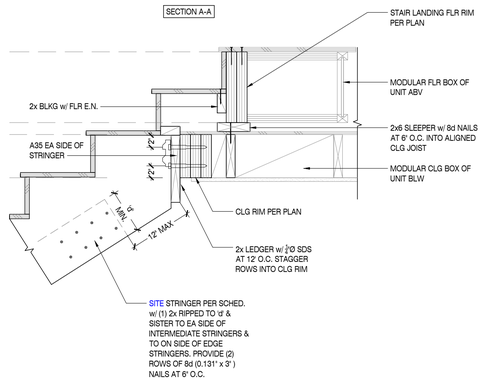


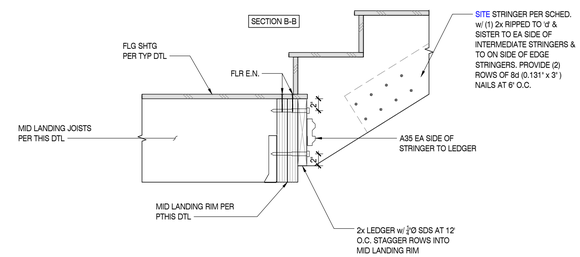


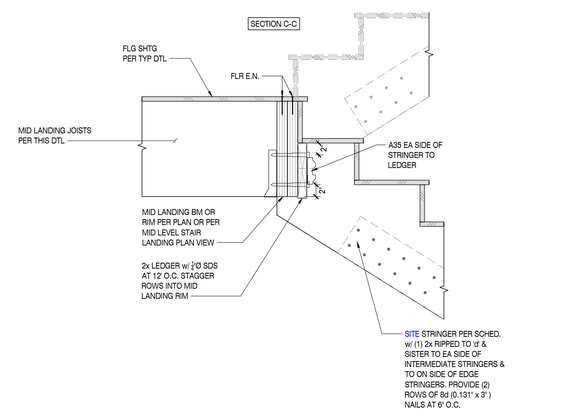
MID-LEVEL STAIR LANDING PLAN VIEW

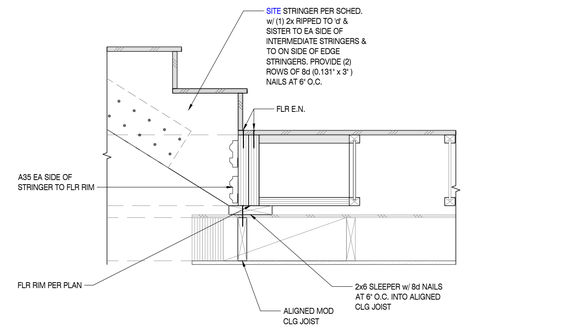
STRINGER SCHEDULE (100 PSF LL / 12 PSF DL)			
MAX STRINGER RUN (SEE NOTE 1)	MAX STRINGER SPACING	STRINGERS (SEE NOTE 2)	"d"
8'-3"	15"	1¾" x 14" LVL	7"

NOTES:
1. STRINGER RUN IS THE HORIZONTAL DIMENSION BETWEEN STAIRWAY SUPPORTS.
2. EACH INTERMEDIATE STRINGER SHALL HAVE A 2x STITCHED TO EACH SIDE OF THE STRINGER AS SHOWN IN THE DETAILS ABOVE.
3. EACH EDGE STRINGER SHALL HAVE A 2x STITCHED TO THE STRINGER ON ONE SIDE AS SHOWN IN THE DETAILS ABOVE.
4. (2) ADJACENT STRINGERS CENTERED ON TREAD WIDTH MAY REPLACE (2) INTERIOR EVENLY SPACED STRINGERS

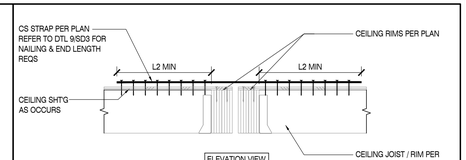


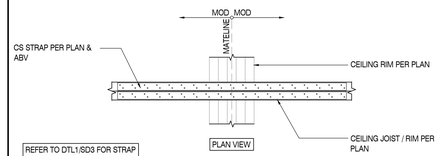






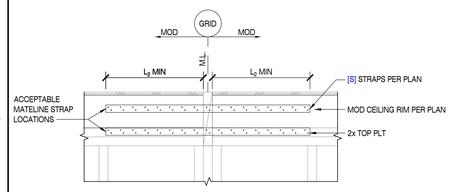
DRAG CONNECTION BETWEEN MODS - SITE INSTALLED
SCALE: N.T.S.
1



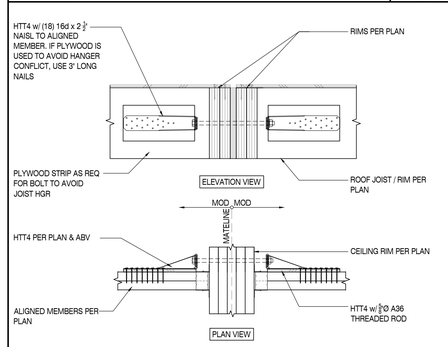


REFER TO DTL1/SD3 FOR STRAP NAILING & END LENGTH REQS.

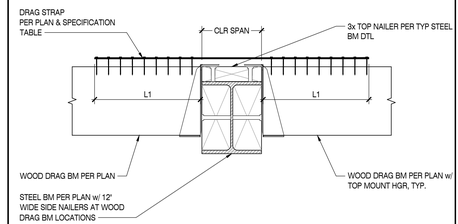
TYPCAL DRAG CONNECTION BETWEEN MOD AT CEILING / ROOF RIMS - SITE INSTALLED
SCALE: N.T.S.
1



EXTERIOR STRAP ACROSS ROOF OVERHANG RIMS AT MODULAR MATELINE - SITE INSTALLED
SCALE: N.T.S.
2



DRAG CONNECTION BETWEEN MODS - SITE INSTALLED
SCALE: N.T.S.
3



DRAG CONNECTION ACROSS STEEL BEAM - SITE INSTALLED
SCALE: N.T.S.
4

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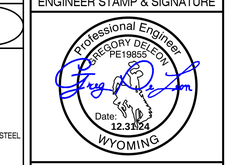


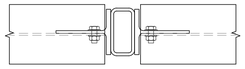
DATE: 07/12/2024

SHEET TITLE:
TYPICAL STAIR DETAILS

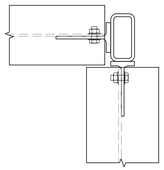
SHEET NUMBER:
SD3.3

100% SUBMITTAL SET

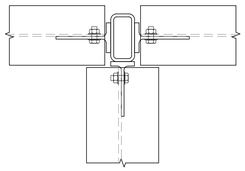
2-WAY BEAM CONFIGURATION



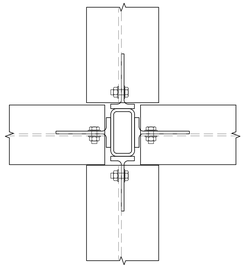
CORNER CONFIGURATION

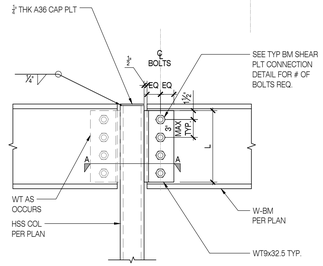


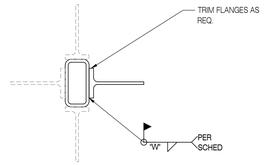
3-WAY BEAM CONFIGURATION



4-WAY BEAM CONFIGURATION





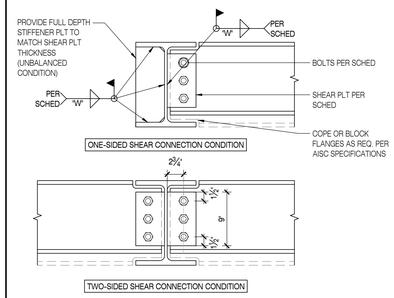


BEAM SHEAR PLATE DEPTH 'L'	
BM SIZE	'L'
W12	9"
W14	12"

TYP Wx BM TO HSS COL WITH WT SECTION SHEAR CONNECTION

SCALE: N.T.S.

4



NOTE:
BEAM IS CONSIDERED BALANCED IF OPPOSITE BEAM HORIZONTAL OFFSET DOES NOT EXCEED 1'-6"

BEAM SHEAR PLATE CONNECTION SCHEDULE					
BEAM DEPTH	BOLTS		PLATE THICKNESS	WELD THICKNESS 'W'	AISC TABLE 10-10A ASD CAPACITY (K)
	NO.	SIZE			
W12	3	¾" Ø	¼"	¼"	49.4
W14	4	¾" Ø	¼"	¼"	60.9

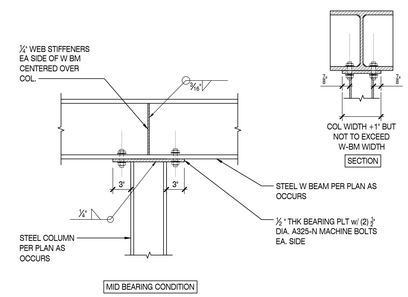
NOTES:

1. SINGLE BOLT ROW SHEAR PLATE CONNECTIONS LIMITED TO GROUP 1 SHAPES PER ASTM A6 CLASSIFICATION.
2. ALL BOLTS SHALL BE ASTM A490-N BEARING TYPE CONNECTIONS.
3. TABULATED WELDS BASED ON E70XX ELECTRODE.
4. SHEAR PLATE MATERIAL SHALL BE ASTM A36.

STEEL WIDE FLANGE BEAM TO BEAM SHEAR CONNECTION

SCALE: N.T.S.

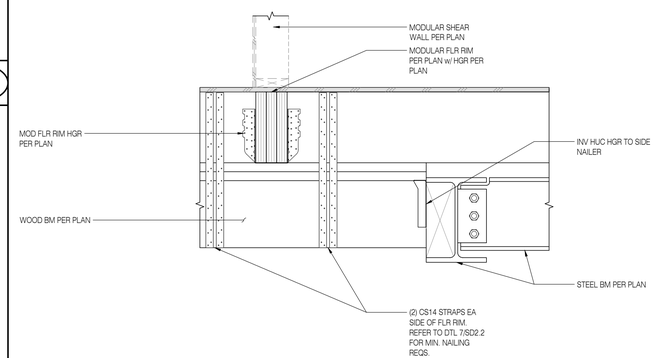
1



STEEL BEAM TO COLUMN - BOLTED CONNECTION

SCALE: N.T.S.

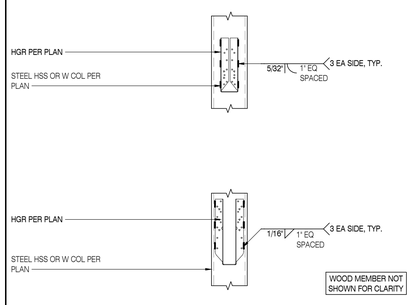
2



SITE INSTALLED UPLIFT STRAP MODULAR FLOOR RIM TO WOOD BEAM CONNECTION

SCALE: N.T.S.

3



WELDED HU OR HUC TO STEEL COLUMN

SCALE: N.T.S.

5

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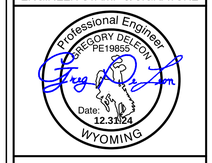

DATE: 07/12/2024

SHEET TITLE:

TYPICAL STEEL FRAMING DETAILS

SHEET NUMBER:

SD5

100% SUBMITTAL SET

MECHANICAL GENERAL NOTES

1. ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2021 IMC, 2021 IECC, AND ALL LOCAL & STATE CODES.
2. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
3. MECHANICAL CONTRACTORS SHALL RECEIVE PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER BEFORE MAKING CUTS THROUGH ANY STRUCTURAL MEMBER.
4. THESE PLANS ARE SCHEMATIC IN NATURE AND MECHANICAL CONTRACTOR SHALL COORDINATE INSTALLATION WITH CONSTRUCTION SUPERVISOR AND WITH ALL OTHER TRADES TO AVOID CONFLICTS.
5. IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO REVIEW THE DRAWINGS FOR ALL DISCIPLINES AND PROVIDE LABOR AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
6. THE MECHANICAL CONTRACTORS SHALL VERIFY MOTOR VOLTAGES WITH THE ELECTRICAL DRAWINGS BEFORE ORDERING MOTORIZED EQUIPMENT AND CONTROLS.
7. ALL PROPOSED MECHANICAL EQUIPMENT SHALL BE ON THE APPROVED LIST PRIOR TO SUBMITTALS. ALL APPROVED MANUFACTURERS MUST BE CAPABLE OF MEETING THE REQUIREMENTS OF THE SPECIFIED EQUIPMENT.
8. PAINT ALL VTR'S, FLUES, EXHAUST CAPS, AND OTHER MECHANICAL ITEMS ON THE ROOF TO MATCH THE ROOF COLOR.
9. INSULATED FLEXIBLE DUCTWORK MAY BE USED FOR RUNOUTS TO GRILLES AND DIFFUSERS, IN LENGTHS OF 5'-0" OR LESS.
10. MAINTAIN MINIMUM OF 10'-0" DISTANCE BETWEEN ALL FRESH AIR INTAKES AND EXHAUST OR GAS FLUE DISCHARGES.
11. LOCATE ACCESS HATCHES SO AS TO PROVIDE OPTIMUM SERVICEABILITY TO EQUIPMENT AND/OR VALVING. SEE ARCHITECTURAL SPECIFICATION FOR TYPE AND COLOR. COORDINATE LOCATION WITH STRUCTURAL & LIGHTING.
12. WHENEVER THERE IS A DISCREPANCY BETWEEN THE RUNOUT DUCT SIZE SHOWN ON THE PLANS AND THAT SHOWN IN THE SCHEDULE, ALWAYS USE THE LARGER OF THE TWO DUCT SIZES.
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR VERIFICATION OF EXISTING JOB CONDITIONS PRIOR TO BID. NO ADDITIONAL COST SHALL BE AWARDED TO THE SUCCESSFUL CONTRACTOR (OR THEIR SUBCONTRACTORS) AFTER BIDS HAVE BEEN SUBMITTED AND CONTRACTS AWARDED FOR FAILURE TO VERIFY EXISTING FIELD CONDITIONS. DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR ALTERNATIVE METHODS OF INSTALLATION PRIOR TO THE BIDDING OF THIS PROJECT.
14. UNLESS OTHERWISE NOTED ALL EXISTING MECHANICAL EQUIPMENT, PIPING, ETC, TO BE REMOVED SHALL BE DISPOSED OF BY THE CONTRACTOR UNDER THIS CONTRACT. THE OWNER SHALL RETAIN THE RIGHT TO KEEP ANY REMOVED ITEMS.
15. UNLESS OTHERWISE INDICATED ALL DUCTWORK SHOULD HAVE ACCOUSTIC LINING WITHIN 10' OF EQUIPMENT.
16. ALL DUCTWORK SHOWN IS TO BE ROUTED BETWEEN FINISHED FLOOR OF ASSOCIATED LEVEL AND FINISH FLOOR OF LEVEL ABOVE.
17. ALL EQUIPMENT SHOWN IS TO BE LOCATED BETWEEN FINISHED FLOOR OF ASSOCIATED LEVEL AND FINISHED FLOOR OF LEVEL ABOVE. AIR TERMINALS WITH TAGS ARE SERVING THE PLAN'S ASSOCIATED LEVEL.
18. MECHANICAL EQUIPMENT LOCATED IN CEILING OR ATTIC SHALL INCLUDE A UL508 LISTED WATER DETECTION DEVICE IN THE DRAIN PAN THAT WILL SHUT THE EQUIPMENT OFF IN THE EVENT THE DRAIN IS PLUGGED OR PUMP BECOMES NON FUNCTIONAL.
19. REFERENCE ARCHITECTURAL LIGHTING PLANS FOR EXACT EXHAUST FAN AND DIFFUSER LOCATIONS.
20. THERMOSTATS AND SENSORS TO BE LOCATED ON UNOCCUPIED AREA OF WALL, FREE FROM ARTWORK AND WALL HANGINGS. FINAL LOCATION SHALL BE COORDINATED WITH ARCHITECT.
21. GENERAL CONTRACTOR TO PROVIDE ACCESS PANELS FOR ERV UNITS.

ENERGY CODE COMPLIANCE

1. COMPLIANCE WITH THE 2021 IECC. THESE NOTES COVER MANDATORY REQUIREMENTS OF THE CODE. ADDITIONAL REQUIREMENTS ARE NOTED ON THE PLANS AND IN THE SPECIFICATIONS.
2. MINIMUM REQUIREMENTS FOR SUPPLY AND RETURN DUCTWORK INSULATION PER 2021 IECC FOR CLIMATE ZONE 7:
   A. R-6: DUCTS LOCATED IN UNCONDITIONED SPACES
   B. R-12: DUCTS LOCATED OUTSIDE OF THE BUILDING'S INSULATION ENVELOPE (SUCH AS ABOVE THE ATTIC INSULATION)
3. CONTRACTOR SHALL VERIFY WITH THE MANUFACTURER, THE R-VALUES OF THE ACTUAL INSULATION USED. R-VALUES SHALL BE INSTALLED VALUES.
4. WHERE DUCTS USED FOR COOLING ARE EXTERNALLY INSULATED, THE INSULATION SHALL BE COVERED WITH A VAPOR RETARDER HAVING A MAXIMUM PERMEANCE OF 0.05 PERM OR ALUMINUM FOIL HAVING A MINIMUM THICKNESS OF 2 MILS, INSULATION HAVING A PERMANCE OF 0.05 PERMS OR LESS SHALL NOT BE REQUIRED TO BE COVERED. ALL JOINTS AND SEAMS SHALL BE SEALED TO MAINTAIN THE CONTINUITY OF THE VAPOR RETARDER.
5. ALL DUCT JOINTS, SEAMS, AND CONNECTIONS SHALL BE FASTENED AND SEALED WITH WELDS, GASKETS, ADHESIVES, MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS, OR TAPES, TAPES AND MASTICS SHALL BE LISTED AND LABELED PER UL181A OR UL181B. DUCT TAPE IS NOT PERMITTED AS A SEALANT ON ANY METAL DUCTS, DUCT CONNECTIONS TO FLANGES OR EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED.
6. MINIMUM REQUIREMENTS (THICKNESS) FOR PIPING INSULATION SHALL BE PER 2021 IBC AND IECC:

FLUID	NOMINAL PIPE DIAMETER	INSULATION R-VALUE
DOMESTIC WATER	ANY SIZE	PER IECC 403.12.3
HOT/CHILLED WATER	ANY SIZE	PER IECC 403.12.3
REFRIGERANT	ANY SIZE	PER IECC 403.12.3

   THE ABOVE INSULATION IS BASED ON HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU-INCH/HOUR-FT2-°F
7. AN OPERATING AND MAINTENANCE MANUAL SHALL BE PROVIDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE O&M MANUAL SHALL CONTAIN THE FOLLOWING:
   A. EQUIPMENT CAPACITY (INPUT & OUTPUT)
   B. EQUIPMENT OPERATING AND MAINTENANCE INSTRUCTIONS
   C. CONTROL SYSTEM MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCES
   D. CONTROL SYSTEM SETPOINTS SHALL BE SHOWN ON CONTROL DRAWINGS, AT CONTROL DEVICES
   E. A COMPLETE WRITTEN NARRATIVE ON HOW EACH MECHANICAL SYSTEM IS INTENDED TO OPERATE

MECHANICAL LEGEND

- SUPPLY AIR SHEET METAL DUCT
- RETURN AIR SHEET METAL DUCT
- EXHAUST AIR SHEET METAL DUCT
- OUTSIDE AIR SHEET METAL DUCT
- ACOUSTICAL OR INT. LINED DUCT
- INSULATED DUCT
- 12x8 — DUCT SIZE RECTANGULAR (1ST FIGURE = FACING SIDE)
- 12Ø — DUCT SIZE ROUND (DIAMETER)
- ELBOW WITH TURNING VANES
- FLEXIBLE ROUND DUCT
- VERTICAL SUPPLY DUCT
- VERTICAL RETURN DUCT
- VERTICAL EXHAUST DUCT
- VERTICAL OUTSIDE AIR DUCT
- SUPPLY AIR FLOW DIRECTION
- RETURN / EXHAUST AIR FLOW
- SG-1 / 100 — DIFFUSER / GRILLE NAME, CFM AIR FLOW
- THERMOMETER / TEMP GAUGE
- BALL/ISOLATION VALVE
- CHECK VALVE
- BUTTERFLY VALVE
- MANUAL BALANCING VALVE
- STRAINER
- REDUCER
- 2 WAY MOTOR OPERATED VALVE
- 3 WAY MOTOR OPERATED VALVE
- SOLENOID VALVE
- AUTOMATIC BALANCE VALVE
- BACKFLOW PREVENTER ASSEMBLY
- PRESSURE REDUCING VALVE
- PRESSURE REGULATOR VALVE
- SAFETY VALVE
- HEATING WATER SUPPLY (HWS)
- HEATING WATER RETURN (HWR)
- CHILLED WATER SUPPLY (CHWS)
- CHILLED WATER RETURN (CHWR)
- GROUND WATER SUPPLY (GWS)
- GROUND WATER RETURN (GWR)
- MANUAL DAMPER
- MOTORIZED DAMPER
- FIRE / SMOKE DAMPER
- T 3 — THERMOSTAT WITH ZONE
- T H 3 — HUMIDISTAT & THERMOSTAT WITH ZONE
- H — HUMIDISTAT
- FS — FLOOR / SLAB SENSOR WITH ZONE
- S — SENSOR LOCATION - SEE DWGS
- DS — DUCT SMOKE DETECTOR
- CO2 — CARBON DIOXIDE SENSOR
- CO — CARBON MONOXIDE SENSOR

*NOTE: ITEMS ON LEGEND MAY NOT ALWAYS BE USED. REFERENCE PROJECT SPECIFICATIONS FOR APPROVED MATERIALS.

GENERAL SYMBOLS

- 1 — KEYED NOTE
- A/L — GENERAL NOTES
- X / XX — EQUIPMENT TAG, EQUIPMENT NUMBER
- X / XX — SECTION REFERENCE NUMBER, SECTION REFERENCE SHEET
- X / XX — DETAIL REFERENCE NUMBER, DETAIL REFERENCE SHEET
- POINT OF NEW CONNECTION (POC)
- POINT OF DISCONNECT (POD)

SHEET LIST - MECHANICAL

M0.0	MECHANICAL COVER SHEET
M0.1	MECHANICAL SPECIFICATIONS
M1.0	MECHANICAL - LEVEL 1 - FORCED AIR ZONE PLANS
M1.2	MECHANICAL - LEVEL 2 - FORCED AIR ZONE PLANS
M1.3	MECHANICAL - LEVEL 3 - FORCED AIR ZONE PLANS
M1.4	MECHANICAL - SNOWMELT ZONE PLANS
M2.1	MECHANICAL - LEVEL 1 - FORCED AIR
M2.2	MECHANICAL - LEVEL 2 - FORCED AIR
M2.3	MECHANICAL - LEVEL 3 - FORCED AIR
M3.1	MECHANICAL - LEVEL 1 - SNOWMELT
M4.0	MECHANICAL DETAILS & SOO
M5.0	MECHANICAL SCHEDULES

MECHANICAL ABBREVIATIONS LEGEND

(E)	EXISTING
(X)	DEMOLISH / REMOVE
(R)	RELOCATE
(N)	NEW
ACU	AIR CONDITIONING UNIT
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ARCH	ARCHITECT or ARCHITECTURE
AHU	AIR-HANDLING UNIT
ASSY	ASSEMBLY
ATM	ATMOSPHERE
AHJ	AUTHORITY HAVING JURISTICTION
AVG	AVERAGE
BAS	BUILDING AUTOMATION SYSTEM
BDD	BACKDRAFT DAMPER
BLDG	BUILDING
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BTU	BRITISH THERMAL UNIT
CC	COOLING COIL
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CLG	CEILING
CONC	CONCRETE
CTE	CONNECT TO EXISTING
CONN	CONNECTION
CONT	CONTINUATION
CO	CLEAN OUT
CU	CONDENSING UNIT
DDC	DIRECT DIGITAL CONTROL
DAD	DUCT ACCESS DOOR
DB	DRY BULB
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
DX	DIRECT EXPANSION
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
EG	EXHAUST GRILLE
ELEV	ELEVATION
ERC	ELECTRIC REHEAT COIL
ESP	EXTERNAL STATIC PRESSURE
EVAP	EVAPORATOR
EWT	ENTERING WATER TEMPERATURE
EX	EXHAUST
EXP	EXPANSION
FC	FORWARD CURVED
FCO	FLOOR CLEAN OUT
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FID	FIRE DAMPER
FSD	FIRE SMOKE DAMPER
FF	FINISHED FLOOR
FLEX	FLEXIBLE
FPM	FEET PER MINUTE
FUT	FUTURE
GWR	GROUND WATER RETURN
GWS	GROUND WATER SUPPLY
IJS	IN JOIST SPACE
HWC	HOT WATER COIL
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
LPG	LIQUID PROPANE GAS
LWT	LEAVING WATER TEMPERATURE
NG	NATURAL GAS
OA	OUTSIDE AIR
POC	POINT OF CONNECTION
RA	RETURN AIR
RG	RETURN GRILLE
SA	SUPPLY AIR
SG	SUPPLY GRILLE
SMS	SNOWMELT SUPPLY
SMR	SNOWMELT RETURN
TA	TRANSFER AIR
TG	TRANSFER GRILLE
TJS	THROUGHT JOIST SPACE
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE

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JACKSON, WY 8301

PROJECT No:
6240049

DRAWN BY:
JG

CHECKED BY:
MM

CURRENT SET:
PERMIT SET

REV:	DATE:
-	-

SHEET #
M0.0

SHEET NAME:
MECHANICAL COVER SHEET

MECHANICAL AND PLUMBING SPECIFICATIONS

GENERAL

1. EXAMINE AND REFER TO ALL ARCHITECTURAL, CIVIL, STRUCTURAL, ELECTRICAL, UTILITY, LANDSCAPE AND MECHANICAL DRAWINGS AND SPECIFICATIONS FOR CONSTRUCTION CONDITIONS WHICH MAY AFFECT THE MECHANICAL WORK. INSPECT THE BUILDING SITE AND EXISTING FACILITIES FOR VERIFICATION OF PRESENT CONDITIONS. MAKE PROPER PROVISIONS FOR THESE CONDITIONS IN PERFORMANCE OF THE WORK AND COST THEREOF.
2. ALL WORK ON THE PROJECT SHALL CONFORM TO ALL LOCAL CITY, STATE AND NATIONAL CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE N.F.P.A, N.E.C., I.B.C., I.E.C.C., I.M.C., U.P.C. OR I.P.C AS APPLICABLE, THE LOCAL UTILITY SERVING COMPANIES AND THE AUTHORITY HAVING JURISDICTION.
3. THE MECHANICAL AND ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR AND PAY FOR ALL FEES AND PERMITS REQUIRED FOR WORK UNDER THEIR CONTRACT AND UNDER THEIR SUPERVISION BY SUBCONTRACT.
4. ALL USAGE CONTRACTS BETWEEN THE OWNER AND THE SERVING UTILITIES COMPANY, SUCH AS MEMBERSHIP AND USAGE CHARGES OR FEES, ETC., FOR THE PURPOSE OF OBTAINING THE SERVICES FOR THE UTILITY COMPANY SHALL BE APPLIED FOR AND PAID FOR BY THE OWNER.
5. SMOKING SHALL NOT BE PERMITTED ANYWHERE IN THIS FACILITY.

BIDDING AND SUBSTITUTIONS

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, ITEMS, ARTICLES, OPERATIONS AND METHODS LISTED, SHOWN, SCHEDULED, MENTIONED OR IMPLIED IN THE DRAWINGS, AND/OR SPECIFIED, INCLUDING ALL INCIDENTALS REQUIRED FOR THEIR COMPLETION.
2. WRITTEN PRIOR APPROVAL FOR SUBSTITUTIONS MUST BE SUBMITTED TO AND RECEIVED BY THE ARCHITECT/ENGINEER TEN (10) DAYS PRIOR TO BID OPENING. REQUESTS FOR SUBSTITUTION ARE TO BE SUBMITTED SUFFICIENTLY AHEAD OF THE DEADLINE TO GIVE AMPLE TIME FOR EXAMINATION. PRIOR APPROVAL REQUEST FOR SUBSTITUTION MUST INDICATE THE SPECIFIC ITEM OR ITEMS TO BE FURNISHED IN LIEU OF THOSE SCHEDULED, TOGETHER WITH COMPLETE TECHNICAL AND COMPARATIVE DATA ON SCHEDULED ITEMS AND ITEMS PROPOSED FOR SUBSTITUTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT A SUBSTITUTE ITEM SHALL FIT INTO THE SPACE ALLOCATED AND THAT THE ITEM CAN BE INSTALLED AND FUNCTION AS INTENDED. SHOULD CHANGES IN THE WORK OF ANY CONTRACTOR BECOME NECESSARY AS A RESULT OF ANY SUBSTITUTE ITEM SUCH CHANGES SHALL BE ARRANGED AND PAID FOR BY THIS CONTRACTOR.

REVIEW & SITE INSPECTIONS

1. ALL WORK AND MATERIAL ARE SUBJECT TO REVIEW AT ANY TIME BY THE ARCHITECT/ENGINEER OR THEIR REPRESENTATIVE. IF THE ARCHITECT/ENGINEER OR THEIR REPRESENTATIVE FINDS MATERIAL THAT DOES NOT CONFORM TO THESE SPECIFICATIONS OR THAT IS NOT PROPERLY INSTALLED OR FINISHED, CORRECT THE DEFICIENCIES IN A MANNER SATISFACTORY TO THE ARCHITECT/ENGINEER AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL INFORM THE GENERAL CONTRACTOR OF THE PROJECT PROGRESS AND SCHEDULE WEEKLY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT EACH OF THE FOLLOWING POINTS:
   A. AT THE COMPLETION OF UNDERSLAB PIPING AND UTILITIES PRIOR TO BEING COVERED.
   B. AT THE COMPLETION OF ROUGH-IN BEFORE INSULATION/WALL/FLOOR SURFACES ARE INSTALLED.
   C. AT SUBSTANTIAL COMPLETION WHEN ALL SYSTEMS ARE OPERATIONAL. (PUNCH LIST DEVELOPMENT)

INTENT OF DRAWINGS

1. THE DRAWINGS ARE PARTLY DIAGRAMMATIC AND DO NOT NECESSARILY SHOW EXACT LOCATION OF PIPING AND DUCTWORK UNLESS SPECIFICALLY DIMENSIONED. RISER AND OTHER DIAGRAMS ARE SCHEMATIC AND DO NOT NECESSARILY SHOW THE PHYSICAL ARRANGEMENT OF THE EQUIPMENT. THEY SHALL NOT BE USED FOR OBTAINING LINEAL RUNS OF PIPING OR DUCTWORK, NOR SHALL THEY BE USED FOR SHOP DRAWINGS FOR PIPING AND DUCTWORK FABRICATION OR ORDERING. DISCREPANCIES SHOWN ON DIFFERENT PLANS, OR BETWEEN PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR RESOLUTION.

REQUEST FOR INFORMATION (RFI'S)

1. RFI'S SHALL BE USED TO RESOLVE CONFLICTS, PROVIDE CLARITY TO THE INTENT OF DRAWINGS, OR REQUEST ADDITIONAL DETAIL. RFI'S SHALL INCLUDE A SKETCH OR EQUIVALENT DESCRIPTION OF CONTRACTOR'S PROPOSED SOLUTION. RFI'S SHALL BE MADE ELECTRONICALLY AND BE RETURNED TO THE CONTRACTOR BY THE ENGINEER WITHIN 10 BUSINESS DAYS.

RESPONSIBILITY

1. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A SATISFACTORY AND COMPLETE SYSTEM IN ACCORDANCE WITH THE INTENT OF THE DRAWING AND SPECIFICATIONS. HE/SHE SHALL PROVIDE, AT NO EXTRA COST, ALL INCIDENTAL ITEMS, MATERIALS, ACCESSORIES AND LABOR REQUIRED FOR COMPLETION OF THE WORK EVEN THOUGH THEY ARE NOT SPECIFICALLY MENTIONED OR INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS.
2. THE DRAWINGS DO NOT ATTEMPT TO SHOW COMPLETE DETAILS OF THE BUILDING CONSTRUCTION WHICH AFFECT THE MECHANICAL INSTALLATION. REFERENCE IS THEREFORE REQUIRED TO THE ARCHITECTURAL, CIVIL, STRUCTURAL, LANDSCAPE AND ELECTRICAL DRAWINGS AND SPECIFICATIONS AND TO SHOP DRAWINGS OF ALL TRADES FOR ADDITIONAL DETAILS WHICH AFFECT THE INSTALLATION OF THE WORK COVERED UNDER THIS DIVISION OF THE CONTRACT.
3. THE LOCATION OF ALL MECHANICAL SYSTEM COMPONENTS SHALL BE CHECKED FOR CONFLICTS WITH OPENINGS, STRUCTURAL MEMBERS AND COMPONENTS OF OTHER SYSTEMS HAVING FIXED LOCATIONS PRIOR TO FABRICATION AND INSTALLATION OF EQUIPMENT. THE CONTRACTOR SHALL VISIT THE SITE AFTER COMPLETION OF FRAMING TO VERIFY DUCTWORK, PIPING, AND EQUIPMENT SHALL FIT AS PLANNED. ALL CONFLICTS FOUND BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER AND CHANGES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
4. ALL MODIFICATIONS AND CHANGES REQUIRED DUE TO INSTALLATION OF EQUIPMENT OTHER THAN THE EQUIPMENT SCHEDULED AND SPECIFIED SHALL BE MADE AT THE CONTRACTOR'S EXPENSE. THIS INCLUDES WORK BY OTHER TRADES. IF THE INSTALLATION OF EQUIPMENT OTHER THAN THE SCHEDULED AND SPECIFIED EQUIPMENT REQUIRES MODIFICATIONS TO STRUCTURE, ELECTRICAL SYSTEMS, PLUMBING SYSTEMS, FIRE PROTECTION OR FIRE ALARM SYSTEMS, ANY AND ALL CHANGES SHALL BE MADE AT THE MECHANICAL CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL INCLUDE VIBRATION ISOLATION AND NOISE REDUCTION EQUIPMENT FOR ALL EQUIPMENT TO MITIGATE ANY VIBRATION AND OBJECTIONABLE EQUIPMENT NOISE FROM EQUIPMENT INSTALLED BY THE CONTRACTOR. THIS INCLUDES FLEXIBLE HOSES, SPRING ISOLATION, RUBBER PADS, FLEXIBLE DUCT CONNECTIONS AND ANY OTHER DEVICES REQUIRED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORK AND EQUIPMENT UNTIL FINAL INSPECTION, PUNCH LIST COMPLETION, START-UP, AND TESTING HAVE BEEN COMPLETED. THE CONTRACTOR SHALL CLOSE OPEN ENDS OF WORK WITH TEMPORARY COVERS AND CORRECT ANY DAMAGE INCURRED DURING COURSE OF CONSTRUCTION AT NO EXTRA COST.
7. THE CONTRACTOR SHALL PROVIDE ALL INCIDENTAL ELECTRICAL INTERCONNECTIONS AND CONTROL WIRING NECESSARY FOR SYSTEM COMPLETION.
8. THE CONTRACTOR SHALL BE CAREFUL NOT TO BLOCK ANY PATHS OF EGRESS WHILE PERFORMING THE WORK SPECIFIED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL MATERIALS RESULTING FROM HIS/HER WORK. CLEANUP SHALL BE PERFORMED TO THE LEVEL OF ACCEPTANCE OF THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
10. THE CONTRACTOR SHALL AND HEREBY DOES WARRANT AND GUARANTEE THAT ALL WORK EXECUTED UNDER HIS/HER CONTRACT SHALL BE FREE OF DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE(1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

SHOP DRAWINGS AND SUBMITTALS

1. THE CONTRACTOR SHALL PROCURE MANUFACTURER'S LITERATURE AND/OR CERTIFIED SUBMITTAL PRINTS FOR ALL EQUIPMENT AND MATERIALS REQUIRED FOR THE PROJECT. SHOP DRAWINGS AND LITERATURE SHALL BE COMPLETE AND MARKED SHOWING NAME OF JOB, ITEM USED, SIZE, DIMENSIONS, PERFORMANCE, ETC., AS REQUIRED FOR COMPLETE CHECK AND INSTALLATION. THIS INCLUDES BUT IS NOT LIMITED TO:
   A. SCHEDULED MECHANICAL EQUIPMENT
   B. HYDRONIC PIPING MATERIALS
   C. GRILLES REGISTERS AND DIFFUSERS
   D. PLUMBING FIXTURES AND TRIM
   E. DOMESTIC WATER HEATERS AND ASSOCIATED ACCESSORIES
   F. DOMESTIC WATER PIPING, SANITARY WASTE AND VENT PIPING
2. ALL SUBMITTALS SHALL CLEARLY INDICATE THE EQUIPMENT IT REPRESENTS WITH LABELS OF THE EQUIPMENT IDENTIFICATION ABBREVIATION FOUND ON THE DRAWINGS. LITERATURE SHOWING MORE THAN ONE ITEM SHALL BE CLEARLY MARKED AS TO WHICH ITEM IS BEING FURNISHED OR THE SUBMITTAL WILL BE REJECTED AND RETURNED WITHOUT REVIEW.
3. SUBMIT ACTUAL INSTALLATION LAYOUT DRAWINGS ON FLOOR PLANS SHOWING PIPE AND DUCT RUNS INCLUDING DRAWINGS FOR UNDERGROUND WORK AND BOILER FLUE SYSTEMS.
4. APPROVAL OR REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS, SPECIFICATIONS, OR ERRORS IN SUBMITTAL LITERATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE MATERIALS AND EQUIPMENT WHICH MEET THE SPECIFICATIONS AND JOB REQUIREMENTS.
5. SUBMITTALS SHALL BE MADE IN ELECTRONIC PDF FORMAT. SUBMITTALS WILL BE RETURNED TO THE CONTRACTOR WITHIN 10 BUSINESS DAYS.

STARTUP, TESTING AND OWNER TRAINING

1. WHEN THE PROJECT HAS REACHED SUBSTANTIAL COMPLETION AND IS CLEAR OF CONSTRUCTION DEBRIS AND DUST, THE CONTRACTOR SHALL STARTUP AND TEST ALL EQUIPMENT ACCORDING TO MANUFACTURER'S REQUIREMENTS. ALL START-UP DOCUMENTATION SHALL BE INCLUDED IN THE OPERATIONS AND MAINTENANCE MANUAL.
2. THE CONTRACTOR SHALL ENGAGE A FACTORY AUTHORIZED REPRESENTATIVE TO CONDUCT AN INSPECTION OF THE INSTALLATION OF THEIR COMPANY'S EQUIPMENT PRIOR TO START-UP OF ANY EQUIPMENT. THE REPRESENTATIVE SHALL SUBMIT A REPORT IDENTIFYING ANY DEFICIENCIES TO THE ARCHITECT, ENGINEER AND CONSTRUCTION MANAGER. ANY DEFICIENCIES IDENTIFIED SHALL BE ADDRESSED PRIOR TO START-UP. START-UP SHALL BE CONDUCTED BY A FACTORY AUTHORIZED REPRESENTATIVE. START-UP REPORTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER ONCE COMPLETED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING ALL NEW AIR AND WATER SYSTEMS COMPLETELY, AND BALANCING TO THE SATISFACTION OF THE ENGINEER IN ACCORDANCE WITH THE STANDARDS OF NEBB. THIRD PARTY TAB CONTRACTORS MAY BE USED AT CONTRACTOR'S EXPENSE WITH PRIOR APPROVAL OF THE ENGINEER.
4. EACH SYSTEM SHALL BE TESTED UNDER NORMAL OPERATING OR SIMULATED CONDITIONS PROVING PROPER OPERATION OF ALL SEQUENCES, SET-POINTS, INTERLOCKS, AND SAFETIES.
5. THE MECHANICAL CONTRACTOR SHALL PROVIDE 2 DAYS (16 HRS) OF TRAINING TO THE OWNER TO ENSURE THE OWNER KNOWS HOW TO OPERATE THE SYSTEMS INSTALLED UNDER THE MECHANICAL CONTRACT. THE MECHANICAL CONTRACT SHALL INCLUDE AN ADDITIONAL 2 DAYS (16 HRS) OF ADDITIONAL SERVICE THROUGH THE FIRST YEAR OF OPERATION TO ADDRESS QUESTIONS THAT MAY ARISE.

OPERATIONS AND MAINTENANCE MANUAL

1. THE CONTRACTOR SHALL PROVIDE TWO PHYSICAL COPIES AND AN ELECTRONIC PDF COPY OF THE OPERATIONS AND MAINTENANCE MANUAL.
2. THE OPERATIONS AND MAINTENANCE MANUAL SHALL INCLUDE COPIES OF ALL BROCHURES OF EQUIPMENT, MATERIAL USED, SHOP DRAWINGS, AS-BUILTS, START-UP AND TESTING DOCUMENTATION AND SERVICE CONTACT INFORMATION SHALL BE PROVIDED IN THE OPERATIONS AND MAINTENANCE MANUAL.

CUTTING, PATCHING, AND REPAIRING

1. CUTTING, PATCHING, AND REPAIRING REQUIRED BY THE WORK OF THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL CUTTING SHALL NOT WEAKEN THE STRUCTURAL INTEGRITY AND HOLES IN STRUCTURAL MEMBERS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.

SUPPORTS, ANCHORS, AND BASES

1. PROVIDE ANCHORING TO RESIST EARTHQUAKE FORCES AS REQUIRED BY CODE. UNLESS OTHERWISE NOTED, ALL DUCTWORK, PIPING, AND EQUIPMENT SHALL BE RESTRAINED TO RESIST SEISMIC FORCES AND LIMIT VIBRATION TRANSMISSION.
   A. PIPE 1" OR SMALLER IN THE MECHANICAL ROOM AND 2" OR SMALLER OUTSIDE THE MECHANICAL ROOM DOES NOT REQUIRE SEISMIC BRACING.
   B. DUCTWORK WITH A CROSS SECTIONAL AREA OF LESS THAN 6 SQUARE FEET DOES NOT REQUIRE SEISMIC BRACING.
2. PROVIDE ALL ANCHORS, HANGERS, ATTACHMENTS, BASES, AND SUPPORTS PER MANUFACTURER'S REQUIREMENTS FOR ALL PIPING, DUCTING, AND EQUIPMENT.
3. CHAIN, WIRE STRAP, OR OTHER MAKESHIFT DEVICES WILL NOT BE PERMITTED AS HANGERS OR SUPPORTS.
4. SPACING OF HANGERS AND SUPPORTS SHALL NOT BE INSTALLED OVER 12" FROM EACH CHANGE IN DIRECTION OF PIPING AND SPACING FOR STRAIGHT RUNS SHALL NOT EXCEED THE SPACING LISTED BELOW:

TYPE OF PIPE	SIZE	MAXIMUM SPACING
COPPER	UP TO 1"	6'-0"
COPPER	1-1/4" - 1-1/2"	7'-6"
COPPER	2" AND UP	10'-0"
PLASTIC	ALL	AS RECOMMENDED BY MANUFACTURER INCLUDING ANY REINFORCING
CAST IRON	ALL	1 PER LENGTH (ADJ TO JOINT)
HUBLESS CAST IRON	ALL	AS PER PLUMBING CODE

INSULATION

1. ALL PRODUCTS USED SHALL BE UL LISTED WITH A MAXIMUM FLAME SPREAD RATING OF 25 AND MAXIMUM SMOKE DEVELOPMENT OF 50.
2. REFER TO DUCT AND PIPE INSULATION SCHEDULES AND THE PROJECT DRAWINGS FOR REQUIRED INSULATION. DUCT AND PIPE INSULATION SCHEDULES SHALL TAKE PRECEDENCE OVER PROJECT DRAWINGS WHERE DISCREPANCIES OCCUR UNLESS A HIGHER INSULATION VALUE IS REQUIRED ON PLAN DRAWINGS.
3. ALL DUCTING AND PIPING SYSTEMS SHALL BE PROVIDED WITH EXTERIOR INSULATION ACCORDING TO IECC REQUIREMENTS AT A MINIMUM.
4. INTERIOR ACOUSTICAL LINING SHALL BE EQUAL TO OWENS CORNING QUIETR ROTARY DUCT LINER, 1/2" THICK, AND PROVIDED WHERE SHOWN OR NOTED ON DRAWINGS.
5. EXTERIOR DUCT INSULATION SHALL BE EQUAL TO OWENS CORNING TYPE 7 FIBERGLASS DUCT WRAP 1" OR 2" THICK WITH FOIL REINFORCED KRAFT JACKET.
6. EXTERIOR PIPE INSULATION FOR EXPOSED PIPES SHALL BE EQUAL TO OWENS CORNING SSL II WITH ASJ MAX.
7. EXTERIOR PIPE INSULATION FOR CONCEALED PIPES SHALL BE EQUAL TO ARMACELL AP ARMAFLEX TUBES.
8. ALL INSULATION WILL HAVE DIRECT CONTACT WITH PIPE, DUCTING, VALVES OR OTHER ACCESSORY AND HANGERS SHALL BE ON EXTERIOR OF INSULATION WITH APPROPRIATE INSULATION SHIELDS.

DUCTWORK AND ACCESSORIES

1. CONTRACTOR SHALL PROVIDE ALL DUCT SYSTEMS AS INDICATED ON THE PLANS INCLUDING ALL GRILLES, REGISTERS, DIFFUSERS, LOUVERS, DAMPERS, DUCTWORK AND DUCTWORK ACCESSORIES AS SHOWN OR DESCRIBED.
2. DUCT CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND TO THE VARIOUS APPLICABLE MANUALS AND STANDARDS OF THE SHEET METAL AND AIR CONDITION NATIONAL ASSOCIATION (SMACNA) AND/OR MATERIAL AND DUCT CONSTRUCTION STANDARDS OF THE AMERICAN SOCIETY OF HEATING, REFRIGERATING, AND AIR-CONDITIONING ENGINEERS (ASHRAE).
3. DUCT AND FITTINGS TO BE OF G90 GALVANIZED STEEL UNLESS OTHERWISE INDICATED. MATERIAL GAUGES TO BE IN ACCORDANCE WITH THE SMACNA AND ASHRAE STANDARDS.
   A. PROVIDE WITH NECESSARY OFFSETS AND TRANSITIONS TO AVOID INTERFERENCE WITH THE BUILDING CONSTRUCTION, PIPING OR EQUIPMENT. LOCATE DUCTS WITH SUFFICIENT SPACE AROUND EQUIPMENT TO ALLOW OPERATION AND MAINTENANCE.
   B. JOINTS AND SEAMS SHALL BE MECHANICALLY SECURE AND SEALED AIRTIGHT.
   C. LONGITUDINAL SEAMS SHALL BE POINTED DOWN AND SEALED AIRTIGHT.
4. DUCT DIMENSIONS INDICATED ON DRAWINGS ARE INSIDE SHEET DIMENSIONS. THE DUCT DIMENSIONS SHALL BE INCREASED AN EQUIVALENT AMOUNT TO ACCOMMODATE THE INTERNAL LINER WHERE REQUIRED.
5. PROVIDE INSULATED INTAKE AND EXHAUST PLENUMS ATTACHED TO LOUVERS.
6. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
7. FLEXIBLE DUCT SHALL BE PROVIDED AS INDICATED OR NOTED ON PLAN. FLEXIBLE DUCT SHALL NOT BE INTERCHANGEABLE WITH SOLID DUCT UNLESS NOTED ON PLAN.
   A. INSULATED FLEXIBLE DUCT SHALL BE EQUAL TO THERMAFLEX TYPE M-KE R-8.
   B. NON-INSULATED FLEXIBLE DUCT SHALL BE EQUAL TO THERMAFLEX TYPE S-LP-10.
8. ACCESS DOORS IN DUCTWORK SHALL BE PROVIDED TO ACCESS LINKAGE SIDE OF DAMPERS, FILTERS, SENSORS OR DEVICES REQUIRING ACCESS.
9. HIGH EFFICIENCY TAKEOFFS SHALL BE PROVIDED.
10. BALANCING DAMPERS SHALL BE INCLUDED ON ALL BRANCH TAKEOFFS IN ACCESSIBLE ATTICS, CRAWLSPACES, OR MECHANICAL ROOMS. BALANCING DAMPERS SHALL BE EQUAL TO GREENHECK MBD-10 FOR RECTANGLE DUCT AND MBDR-50 FOR ROUND.
11. GRILLES, REGISTERS, AND DIFFUSERS SHALL BE FURNISHED AND INSTALLED WITH ALL NECESSARY ACCESSORIES SUCH AS GASKETS, FRAMES, SCREWS, AND/OR KEY OPERATORS.
    A. ALL SIZES, TYPES, AND FINISHES SHALL BE AS NOTED IN SCHEDULES AND SUBMITTED TO THE GENERAL CONTRACTOR, INTERIOR DESIGNER, ARCHITECT AND ENGINEER PRIOR TO ORDERING.
12. LOUVERS TO BE PROVIDED AS NOTED IN THE SCHEDULES OR ELSEWHERE ON DRAWINGS. SUBSTITUTE LOUVERS SHALL HAVE EQUAL FREE AREA OR MORE THAN SPECIFIED UNITS.
    A. ALL SIZES, TYPES, AND FINISHES SHALL BE AS NOTED IN SCHEDULES AND SUBMITTED TO THE GENERAL CONTRACTOR, ARCHITECT AND ENGINEER PRIOR TO ORDERING.
    B. LOUVERS MOUNTING IN MASONRY WALL SHALL BE FURNISHED WITH AN EXTENDED OR SEPARATE SILL AND BE BOX FRAME WITHOUT FACE FLANGE.
13. MOTORIZED DAMPERS SHALL BE EQUAL TO RUSKIN CD-50 OR CD-40 LOW LEAKAGE DAMPER WITH AIRFOIL BLADES AND VINYL DOUBLE SEALS.

DOMESTIC WATER PIPING

1. PIPING SERVING DOMESTIC WATER THAT IS BELOW GRADE SHALL BE PEX LISTED TO NSF 61. NO FITTING ARE PERMITTED BELOW GRADE.
2. PIPING SERVING DOMESTIC WATER THAT IS ABOVE EXPOSED ABOVE GRADE, OR IN CABINETRY ABOVE GRADE SHALL BE TYPE L COPPER. FITTINGS TO BE SWEAT, WROUGHT COPPER FITTINGS.
3. PIPING SERVING DOMESTIC WATER THAT IS CONCEALED ABOVE GRADE SHALL BE TYPE L COPPER. FITTINGS TO BE SWEAT, WROUGHT COPPER FITTINGS.
   A. CONTRACTOR OPTION - PIPING SERVING DOMESTIC WATER THAT IS CONCEALED ABOVE GRADE TO BE PEX LISTED TO NSF 61. FITTINGS TO BE LISTED TO F1960 EXPANSION. LEAD FREE BRASS OR POLYMER LISTED TO NSF61. CONTRACTOR TO PROVIDE SHOP DRAWING FOR PIPING SIZED FOR PEX AND COST DELTA FROM COPPER.
4. MAKE ADEQUATE PROVISIONS FOR PIPE EXPANSION. ANCHOR BLOCK AND BRACE PIPE TO PREVENT MOVEMENT FROM WATER SURGES.
5. ROUTE ALL DOMESTIC WATER PIPING WITHIN THE BUILDING THERMAL ENEVLOPE. PIPING SHALL NOT BE ROUTED IN EXTERIOR WALLS OR VENTILATED ATTICS UNDER ANY CIRCUMSTANCES.
6. PROVIDE ANTI-SIPHON AND BACKFLOW PREVENTION DEVICES ON ANY EQUIPMENT EQUIPMENT CAPABLE OF BACKFLOW INTO THE DOMESTIC WATER SYSTEM.
7. VALVES SERVING DOMESTIC WATER 1/2" TO 2" NPS TO BE BALL VALVE, BRONZE, TWO PIECE, FULL PORT, WITH STAINLESS TRIM, LEAD FREE. 2" TO 4" NPS TO BE BUTTERFLY VALVE, DUCTILE IRON BODY, ALUMINUM BRONZE DISC, STAINLESS STEM, LOCKING LEVER ACTUATOR, LEAD FREE.

SANITARY WASTE, VENT AND STORM PIPING

1. NON-BURIED PIPING ABOVE FLOOR SLAB SERVING SANITARY WASTE SHALL BE SERVICE WASTE CAST IRON SOIL PIPE. HEAVY DUTY NO HUB COUPLERS.
2. BURIED PIPING BELOW FLOOR SLAB SERVING SANITARY WASTE SHALL BE BELL AND SPIGOT SERVICE WASTE CAST IRON SOIL PIPE WITH COMPRESSION GASKETS OR NO-HUB SERVICE WEIGHT CAST IRON WITH HEAVY-DUTY COUPLERS.
3. NON-BURIED PIPING ABOVE FLOOR SLAB SERVING STORM SHALL BE SERVICE WASTE CAST IRON SOIL PIPE. HEAVY DUTY NO HUB COUPLERS.
4. BURIED PIPING BELOW FLOOR SLAB SERVING STORM SHALL BE BELL AND SPIGOT SERVICE WASTE CAST IRON SOIL PIPE WITH COMPRESSION GASKETS OR NO-HUB SERVICE WEIGHT CAST IRON WITH HEAVY-DUTY COUPLERS.
5. SANITARY VENT PIPING TO BE SOLID WALL SCH 40 PVC. FITTINGS TO BE SOLVENT WELDED WITH TWO PART PRIMER AND GLUE.
6. CONTRACTOR OPTION - PIPING SERVING HORIZONTAL SANITARY WASTE AND STROM TO BE SOLID WALL SCH 40 PVC. FITTINGS TO BE SOCKET TYPE SOLVENT WELDED WITH TWO PART PRIMER AND GLUE. CONTRACTOR TO PROVIDE COST DELTA FROM CAST IRON.

FUEL GAS PIPING

1. PIPING SERVING FUEL GAS 1/2" TO 2" NPS TO BE SCH 40 STEEL WITH THREADED FITTING. PIPING 2-1/2" NPS AND LARGER TO BE SCH 40 WITH WELDED AND FLANGED FITTINGS.

CONDENSATE DRAIN

1. PIPING SERVING CONDENSATE DRAIN TO BE SCH 40 SOLID WALL PVC, FITTINGS TO BE SOCKET TYPE SOLVENT WELDED WITH TWO PART PRIMER AND GLUE. PIPING NOT LOCATED IN MECHANICAL SPACES TO BE PROVIDED WITH 1/2" ACCOUSTICAL PIPE WRAP INSULATION.

M - MANUAL - J/ASHRAE FUNDAMENTAL HEATING AND COOLING LOAD CALCULATIONS SUMMARY

PROJECT TITLE:	S-4 LOFTS - JACKSON DEVELOPMENT				
PROJECT LOCATION:	JACKSON, WY				
DESIGNER:	J GOSS		**DATE:**	05/13/2024	
DESIGN CONDITIONS:	WINTER	-15°F	SUMMER	84°F	

AREAS		**HEATING**		**COOLING**	
ZONE	**FLOOR SQ. FT**	**(BTU/Hr)**	**BTU/Hr/SQ. FT**	**SENSIBLE (BTU/Hr)**	**TOTAL (BTU/Hr)**
CH-1	520	11,800	23	-	-
CH-2	495	9,400	19	-	-
CH-3	700	15,300	22	-	-
CH-4	495	9,000	18	-	-
CH-5	495	9,200	19	-	-
CH-6	495	9,000	18	-	-
CH-7	700	15,300	22	-	-
CH-8	495	10,500	21	-	-
CH-9	700	16,700	24	-	-
CH-10	495	10,100	20	-	-
CH-11	495	10,200	21	-	-
CH-12	495	10,200	21	-	-
CH-13	700	16,700	24	-	-
UH-1	110	2,800	25	-	-
UH-2	2350	38,500	16	-	-

2042 STADIUM DRIVE, BOZEMAN MT 59715
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744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

MONTANA OFFICE: (406) 587-2917
WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
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Professional Engineer
MAURICIO MELGAR
20364
Date: 07/02/2024
WYOMING

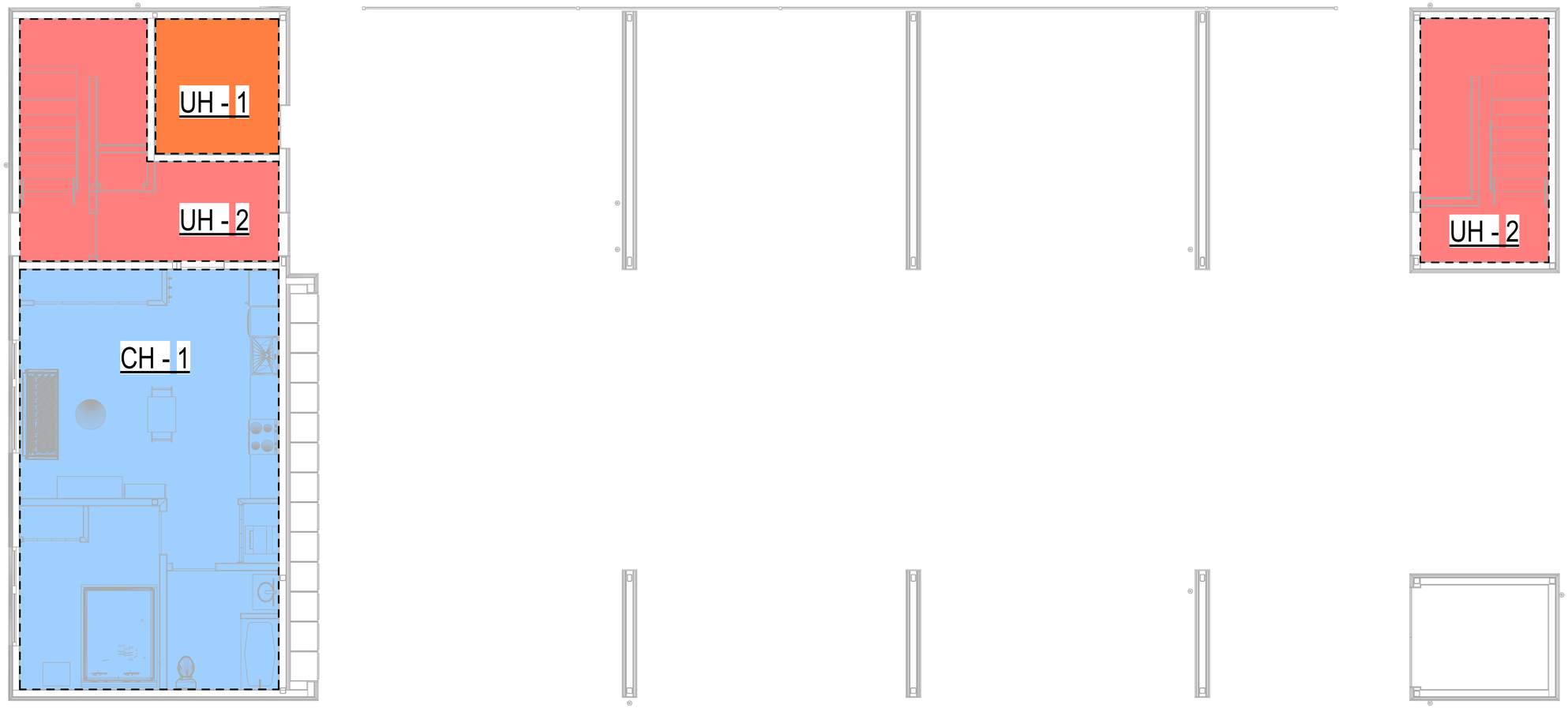
JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No: 6240049
DRAWN BY: JG
CHECKED BY: MM
CURRENT SET: PERMIT SET

REV:	DATE:
-	-

SHEET # M0.1

SHEET NAME: MECHANICAL SPECIFICATIONS



N

1
M1.0

MECH - LEVEL 1 - FORCED AIR ZONES

SCALE: 1/4" = 1'-0"

2042 STADIUM DRIVE, BOZEMAN MT 59715
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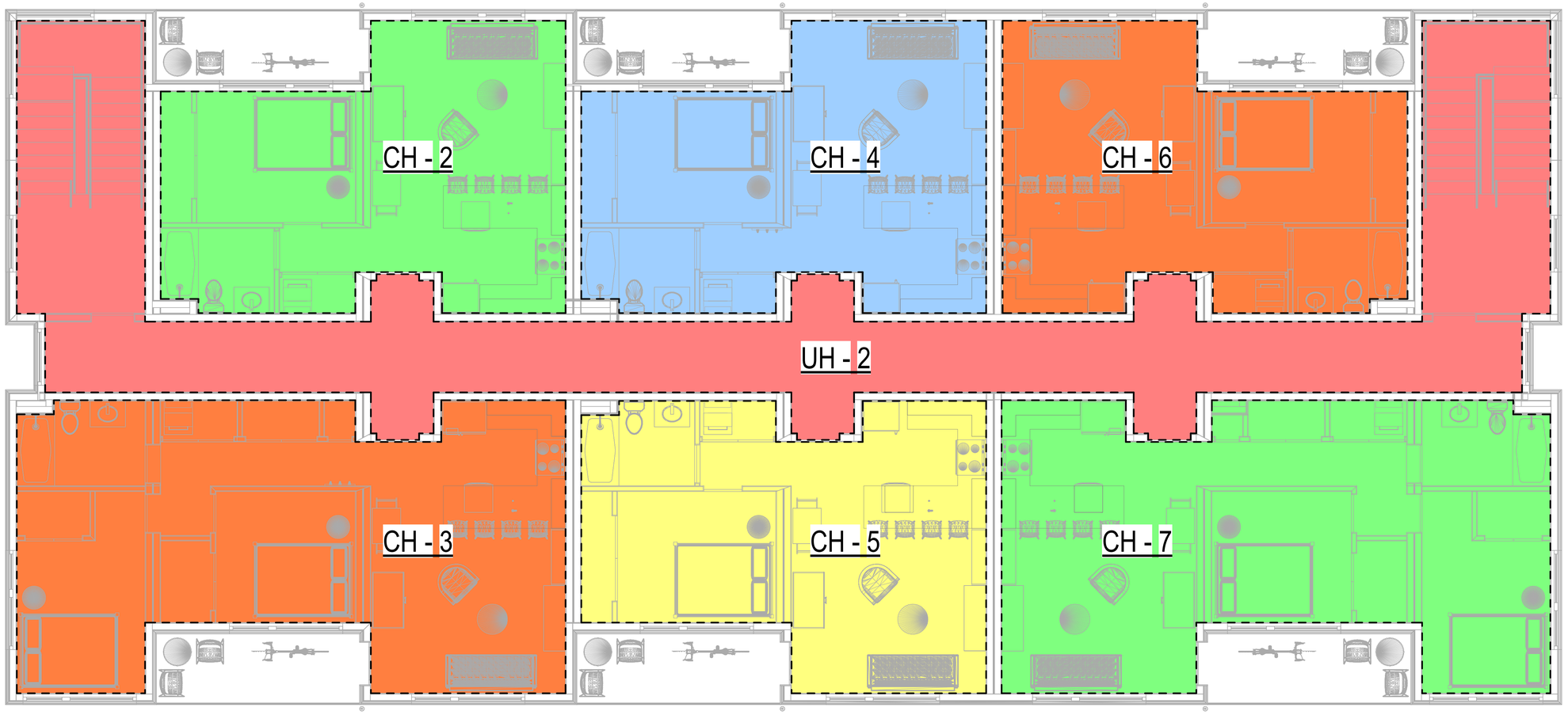
PERMIT SET

REV:	DATE:
-	-

SHEET #
M1.0

SHEET NAME:
MECHANICAL - LEVEL 1 - FORCED AIR ZONE PLANS



N

1
M1.2

MECH - LEVEL 2 - FORCED AIR ZONES

SCALE: 1/4" = 1'-0"

2042 STADIUM DRIVE, BOZEMAN MT 59715
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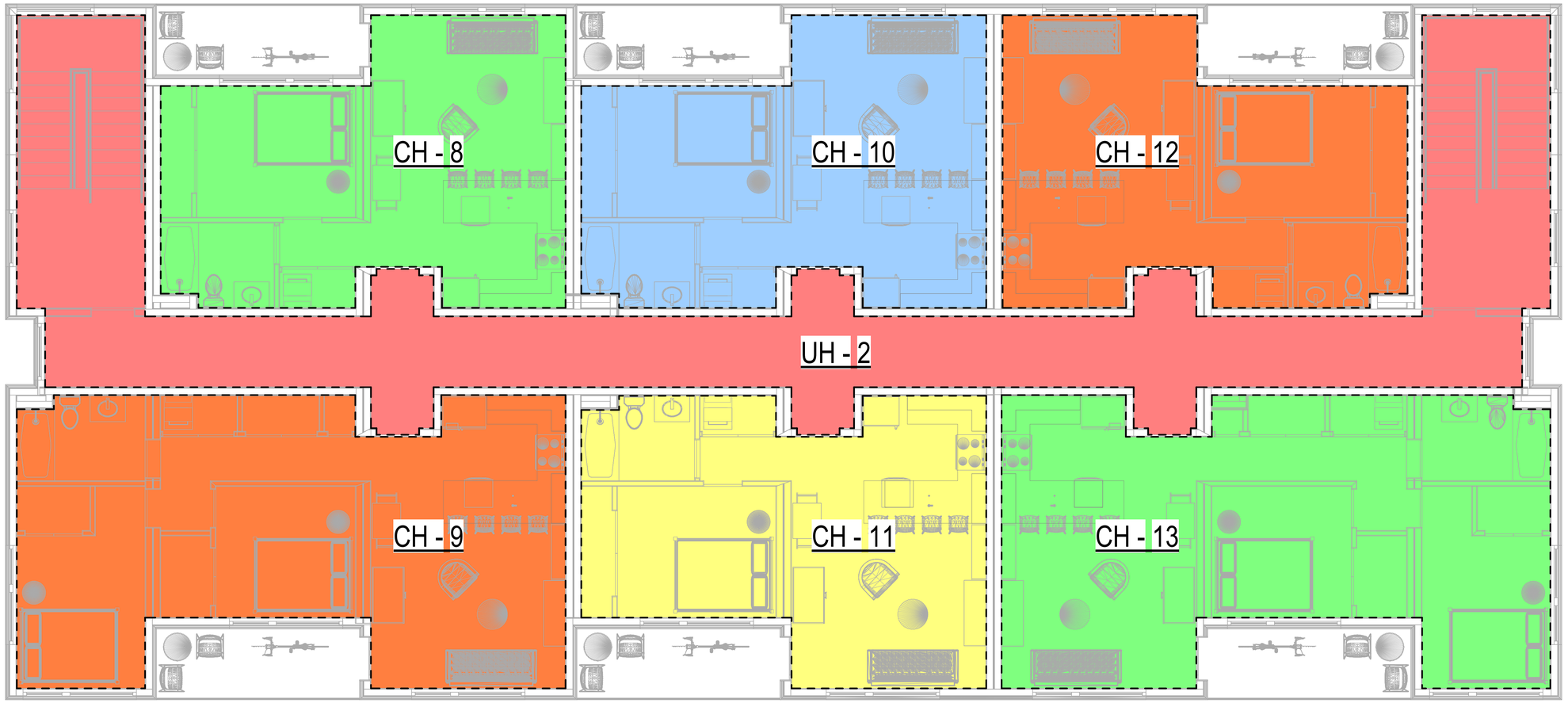
SHEET #
M1.2

SHEET NAME:
MECHANICAL - LEVEL 2 - FORCED AIR ZONE PLANS



N

1
M1.3

MECH - LEVEL 3 - FORCED AIR ZONES

SCALE: 1/4" = 1'-0"

2042 STADIUM DRIVE, BOZEMAN MT 59715
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6240049

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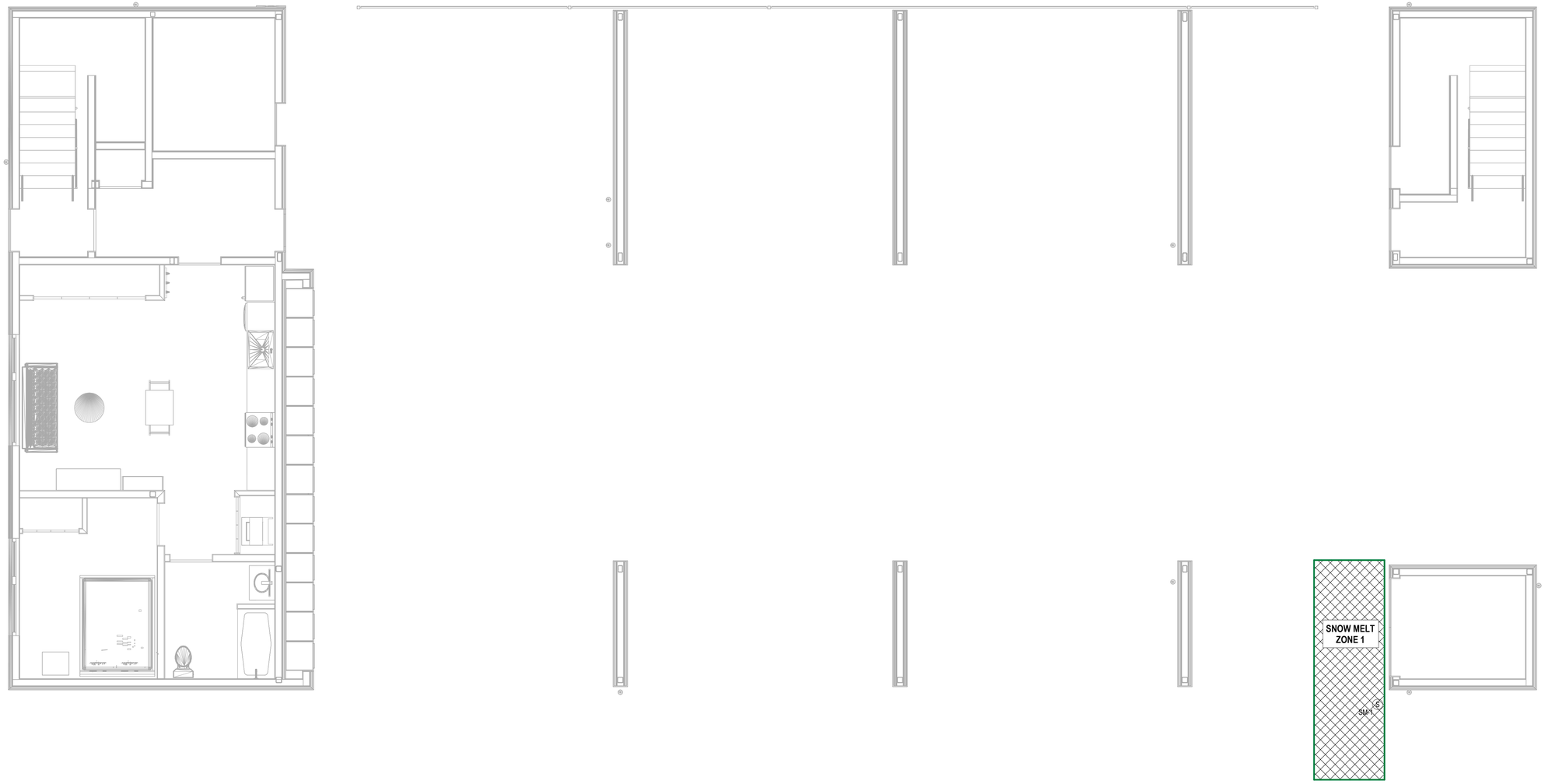
PERMIT SET

REV:	DATE:
-	-

SHEET #
M1.3

SHEET NAME:
MECHANICAL - LEVEL 3 - FORCED AIR ZONE PLANS



N

1
M1.4

MECH - LEVEL 1 - RADIANT ZONES

SCALE: 1/4" = 1'-0"

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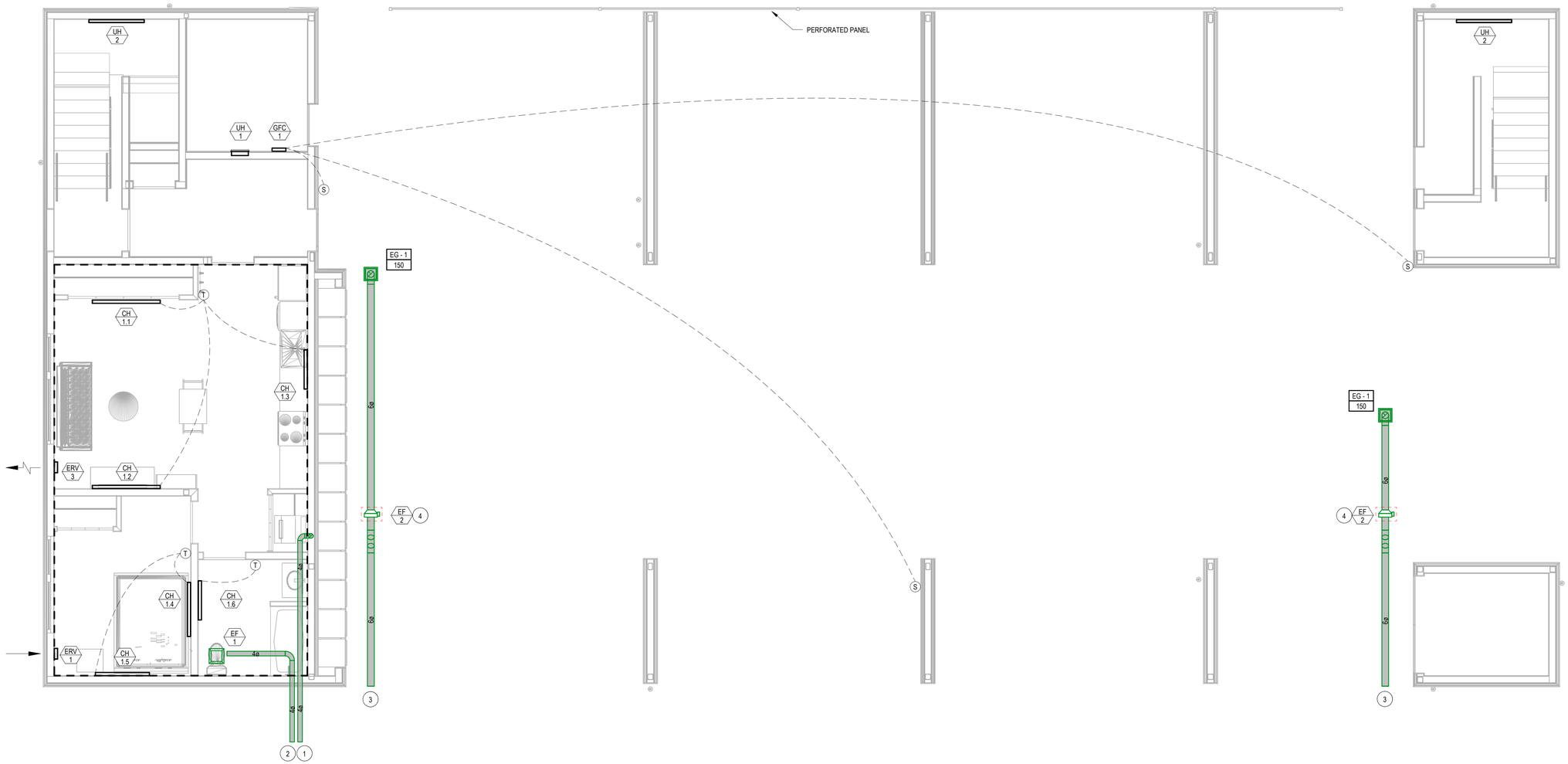
CURRENT SET:
PERMIT SET

REV:	DATE:
-	-

SHEET #
M1.4

SHEET NAME:
MECHANICAL - SNOWMELT ZONE PLANS



N

1
M2.1

MECH - LEVEL 1 - FORCED AIR

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 TERMINATE DRYER VENTING IN ACCORDANCE WITH MANUFACTURER'S RECOMENDATION.
2 TERMINATE EXHAUST DUCT WITH FAMCO RAIN CAP AND BIRD SCREEN. EXHAUST TERMINATION TO BE NO LESS THAN 3 FEET FROM OPERABLE BUILDING OPENINGS PER CODE. COLOR AND FINISH TO BE DETERMINED BY ARCHITECT.
3 TERMINATE EXHAUST DUCT WITH FAMCO RAIN CAP AND BIRD SCREEN. COLOR AND FINISH TO BE DETERMINED BY ARCHITECT.
4 PROVIDE 12"X18" ACCESS PANEL FOR MECHANICAL EQUIPMENT.

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MM
CURRENT SET:
PERMIT SET

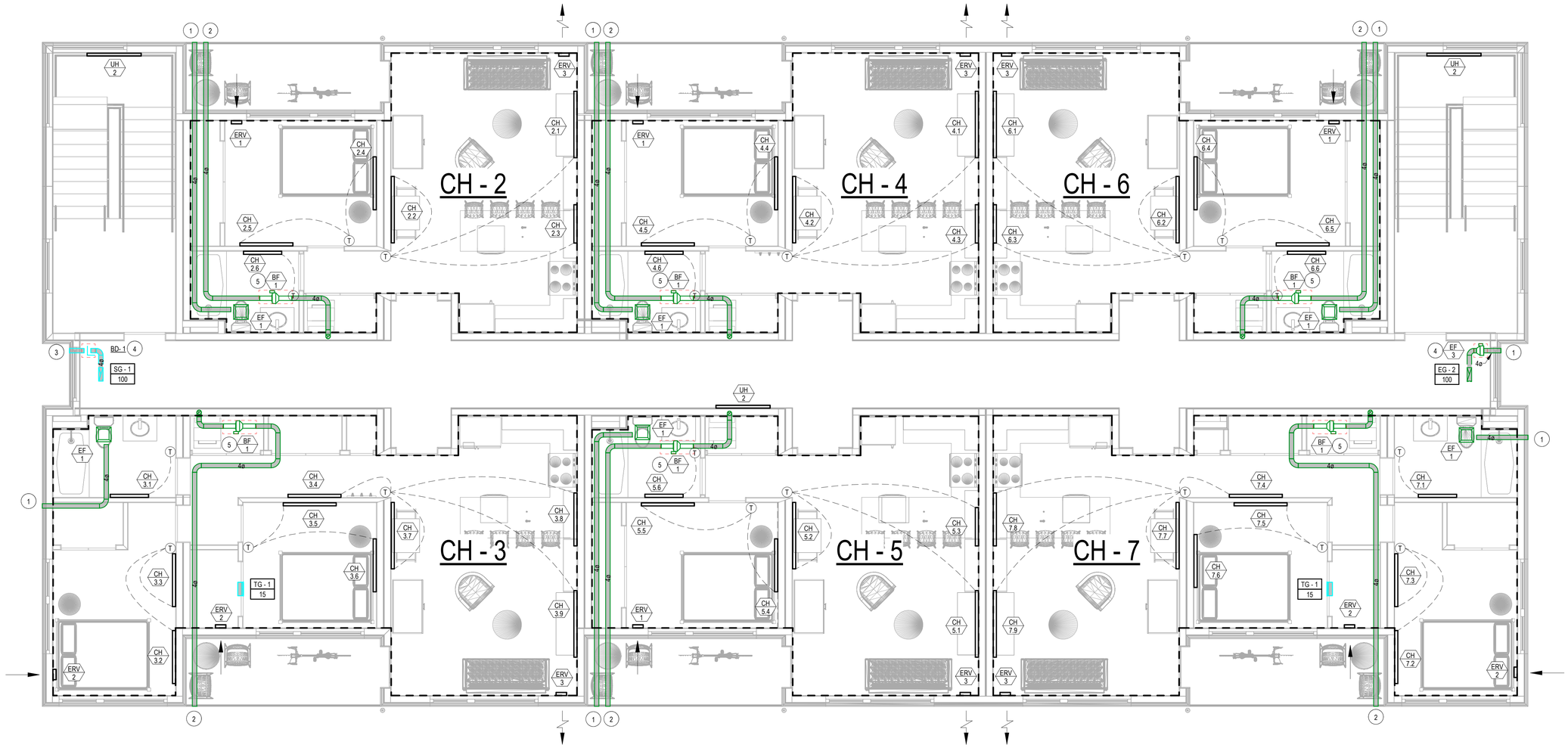
REV:	DATE:
-	-

SHEET #

M2.1

SHEET NAME:

MECHANICAL - LEVEL 1 - FORCED AIR



N

1
M2.2

MECH - LEVEL 2 - FORCED AIR

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 TERMINATE EXHAUST DUCT WITH FAMCO RAIN CAP AND BIRD SCREEN. EXHAUST TERMINATION TO BE NO LESS THAN 3 FEET FROM OPERABLE BUILDING OPENINGS PER CODE. COLOR AND FINISH TO BE DETERMINED BY ARCHITECT.

2 TERMINATE DRYER VENTING IN ACCORDANCE WITH MANUFACTURER'S RECOMENDATION.

3 TERMINATE OUTSIDE AIR INTAKE DUCT WITH FAMCO RAIN CAP AND BIRD SCREEN. INTAKE TO BE LOCATED NO LESS THAN 10 FEET FROM EXHAUST TERMINATION. COLOR AND FINISH TO BE DETERMINED BY ARCHITECT.

4 PROVIDE 12"X12" ACCESS PANEL FOR MECHANICAL EQUIPMENT.

5 PROVIDE 12"X30" ACCESS PANEL FOR MECHANICAL EQUIPMENT.

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JACKSON, WY 8301

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PERMIT SET

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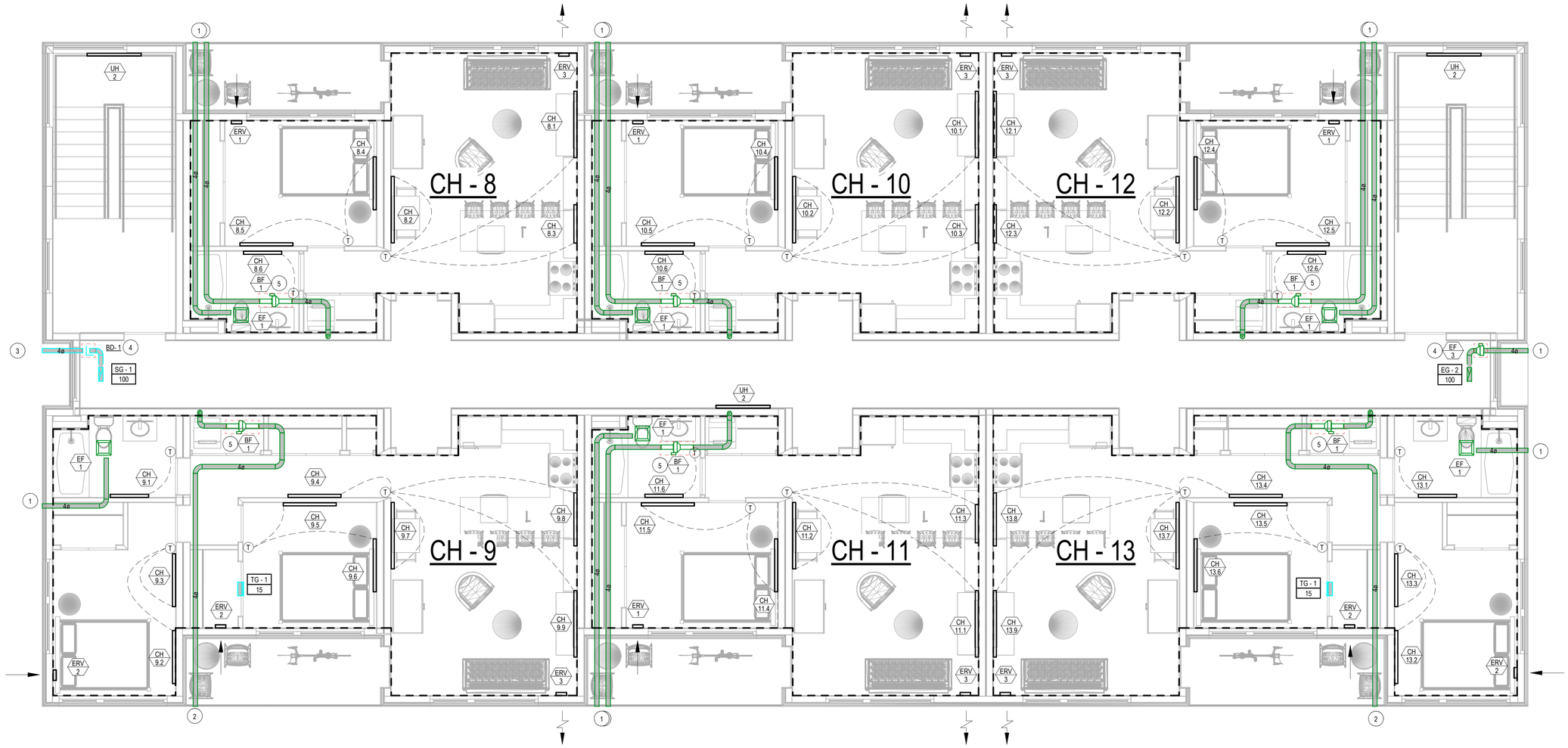
SHEET #
M2.2

SHEET NAME:
MECHANICAL - LEVEL 2 - FORCED AIR



N

1 / M2.3 MECH - LEVEL 3 - FORCED AIR

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 TERMINATE EXHAUST DUCT WITH FAMCO RAIN CAP AND BIRD SCREEN. EXHAUST TERMINATION TO BE NO LESS THAN 3 FEET FROM OPERABLE BUILDING OPENINGS PER CODE. COLOR AND FINISH TO BE DETERMINED BY ARCHITECT.

2 TERMINATE DRYER VENTING IN ACCORDANCE WITH MANUFACTURER'S RECOMENDATION.

3 TERMINATE OUTSIDE AIR INTAKE DUCT WITH FAMCO RAIN CAP AND BIRD SCREEN. INTAKE TO BE LOCATED NO LESS THAN 10 FEET FROM EXHAUST TERMINATION. COLOR AND FINISH TO BE DETERMINED BY ARCHITECT.

4 PROVIDE 12"X12" ACCESS PANEL FOR MECHANICAL EQUIPMENT.

5 PROVIDE 12"X30" ACCESS PANEL FOR MECHANICAL EQUIPMENT.

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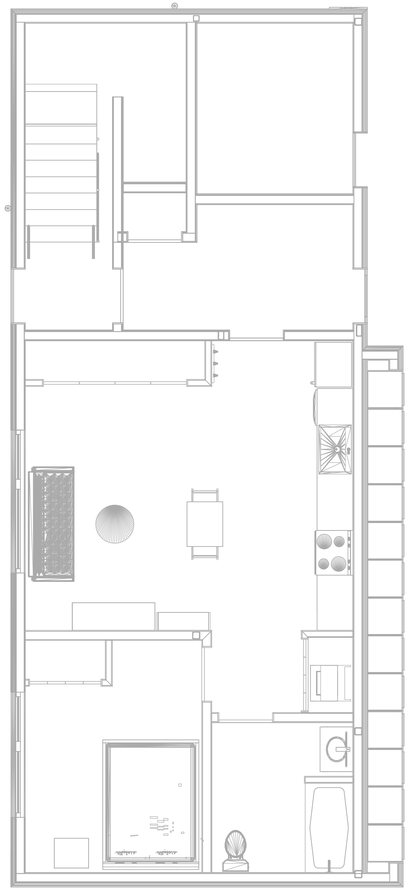
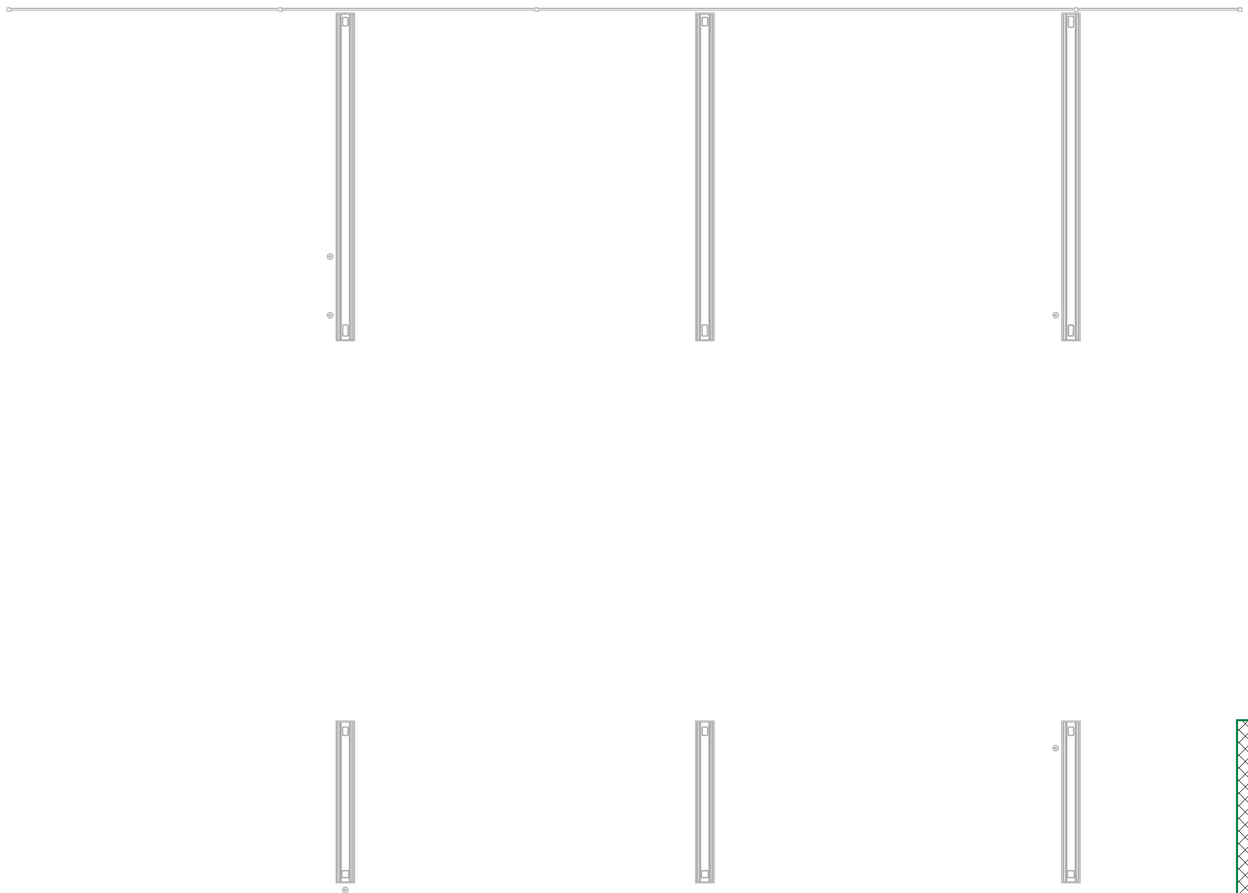
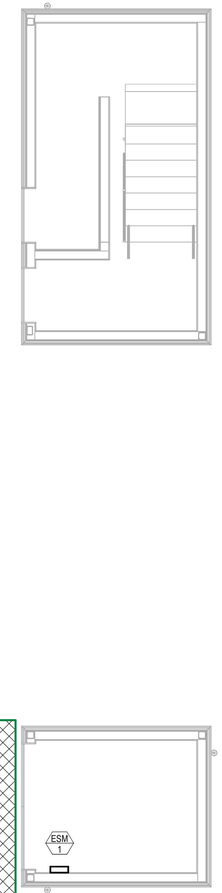
REV:	DATE:
-	-

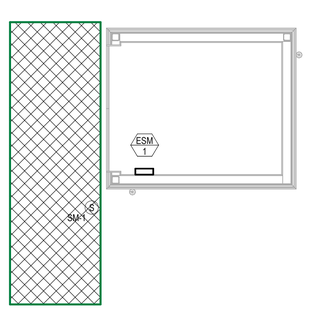
SHEET # M2.3

SHEET NAME: MECHANICAL - LEVEL 3 - FORCED AIR









N

1
M3.1

MECH - LEVEL 1 - SNOWMELT

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

2042 STADIUM DRIVE, BOZEMAN MT 59715
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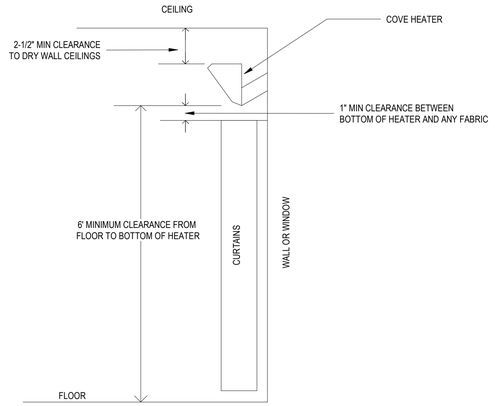
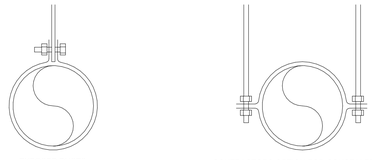
SHEET #
M3.1

SHEET NAME:
MECHANICAL - LEVEL 1 - SNOWMELT



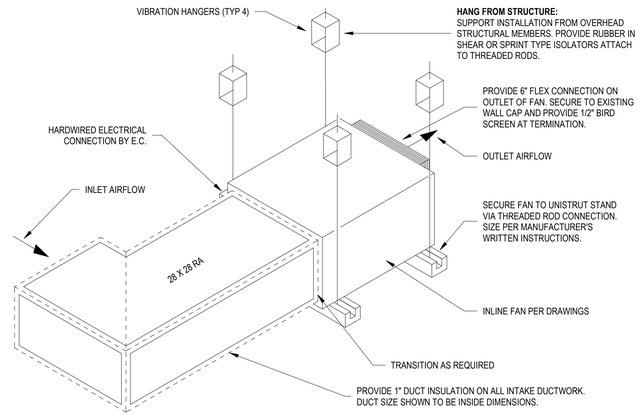
1 M4.0 COVE HEATER DETAIL
SCALE: NTS



DUCT DIA.	MAX. SPACING (FT.)	HANGERS					
		STRAP	STRAP MAX. LOAD LBS.	ROD	ROD MAX. LOAD LBS.	WIRE DIA.	WIRE MAX. LOAD LBS.
10" & UNDER	12	(1) 1" x 22 GA	260	(1) 1/4"	270	(1) 12 GA	80
11"-18"	12	(1) 1" x 22 GA	260	(1) 1/4"	270	(2) 12 GA OR (1) 8 GA	160
19"-24"	12	(1) 1" x 22 GA	260	(1) 1/4"	270	(2) 10 GA	240
25"-36"	12	(1) 1" x 20 GA	320	(1) 3/8"	680	(2) 8 GA	320
37"-50"	12	(2) 1" x 20 GA	640	(2) 3/8"	1360	NA	-

NOTE: TABULATED DATA FROM SMACNA ALLOWS FOR DUCT REINFORCING AND INSULATION, BUT NOT EXTERNAL LOAD.

2 M4.0 DUCT HANGER DETAIL - ROUND
SCALE: NTS



8 M4.0 INLINE FAN SUPPORT DETAIL HUNG - GARAGE EXHAUST
SCALE: NTS

COVE HEATER SEQUENCE OF OPERATIONS

1. GENERAL
THE COVE HEATING SYSTEM SHALL CONSIST OF RESIDENTIAL COVE HEATERS.

2. OPERATION
UPON A CALL FOR HEAT FROM THE THERMOSTAT, THE RESPECTIVE COVE HEATERS SHALL BE ENABLED.

WHEN THE ZONE IS SATISFIED THE OPERATION SHALL BE DISABLED.

VENTILATION SEQUENCE OF OPERATIONS

1. GENERAL
THE VENTILATION SYSTEM SHALL CONSIST OF ERV-1, ERV-2, AND ERV-3 IN DWELLING SPACES, INLINE FAN AND BALANCING DAMPER IN COMMON AREAS, AND INLINE FAN EF-2 IN PARKING GARAGE.

2. OPERATION
ERV UNITS IN DWELLING UNITS SHALL BE CONTROLED BY CO2 SENSOR. UPON A CALL FOR VENTILATION FROM THE SENSOR, ERV-1 AND/OR ERV-2 SHALL ENABLE TO BRING FRESH AIR INTO THE DWELLING SPACES. ERV-1 AND ERV-2 SHALL BE INTERLOCKED WITH ERV-3. ERV-3 SHALL BE ENABLED WHILE ERV-1 AND/OR ERV-2 ARE OPERATING AND SHALL EXHAUST AIR FROM THE DWELLING SPACE TO THE OUTSIDE.

INLINE FANS IN COMMON AREAS SHALL BE CONTROLLED BY CO2 SENSOR AND ENGAGE WHEN SENSOR CALLS FOR VENTILATION. INLINE FAN SHALL BE BALANCED WITH BD-1 ON THE RESPECTIVE INTAKE DUCTING.

PARKING GARAGE SHALL RUN CONTINUOUSLY AT LOW CFM SPEED AND ENGAGE HIGH SPEED WHEN TOXALERT SENSORS DETECT INCREASED LEVELS OF CO/NO2.

WHEN THE ZONE IS SATISFIED THE OPERATION SHALL BE DISABLED.

UNIT HEATER SEQUENCE OF OPERATIONS

1. GENERAL
THE MECHANICAL ROOM HEATING SYSTEM SHALL CONSIST OF UH-1 AND UH-2 ELECTRIC HEATERS.

2. OPERATION
UPON A CALL FOR HEAT FROM THE THERMOSTAT, THE RESPECTIVE UNIT HEATERS SHALL BE ENABLED.

WHEN THE ZONE IS SATISFIED THE OPERATION SHALL BE DISABLED.

SNOW MELT SEQUENCE OF OPERATIONS

1. GENERAL
THE SNOW MELT SYSTEM SHALL CONSIST OF PROMELT CABLE WITH JUNCTION BOX AND IN-SLAB SNOW AND ICE SENSOR.

2. OPERATION
SNOW MELT WILL BE CONTROLLED BY THE IN-SLAB SNOW AND ICE SENSOR. THE SYSTEM WILL BE AUTOMATICALLY ENABLED WHEN THE SENSOR DETECTS MOISTURE, AND THE OUTSIDE AIR TEMPERATURE IS ABOVE 10°F AND BELOW 36°F. ONCE THE SYSTEM IS ENABLED THE ELECTRIC PROMELT CABLE SHALL ENGAGE. THE SNOW MELT CONTROL SHALL BE ABLE TO PROVIDE SLAB PROTECTION AND BE CAPABLE OF A MANUAL, TIMED, ENABLE.

CONTROLS BASED ON TEKMAR 654 AND 090.

THERMOSTAT OVERVIEW

1. GENERAL: COVE HEATER
THE THERMOSTATS SHALL BE HONEYWELL CAPABLE OF SINGLE STAGE OPERATION AND CONTROLLING THE COVE HEATER OR UNIT HEATER . THE THERMOSTATS SHALL BE CAPABLE OF REMOTE MONITORING AND TEMPERATURE ADJUSTMENT.

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-	-

SHEET #
M4.0

SHEET NAME:
MECHANICAL DETAILS & SOO

COVE HEATER SCHEDULE LEVEL 1

MARK	MANUFACTURER	MODEL	LOCATION	LENGTH (IN)	ELECTRICAL DATA			REMARKS
					POWER (W)	AMPS (A)	VOLTS/Φ	
CH-1.1	COMFORT COVE	C-7524	UNIT 101	59"	750	3.1	240/1	1, 2, 3, 4
CH-1.2	COMFORT COVE	C-7524	UNIT 101	59"	750	3.1	240/1	1, 2, 3, 4
CH-1.3	COMFORT COVE	C-4524	UNIT 101	34"	450	1.9	240/1	1, 2, 3, 4
CH-1.4	COMFORT COVE	C-6024	UNIT 101	47"	600	2.5	240/1	1, 2, 3, 4
CH-1.5	COMFORT COVE	C-6024	UNIT 101	47"	600	2.5	240/1	1, 2, 3, 4
CH-1.6	COMFORT COVE	C-4524	UNIT 101	34"	450	1.9	240/1	1, 2, 3, 4

REMARKS:
1. ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY 1 FOR APPROVAL
2. PROVIDE WITH HONEYWELL COVE-CONNECT WIRELESS PROGRAMMABLE THERMOSTAT KIT.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. COORDINATE PROCUREMENT AND INSTALLATION WITH GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR.

COVE HEATER SCHEDULE LEVEL 2

MARK	MANUFACTURER	MODEL	LOCATION	LENGTH (IN)	ELECTRICAL DATA			REMARKS
					POWER (W)	AMPS (A)	VOLTS/Φ	
CH-2.1	COMFORT COVE	C-7524	UNIT 201	59"	750	3.1	240/1	1, 2, 3, 4
CH-2.2	COMFORT COVE	C-7524	UNIT 201	59"	750	3.1	240/1	1, 2, 3, 4
CH-2.3	COMFORT COVE	C-4524	UNIT 201	34"	450	1.9	240/1	1, 2, 3, 4
CH-2.4	COMFORT COVE	C-6024	UNIT 201	47"	600	2.5	240/1	1, 2, 3, 4
CH-2.5	COMFORT COVE	C-6024	UNIT 201	47"	600	2.5	240/1	1, 2, 3, 4
CH-2.6	COMFORT COVE	C-4524	UNIT 201	34"	450	1.9	240/1	1, 2, 3, 4
CH-3.1	COMFORT COVE	C-4524	UNIT 202	34"	450	1.9	240/1	1, 2, 3, 4
CH-3.2	COMFORT COVE	C-6024	UNIT 202	47"	600	2.5	240/1	1, 2, 3, 4
CH-3.3	COMFORT COVE	C-6024	UNIT 202	47"	600	2.5	240/1	1, 2, 3, 4
CH-3.4	COMFORT COVE	C-6024	UNIT 202	47"	600	2.5	240/1	1, 2, 3, 4
CH-3.5	COMFORT COVE	C-6024	UNIT 202	47"	600	2.5	240/1	1, 2, 3, 4
CH-3.6	COMFORT COVE	C-6024	UNIT 202	47"	600	2.5	240/1	1, 2, 3, 4
CH-3.7	COMFORT COVE	C-7524	UNIT 202	59"	750	3.1	240/1	1, 2, 3, 4
CH-3.8	COMFORT COVE	C-6024	UNIT 202	47"	600	2.5	240/1	1, 2, 3, 4
CH-3.9	COMFORT COVE	C-7524	UNIT 202	59"	750	3.1	240/1	1, 2, 3, 4
CH-4.1	COMFORT COVE	C-7524	UNIT 203	59"	750	3.1	240/1	1, 2, 3, 4
CH-4.2	COMFORT COVE	C-7524	UNIT 203	59"	750	3.1	240/1	1, 2, 3, 4
CH-4.3	COMFORT COVE	C-4524	UNIT 203	34"	450	1.9	240/1	1, 2, 3, 4
CH-4.4	COMFORT COVE	C-6024	UNIT 203	47"	600	2.5	240/1	1, 2, 3, 4
CH-4.5	COMFORT COVE	C-6024	UNIT 203	47"	600	2.5	240/1	1, 2, 3, 4
CH-4.6	COMFORT COVE	C-4524	UNIT 203	34"	450	1.9	240/1	1, 2, 3, 4
CH-5.1	COMFORT COVE	C-7524	UNIT 204	59"	750	3.1	240/1	1, 2, 3, 4
CH-5.2	COMFORT COVE	C-7524	UNIT 204	59"	750	3.1	240/1	1, 2, 3, 4
CH-5.3	COMFORT COVE	C-4524	UNIT 204	34"	450	1.9	240/1	1, 2, 3, 4
CH-5.4	COMFORT COVE	C-6024	UNIT 204	47"	600	2.5	240/1	1, 2, 3, 4
CH-5.5	COMFORT COVE	C-6024	UNIT 204	47"	600	2.5	240/1	1, 2, 3, 4
CH-5.6	COMFORT COVE	C-4524	UNIT 204	34"	450	1.9	240/1	1, 2, 3, 4
CH-6.1	COMFORT COVE	C-7524	UNIT 205	59"	750	3.1	240/1	1, 2, 3, 4
CH-6.2	COMFORT COVE	C-7524	UNIT 205	59"	750	3.1	240/1	1, 2, 3, 4
CH-6.3	COMFORT COVE	C-4524	UNIT 205	34"	450	1.9	240/1	1, 2, 3, 4
CH-6.4	COMFORT COVE	C-6024	UNIT 205	47"	600	2.5	240/1	1, 2, 3, 4
CH-6.5	COMFORT COVE	C-6024	UNIT 205	47"	600	2.5	240/1	1, 2, 3, 4
CH-6.6	COMFORT COVE	C-4524	UNIT 205	34"	450	1.9	240/1	1, 2, 3, 4
CH-7.1	COMFORT COVE	C-4524	UNIT 206	34"	450	1.9	240/1	1, 2, 3, 4
CH-7.2	COMFORT COVE	C-6024	UNIT 206	47"	600	2.5	240/1	1, 2, 3, 4
CH-7.3	COMFORT COVE	C-6024	UNIT 206	47"	600	2.5	240/1	1, 2, 3, 4
CH-7.4	COMFORT COVE	C-6024	UNIT 206	47"	600	2.5	240/1	1, 2, 3, 4
CH-7.5	COMFORT COVE	C-6024	UNIT 206	47"	600	2.5	240/1	1, 2, 3, 4
CH-7.6	COMFORT COVE	C-6024	UNIT 206	47"	600	2.5	240/1	1, 2, 3, 4
CH-7.7	COMFORT COVE	C-7524	UNIT 206	59"	750	3.1	240/1	1, 2, 3, 4
CH-7.8	COMFORT COVE	C-6024	UNIT 206	47"	600	2.5	240/1	1, 2, 3, 4
CH-7.9	COMFORT COVE	C-7524	UNIT 206	59"	750	3.1	240/1	1, 2, 3, 4

REMARKS:
1. ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY 1 FOR APPROVAL
2. PROVIDE WITH HONEYWELL COVE-CONNECT WIRELESS PROGRAMMABLE THERMOSTAT KIT.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. COORDINATE PROCUREMENT AND INSTALLATION WITH GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR.

COVE HEATER SCHEDULE LEVEL 3

MARK	MANUFACTURER	MODEL	LOCATION	LENGTH (IN)	ELECTRICAL DATA			REMARKS
					POWER (W)	AMPS (A)	VOLTS/Φ	
CH-8.1	COMFORT COVE	C-7524	UNIT 301	59"	750	3.1	240/1	1, 2, 3, 4
CH-8.2	COMFORT COVE	C-7524	UNIT 301	59"	750	3.1	240/1	1, 2, 3, 4
CH-8.3	COMFORT COVE	C-4524	UNIT 301	34"	450	1.9	240/1	1, 2, 3, 4
CH-8.4	COMFORT COVE	C-6024	UNIT 301	47"	600	2.5	240/1	1, 2, 3, 4
CH-8.5	COMFORT COVE	C-6024	UNIT 301	47"	600	2.5	240/1	1, 2, 3, 4
CH-8.6	COMFORT COVE	C-4524	UNIT 301	34"	450	1.9	240/1	1, 2, 3, 4
CH-9.1	COMFORT COVE	C-4524	UNIT 302	34"	450	1.9	240/1	1, 2, 3, 4
CH-9.2	COMFORT COVE	C-6024	UNIT 302	47"	600	2.5	240/1	1, 2, 3, 4
CH-9.3	COMFORT COVE	C-6024	UNIT 302	47"	600	2.5	240/1	1, 2, 3, 4
CH-9.4	COMFORT COVE	C-6024	UNIT 302	47"	600	2.5	240/1	1, 2, 3, 4
CH-9.5	COMFORT COVE	C-6024	UNIT 302	47"	600	2.5	240/1	1, 2, 3, 4
CH-9.6	COMFORT COVE	C-6024	UNIT 302	47"	600	2.5	240/1	1, 2, 3, 4
CH-9.7	COMFORT COVE	C-7524	UNIT 302	59"	750	3.1	240/1	1, 2, 3, 4
CH-9.8	COMFORT COVE	C-6024	UNIT 302	47"	600	2.5	240/1	1, 2, 3, 4
CH-9.9	COMFORT COVE	C-7524	UNIT 302	59"	750	3.1	240/1	1, 2, 3, 4
CH-10.1	COMFORT COVE	C-7524	UNIT 303	59"	750	3.1	240/1	1, 2, 3, 4
CH-10.2	COMFORT COVE	C-7524	UNIT 303	59"	750	3.1	240/1	1, 2, 3, 4
CH-10.3	COMFORT COVE	C-4524	UNIT 303	34"	450	1.9	240/1	1, 2, 3, 4
CH-10.4	COMFORT COVE	C-6024	UNIT 303	47"	600	2.5	240/1	1, 2, 3, 4
CH-10.5	COMFORT COVE	C-6024	UNIT 303	47"	600	2.5	240/1	1, 2, 3, 4
CH-10.6	COMFORT COVE	C-4524	UNIT 303	34"	450	1.9	240/1	1, 2, 3, 4
CH-11.1	COMFORT COVE	C-7524	UNIT 304	59"	750	3.1	240/1	1, 2, 3, 4
CH-11.2	COMFORT COVE	C-7524	UNIT 304	59"	750	3.1	240/1	1, 2, 3, 4
CH-11.3	COMFORT COVE	C-4524	UNIT 304	34"	450	1.9	240/1	1, 2, 3, 4
CH-11.4	COMFORT COVE	C-6024	UNIT 304	47"	600	2.5	240/1	1, 2, 3, 4
CH-11.5	COMFORT COVE	C-6024	UNIT 304	47"	600	2.5	240/1	1, 2, 3, 4
CH-11.6	COMFORT COVE	C-4524	UNIT 304	34"	450	1.9	240/1	1, 2, 3, 4
CH-12.1	COMFORT COVE	C-7524	UNIT 305	59"	750	3.1	240/1	1, 2, 3, 4
CH-12.2	COMFORT COVE	C-7524	UNIT 305	59"	750	3.1	240/1	1, 2, 3, 4
CH-12.3	COMFORT COVE	C-4524	UNIT 305	34"	450	1.9	240/1	1, 2, 3, 4
CH-12.4	COMFORT COVE	C-6024	UNIT 305	47"	600	2.5	240/1	1, 2, 3, 4
CH-12.5	COMFORT COVE	C-6024	UNIT 305	47"	600	2.5	240/1	1, 2, 3, 4
CH-12.6	COMFORT COVE	C-4524	UNIT 305	34"	450	1.9	240/1	1, 2, 3, 4
CH-13.1	COMFORT COVE	C-4524	UNIT 306	34"	450	1.9	240/1	1, 2, 3, 4
CH-13.2	COMFORT COVE	C-6024	UNIT 306	47"	600	2.5	240/1	1, 2, 3, 4
CH-13.3	COMFORT COVE	C-6024	UNIT 306	47"	600	2.5	240/1	1, 2, 3, 4
CH-13.4	COMFORT COVE	C-6024	UNIT 306	47"	600	2.5	240/1	1, 2, 3, 4
CH-13.5	COMFORT COVE	C-6024	UNIT 306	47"	600	2.5	240/1	1, 2, 3, 4
CH-13.6	COMFORT COVE	C-6024	UNIT 306	47"	600	2.5	240/1	1, 2, 3, 4
CH-13.7	COMFORT COVE	C-7524	UNIT 306	59"	750	3.1	240/1	1, 2, 3, 4
CH-13.8	COMFORT COVE	C-6024	UNIT 306	47"	600	2.5	240/1	1, 2, 3, 4
CH-13.9	COMFORT COVE	C-7524	UNIT 306	59"	750	3.1	240/1	1, 2, 3, 4

REMARKS:
1. ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY 1 FOR APPROVAL
2. PROVIDE WITH HONEYWELL COVE-CONNECT WIRELESS PROGRAMMABLE THERMOSTAT KIT.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. COORDINATE PROCUREMENT AND INSTALLATION WITH GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR.

GARAGE FAN CONTROL PANEL SCHEDULE

MARK	MANUFACTURER	MODEL	SIZE (HxWxD)	ELECTRICAL DATA		REMARKS
				AMPS (A)	VOLTS/Φ	
GFC-1	TOXALERT	GVU-6	20"X10"X6"	10.0	120/1	1, 2

REMARKS:
1. SUBMIT ALTERNATE MANUFACTURER FOR APPROVAL.
2. PROVIDE UNIT WITH (3) GVU-CO AND GVU-NO2 SENSORS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. INTERLOCK WITH EF-2.

ELECTRIC SNOWMELT SCHEDULE

MARK	MANUFACTURER	MODEL	LOCATION	AREA (SQFT)	WIRE SPACING (IN)	CABLE LENGTH (FT)	CAPACITY (BTU/HR/SQFT)	ELECTRICAL DATA		REMARKS
								AMPS (A)	VOLTS/Φ	
ESM-1	SUNTOUCH	PROMELT SC50240080	GARAGE	80 SF	3	317	170	16.7 A	240/1	1, 2, 3

REMARKS:
1. VERIFICATION OF SERVICE AREA TO BE DONE BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
2. ELECTRIC SNOWMELT ZONE TO BE PROVIDED WITH AND CONTROLLED BY PROGRAMMABLE SUNSTAT COMMAND THERMOSTAT AND IN SLAB TEMPERATURE SENSOR. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
3. PROMELT HEATING CABLE CANNOT BE CUT TO FIT. INSTALL CABLE PER MANUFACTURERS INSTRUCTIONS.

ERV SCHEDULE

MARK	MANUFACTURER	MODEL	AIR FLOW (CFM)	ESP (IN. WG.)	REGENERATION EFFICIENCY	ELECTRICAL DATA			REMARKS
						POWER (W)	AMPS (A)	VOLTS/Φ	
ERV-1	TWINFRESH	RA1-50-2	30	0.00	93%	5.2	0.04	120/1	1, 2, 3, 4, 5, 6
ERV-2	TWINFRESH	RA1-50-2	15	0.00	93%	5.2	0.04	120/1	1, 2, 3, 4, 5, 6
ERV-3	TWINFRESH	RA1-50-2	30	0.00	93%	5.2	0.04	120/1	1, 2, 3, 4, 5, 6

REMARKS:
1. APPROVED ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY 1 FOR APPROVAL.
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
3. UNIT TO BE MOUNTED AT 4' 0" A.F.F.
4. ELECTRICIAN TO PROVIDE ELECTRIC DISCONNECT.
5. PROVIDE WITH CO2-1 CO2 SENSOR.
6. ERV-1 AND ERV-2 TO ACT AS VENTILATION SUPPLY AND BE INTERLOCKED WITH ERV-3. ERV-3 TO ACT AS VENTILATION EXHAUST.

FAN SCHEDULE

MARK	MANUFACTURER	MODEL	TYPE	LOW AIR FLOW (CFM)	HIGH AIR FLOW (CFM)	ESP (IN. WC.)	RPM	DRIVE	SONES	WEIGHT	ELECTRICAL DATA			REMARKS
											POWER (W)	AMPS (A)	VOLTS/Φ	
EF-1	PANASONIC	FV-0511VK2	EXHAUST FAN	50	80	0.10	722	DIRECT	0.3	11.8 lb	11	0.10	120/1	1, 2, 3
EF-2	CONTINENTAL FAN	AXC150A-ES	INLINE FAN	44	235	0.20	2390	DIRECT	4	7.5 lb	47	1.63	120/1	1, 3, 4
EF-3	FANTECH	FG 4	INLINE FAN	25	135	0.20	3000	DIRECT	0	7.0 lb	20	0.19	120/1	1, 3, 5

REMARKS:
1. APPROVED ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY 1 FOR APPROVAL.
2. UNIT TO BE CONTROLLED BY SEPARATE WALL SWITCH. UNIT TO PROVIDE AT LEAST 50 CFM INTERMITTENTLY WHEN CONTROLLED BY WALL SWITCH.
3. PROVIDE WITH MOUNTING BRACKETS, BACKDRAFT DAMPER, INTEGRAL DUAL DIAMETER DUCT ADAPTER AND THERMAL OVERLOAD PROTECTION.
4. PROVIDE FAN WITH DVSCS VARIABLE SPEED CONTROL. INTERLOCK FAN WITH GARAGE FAN CONTROLS. FAN SHALL RUN CONTINUOUSLY AT LOW FAN SPEED.
5. UNIT TO BE CONTROLLED BY CO2 SENSOR. INTEGRATE CONTROLS WITH BALANCING DAMPER SUPPLY BD-1.

DRYER BOOSTER FAN SCHEDULE

MARK	MANUFACTURER	MODEL	TYPE	AIR FLOW (CFM)	ESP (IN. WC.)	RPM	DRIVE	ELECTRICAL DATA			REMARKS
								POWER (W)	AMPS (A)	VOLTS/Φ	
BF-1	FANTECH	DEDPV-705	DRYER BOOSTER FAN	121	0.50	2639	DIRECT	75	0.8	120/1	1, 2, 3

REMARKS:
1. APPROVED ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY 1 FOR APPROVAL.
2. PROVIDE PRESSURE-SENSING SWITCH TO ACTIVATE FAN AND SECONDARY LINT TRAP IN LINE WITH FAN EXHAUST (DBLT4W).
3. ELECTRICIAN TO PROVIDE ELECTRIC DISCONNECT.

GRD SCHEDULE

MARK	MANUFACTURER	MODEL	TYPE	DEFLECTION	CORE	FRAME	DAMPER	SIZE	PLENUM	COLOR	REMARKS
EG-1	PRICE	500	LOUVERED GRILLE	0.00"	10Z - 3/4" BLADE SPACING	SURFACE - F	-	10"X10"	-	VERIFY WITH ARCH	1, 2, 3
EG-2	PRICE	LBP	LINEAR BAR FRILLE	0.00"	25B - 3/16" BARS 1/2" BLADE SPACING 1 1/8" DEPTH	750	-	4"X12"	-	VERIFY WITH ARCH	1, 2
SG-1	PRICE	LBP	LINEAR BAR FRILLE	0.00"	25B - 3/16" BARS 1/2" BLADE SPACING 1 1/8" DEPTH	750	-	4"X12"	-	VERIFY WITH ARCH	1, 2
TG-1	PRICE	LBP	LINEAR BAR GRILLE	0.00"	25B - 3/16" BARS 1/2" BLADE SPACING 1 1/8" DEPTH	750	-	4"X12"	-	VERIFY WITH ARCH	1, 2

REMARKS:
1. SIZE BASED ON MAXIMUM SUPPLY AND RETURN RUNOUT VELOCITY OF 500 FPS AND NOISE CRITERIA OF LEVEL 25.
2. FINAL SIZING, COLOR, AND STYLE TO BE CONFIRMED WITH ARCHITECT PRIOR TO ORDERING.
3. PROVIDE WITH INSECT SCREEN.

ELECTRIC UNIT HEATER SCHEDULE

MARK	MANUFACTURER	MODEL	HEATING CAPACITY (BTU/HR)	ELECTRICAL DATA			REMARKS
				POWER (KW)	AMPS (A)	VOLTS/Φ	
UH-1	QMARK	LFK204F	6,820	2.0	8.3	240/1	1, 2, 3
UH-2	RUNTAL	EWP-8	5,220	1.5	6.4	240/1	1, 2, 3, 4

REMARKS:
1. APPROVED ALTERNATIVE MANUFACTURERS: SUBMIT TO ENERGY 1 FOR APPROVAL.
2. ELECTRICIAN TO PROVIDE ELECTRIC DISCONNECT.
3. TO BE CONTROLLED BY REMOTE THERMOSTAT.
4. UNIT TO BE FLOOR MOUNTED.

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

MONTANA OFFICE: (406) 587-2917
WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
WWW.ENERGY-1.NET

Energy 1

Professional Engineer
MAURICIO MELGAR
20364
Date: 07/02/2024
WYOMING

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No:
6240049

DRAWN BY:
JG

CHECKED BY:
MM

CURRENT SET:
PERMIT SET

REV:	DATE:
-	-

SHEET #
M5.0

SHEET NAME:
MECHANICAL SCHEDULES

PLUMBING GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR ALL PLUMBING RELATED WORK. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND MANUFACTURERS WRITTEN INSTRUCTIONS. ALL DEVIATIONS FROM THE PLANS AND/ORSPECIFICATIONS SHALL REQUIRE WRITTEN PRIOR APPROVAL FROM THE ENGINEER.
2. SUBMITTALS SHALL BE IN PDF FORMAT ONLY. PARTIAL OR INCOMPLETE SUBMITTALS AND PAPER COPIES WILL NOT BE REVIEWED. SUBMITTALS SHALL BE COMBINED INTO ONE FILE, WITH EACH SECTION LABELED ACCORDING TO ITS RESPECTIVE SPECIFICATION SECTION.
3. ALL PLUMBING EQUIPMENT AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2021 EDITION OF THE INTERNATIONAL PLUMBING CODE AND THE LATEST EDITION OF ALL LOCAL AND STATE CODES.
4. ALL MECHANICAL AND PLUMBING EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
5. PLUMBING CONTRACTORS SHALL RECEIVE PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER BEFORE MAKING CUTS THROUGH ANY STRUCTURAL MEMBER.
6. PLUMBING CONTRACTORS SHALL COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR AND WITH ALL OTHER TRADES TO AVOID CONFLICTS.
7. THE PLUMBING CONTRACTORS SHALL VERIFY MOTOR VOLTAGES WITH THE ELECTRICAL DRAWINGS BEFORE ORDERING MOTORIZED EQUIPMENT AND CONTROLS.
8. ALL MECHANICAL AND PLUMBING EQUIPMENT TO BE SUBSTITUTED FOR THE EQUIPMENT SPECIFIED MUST BE ON THE APPROVED LIST PRIOR TO SUBMITTALS. ALL APPROVED MANUFACTURERS MUST BE CAPABLE OF MEETING THE REQUIREMENTS OF THE SPECIFIED EQUIPMENT.
9. LOCATE ACCESS PANELS SO AS TO PROVIDE OPTIMUM SERVICEABILITY TO EQUIPMENT AND/OR VALVING. SEE ARCHITECTURAL SPECIFICATION FOR TYPE AND COLOR. COORDINATE LOCATION WITH STRUCTURAL & GENERAL CONTRACTOR.
10. DO NOT RUN ANY PIPING OVER ELECTRICAL PANELS OR GEAR.
11. ROUTE ALL PIPIPNG AS TIGHT TO THE STRUCTURE AS POSSIBLE UNLESS OTHERWISE NOTED.
12. PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE CAULKED/SEALED TO MAINTAIN RATING. (PROTECT AS REQUIRED BY IBC SECTION 713)
13. SEE PLUMBING FIXTURE SCHEDULE FOR FIXTURE PIPING CONNECTION SIZES.
14. EXACT VENT LOCATIONS TO BE COOORDINATED ON SITE.
15. PLUMBING SHOWN IS LOCATED BETWEEN FINISHED FLOOR OF PLAN LEVEL AND THE FINISHED FLOOR OF LEVEL ABOVE UNLESS SPECIFICALLY NOTED.
16. PLUMBING IS SCHEMATIC IN NATURE. ACTUAL CONDITIONS MAY VARY. COORDINATE EXACT ROUTE WITH STRUCTURAL, MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND FIRE PROTECTION ELEMENTS AS REQUIRED.
17. SEE MECHANICAL SHEET "MECHANICAL AND PLUMBING SPECIFICATIONS" FOR ADDITIONAL DETAILS ON INSTALLATION, MATERIALS, AND APPURTENANCES.
18. REFER TO SHEET P4.0 FOR PIPE SLEEVE SCHEDULE. COORDINATE ALL SLEEVING PENETRATIONS PRIOR TO INSTALL.

SHEET LIST - PLUMBING

P0.0	PLUMBING COVER SHEET
P1.1	PLUMBING - LEVEL 1 - DOMESTIC & GAS
P1.2	PLUMBING - LEVEL 2 - DOMESTIC & GAS
P1.3	PLUMBING - LEVEL 3 - DOMESTIC & GAS
P2.0	PLUMBING - UNDERSLAB - DWV
P2.1	PLUMBING - LEVEL 1 - DWV
P2.2	PLUMBING - LEVEL 2 - DWV
P2.3	PLUMBING - LEVEL 3 - DWV
P2.4	PLUMBING - ROOF - DWV
P3.0	PLUMBING DETAILS
P3.1	PLUMBING DETAILS
P4.0	PLUMBING SCHEDULES

GENERAL SYMBOLS

- KEYED NOTE
- GENERAL NOTES
- EQUIPMENT TAG / EQUIPMENT NUMBER
- SECTION REFERENCE NUMBER / SECTION REFERENCE SHEET
- DETAIL REFERENCE NUMBER / DETAIL REFERENCE SHEET
- FIXT - # — PLUMBING FIXTURE TAG
- POINT OF NEW CONNECTION (POC)
- POINT OF DISCONNECT (POD)

PLUMBING ABBREVIATIONS LEGEND

(E)	EXISTING
(X)	DEMOLISH / REMOVE
(R)	RELOCATE
(N)	NEW
ACU	AIR CONDITIONING UNIT
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISTICTION
ARCH	ARCHITECT or ARCHITECTURE
BLDG	BUILDING
BOP	BOTTOM OF PIPE
BTU	BRITISH THERMAL UNIT
CFH	CUBIC FEET PER HOUR
CLG	CEILING
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUATION
CO	CLEAN OUT
CU	CONDENSING UNIT
DIM	DIMENSION
DX	DIRECT EXPANSION
DOM	DOMESTIC
EVAP	EVAPORATOR
EWT	ENTERING WATER TEMPERATURE
EXP	EXPANSION
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FPM	FEET PER MINUTE
FT/HD	FEET OF HEAD
HWC	HOT WATER COIL
LWT	LEAVING WATER TEMPERATURE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
PD	PRESSURE DROP / DIFFERENCE
RECIRC	RECIRCULATION LINE

PLUMBING LEGEND

- DOMESTIC COLD WATER (DCW)
- DOMESTIC SOFT COLD WATER (DSCW)
- DOMESTIC HOT WATER (DHW)
- DOM HOT WATER RETURN (DHWR)
- VENT (V)
- SANITARY SEWER (S)
- SANITARY SEWER UNDER SLAB (S)
- STORM DRAINAGE (ST)
- OVERFLOW STORM DRAINAGE (OST)
- LIQUID REFRIGERANT LINE (RL)
- SUCTION REFRIGERANT LINE (RS)
- DISCHARGE REFRIGERANT LINE (RDIS)
- NATURAL GAS (NG)
- LIQUIFIED PROPANE GAS (LPG)
- REVERSE OSMOSIS WATER (RO)
- DEIONIZED WATER (DI)
- CONDENSATE DRAIN (CDS)
- THERMOMETER / TEMP GAUGE
- BALL/ISOLATION VALVE
- CHECK VALVE
- BUTTERFLY VALVE
- MANUAL BALANCING VALVE
- STRAINER
- REDUCER
- 2 WAY MOTOR OPERATED VALVE
- 3 WAY MOTOR OPERATED VALVE
- SOLENOID VALVE
- AUTOMATIC BALANCE VALVE
- BACKFLOW PREVENTER ASSEMBLY
- PRESSURE REDUCING VALVE
- PRESSURE REGULATOR VALVE
- SAFETY VALVE
- VENT THROUGH ROOF

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

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WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
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Professional Engineer
MAURICIO MELGAR
20364
Date 07/02/2024
WYOMING

JACKSON DEVELOPMENT

910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No:
6240049

DRAWN BY:
JG

CHECKED BY:
MM

CURRENT SET:
PERMIT SET

REV:	DATE:
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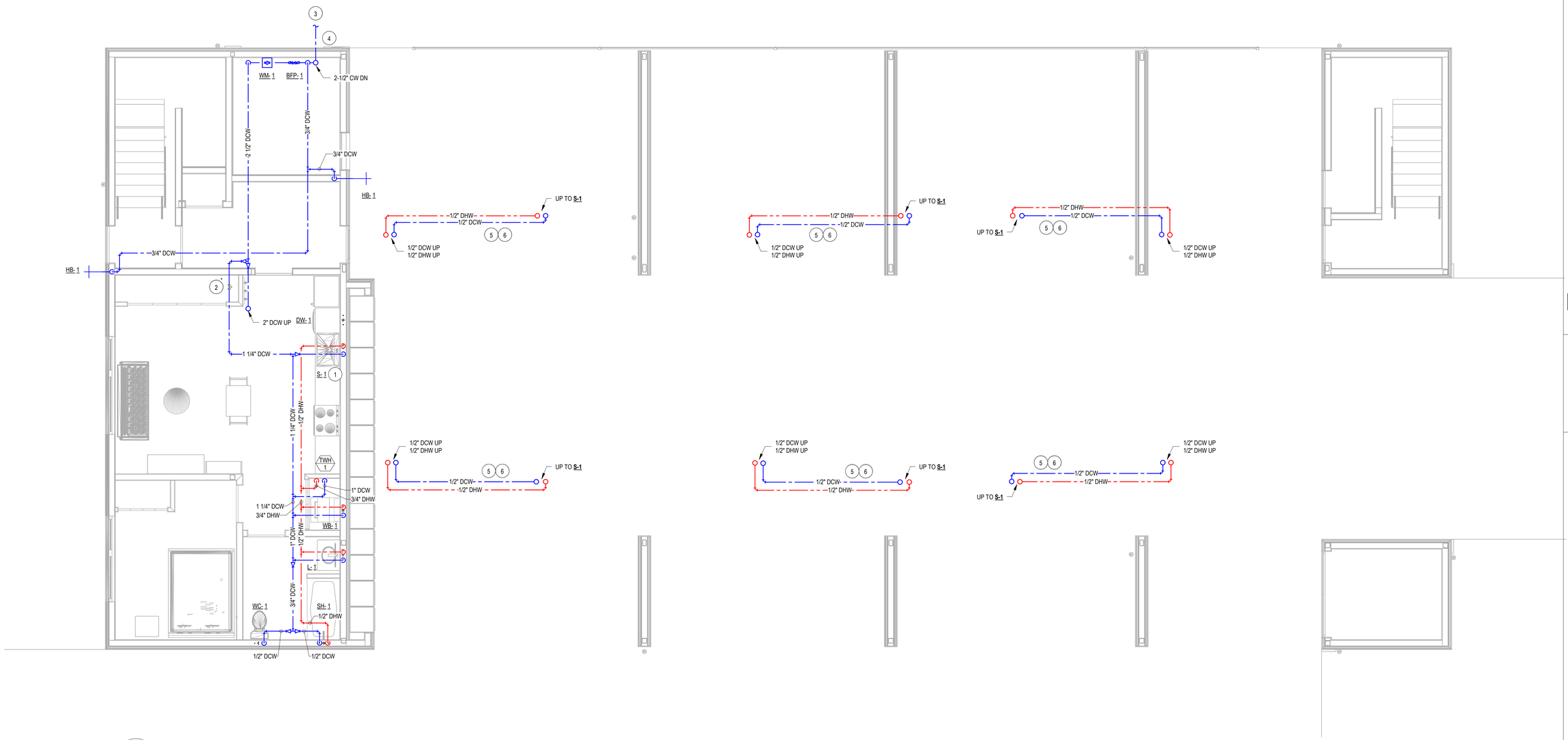
SHEET #
P0.0

SHEET NAME:
PLUMBING COVER SHEET



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1
P1.1

PLUMB - LEVEL 1 - DOMESTIC & GAS

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 PROVIDE ALL NECESSARY APPURTENANCES FOR UNDERCOUNTER DISHWASHER CONNECTION.
2 PROVIDE ACCESS PANELS TO SHUT-OFF VALVES.
3 2-1/2" COLD WATER TO MAIN. SEE CIVIL FOR CONTINUATION.
4 DOMESTIC PIPING LOCATED UNDERSLAB.
5 PROVIDE INSULATION PER IECC REQUIREMENTS.
6 PROVIDE HEAT TRACE TAPE ON ALL EXPOSED DOMESTIC PIPING.

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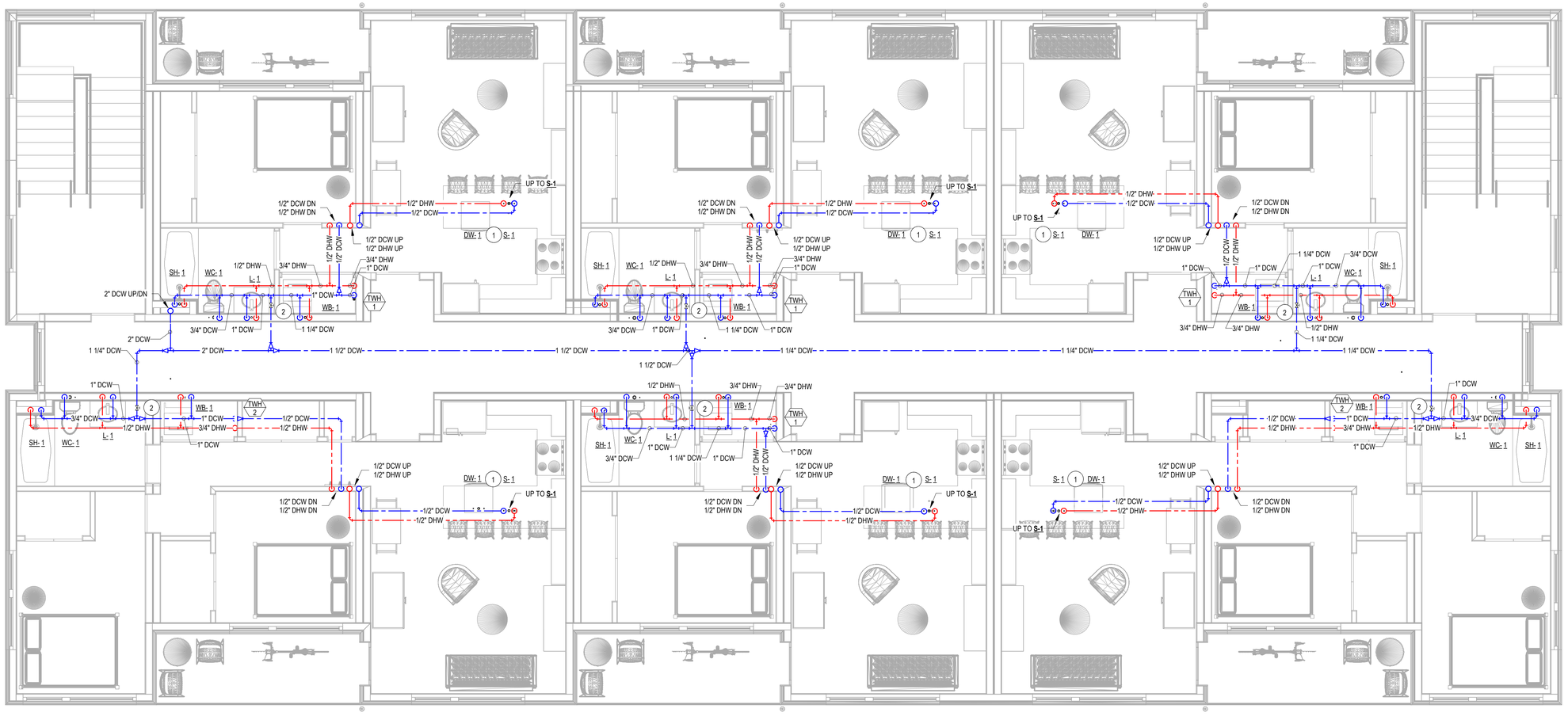
SHEET #
P1.1

SHEET NAME:
PLUMBING - LEVEL 1 - DOMESTIC & GAS



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1
P1.2

PLUMB - LEVEL 2 - DOMESTIC & GAS

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 PROVIDE ALL NECESSARY APPURTENANCES FOR UNDERCOUNTER DISHWASHER CONNECTION.
2 PROVIDE ACCESS PANELS TO SHUT-OFF VALVES.

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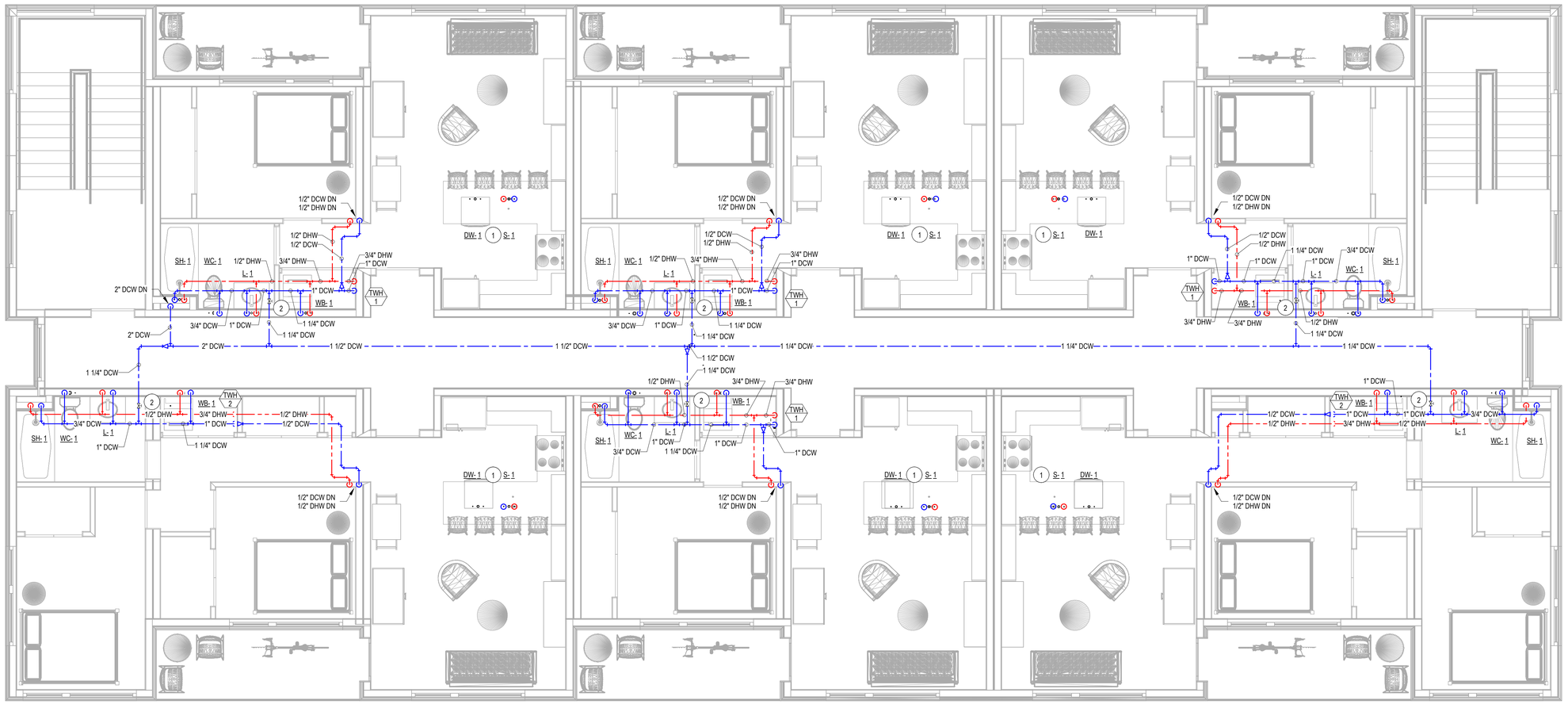
P1.2

SHEET NAME:

PLUMBING - LEVEL 2 - DOMESTIC & GAS



1 / P1.3 PLUMB - LEVEL 3 - DOMESTIC & GAS

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 PROVIDE ALL NECESSARY APPURTENANCES FOR UNDERCOUNTER DISHWASHER CONNECTION.
2 PROVIDE ACCESS PANELS TO SHUT-OFF VALVES.

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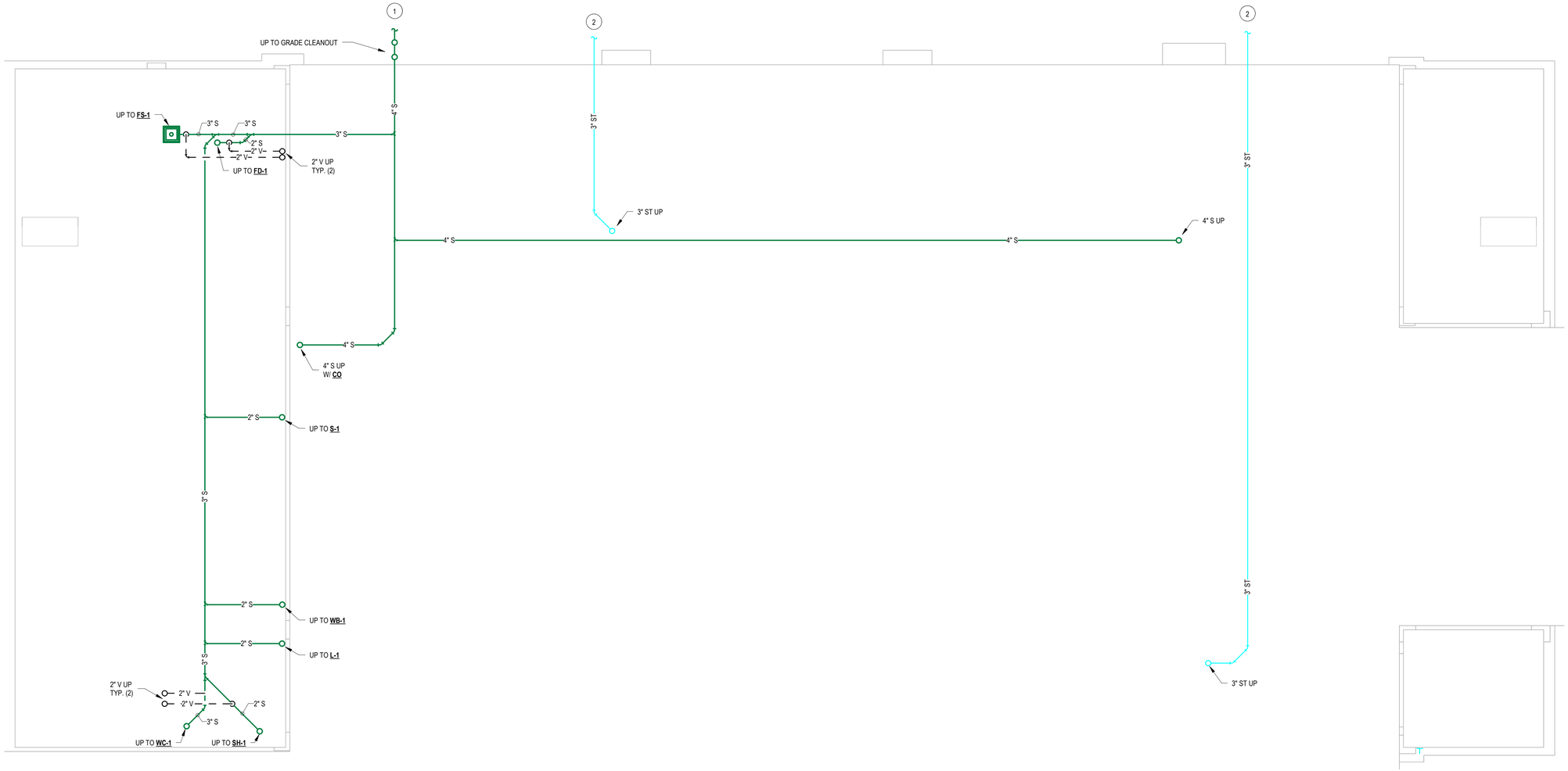
SHEET #
P1.3

SHEET NAME:
PLUMBING - LEVEL 3 - DOMESTIC & GAS



N 1 P2.0 PLUMB - UNDERSLAB - DWV

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 EXTEND 4" SANITARY PIPING TO SANITARY SEWER. SEE CIVIL FOR CONTINUATION. COORDINATE EXACT LATERAL AND INVERT WITH CIVIL PRIOR TO CONSTRUCTION.

2 TERMINATE TO DAYLIGHT OR DRYWELL. COORDINATE WITH CIVIL.

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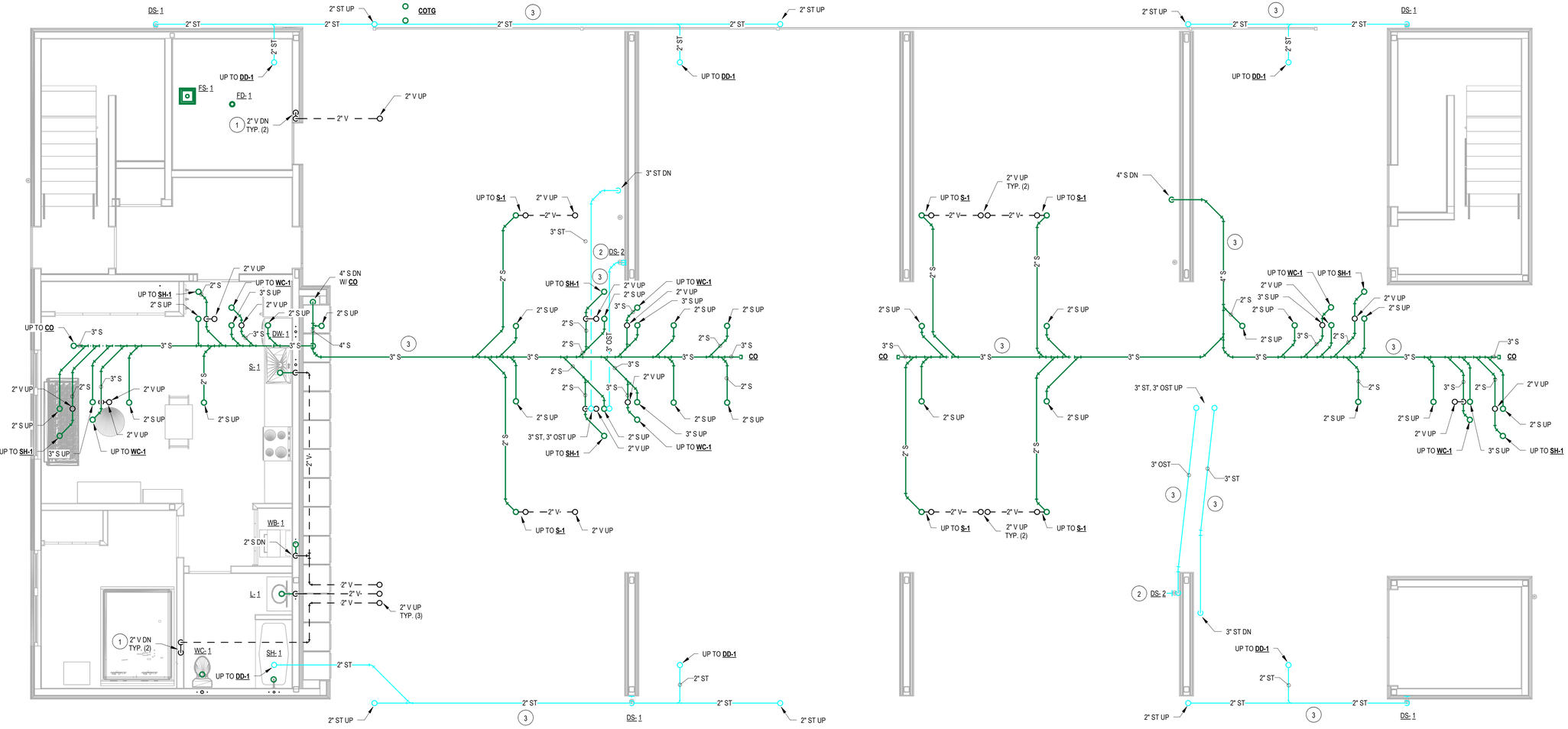
SHEET # P2.0

SHEET NAME: PLUMBING - UNDERSLAB - DWV



PLUMB - LEVEL 1 - DWV

1 / P2.1 SCALE: 1/4" = 1'-0"

KEYED NOTES

1 COMBINE VENT MIN. 6" ABOVE PLUMBING FIXTURE FLOOD RIM ELEVATION.
2 3" ROOF OVERFLOW STORM DRAIN TO DISCHARGE ON SLOPED DRIVEWAY.
3 COORDINATE HEAT TRACE TAPE ON ALL EXPOSED SANITARY AND STORM DRAIN PIPING.

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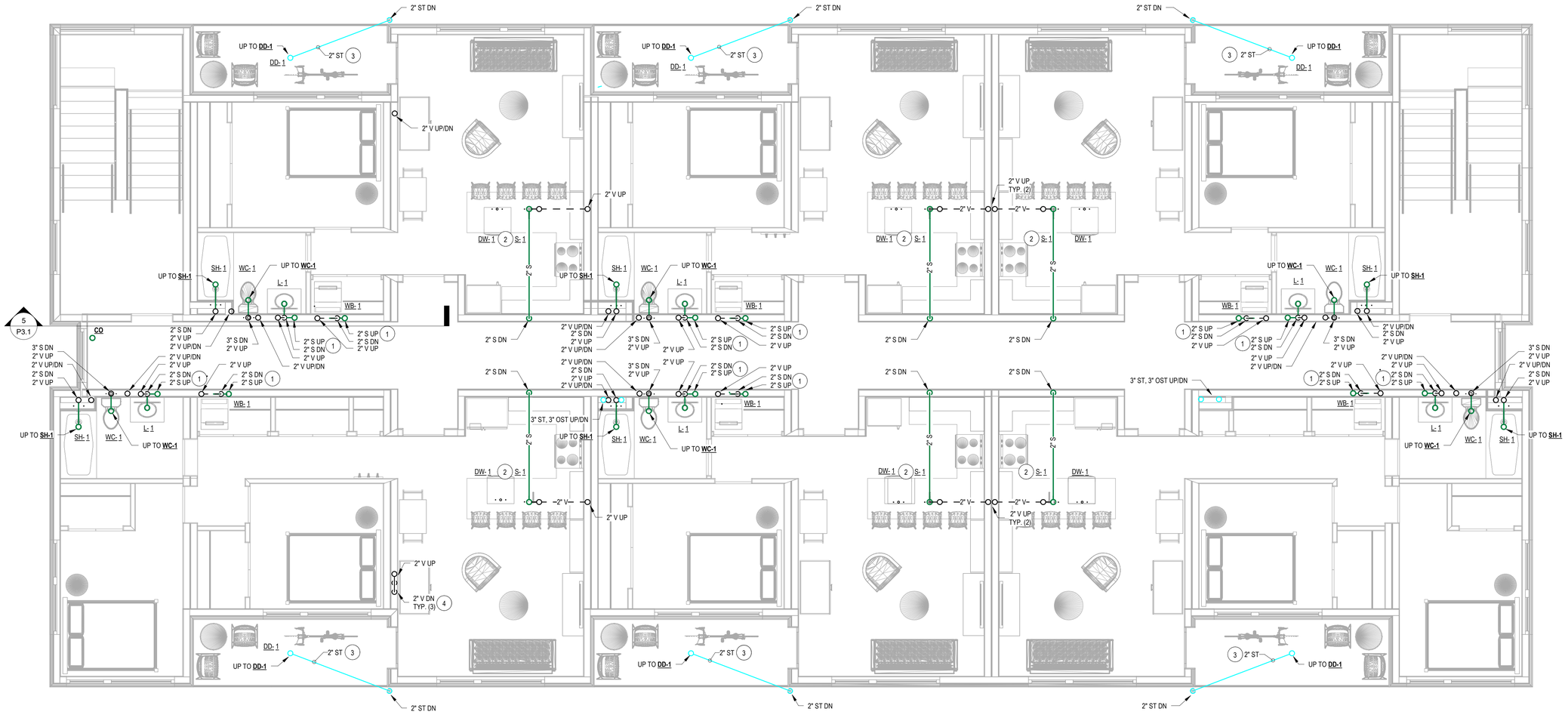
SHEET # P2.1

SHEET NAME: PLUMBING - LEVEL 1 - DWV



PLUMB - LEVEL 2 - DWV

N 1 P2.2 SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 COMBINE SANITARY PIPING IN WALL.
2 PROVIDE ISLAND VENT FOR SINK AT LOCATION. INSTALL PER IPC SECTION 916. DISHWASHER TO DRAIN TO KITCHEN S-1 P-TRAP WITH AIR GAP FITTING.
3 PROVIDE HEAT TRACE TAPE ON EXPOSED STORM DRAIN PIPING.
4 COMBINE VENT MIN. 6" ABOVE PLUMBING FIXTURE FLOOD RIM ELEVATION.

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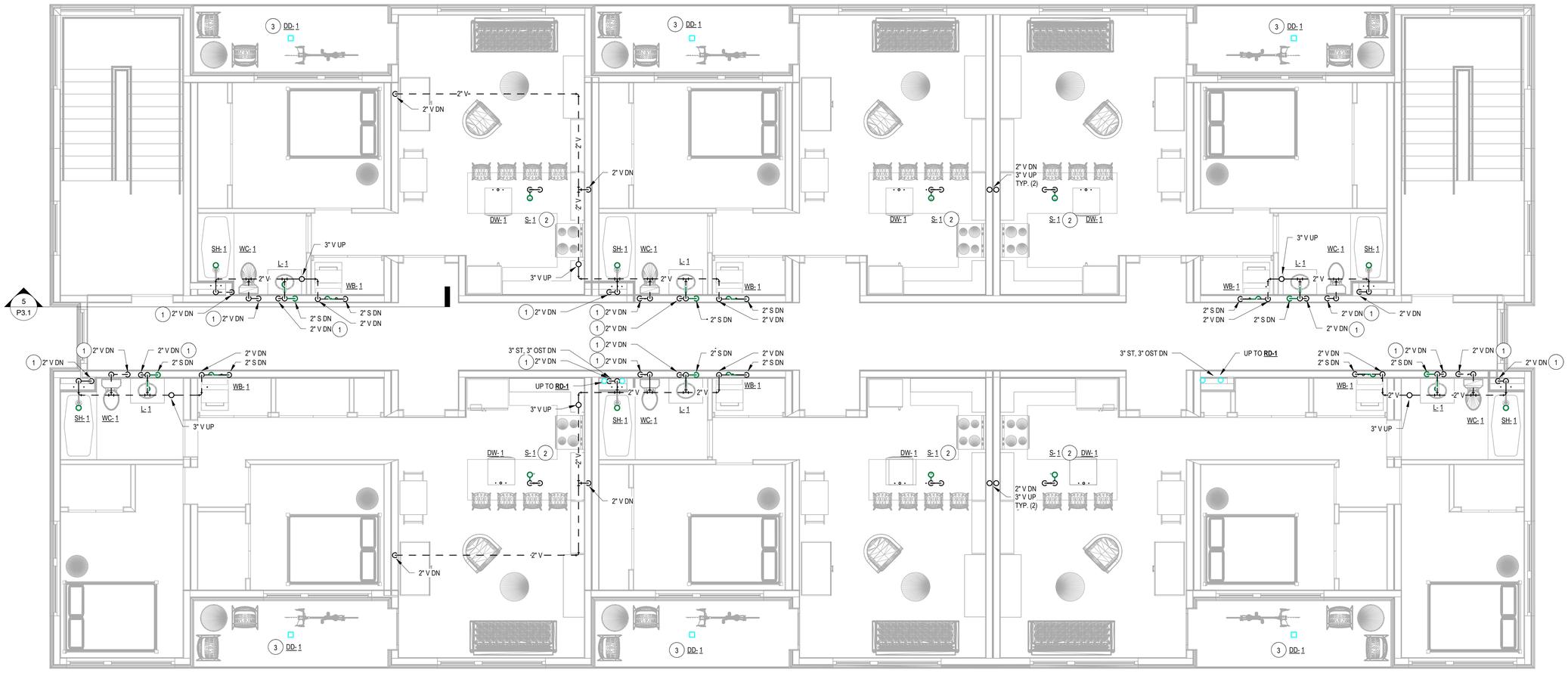
SHEET #

P2.2

SHEET NAME:

PLUMBING - LEVEL 2 - DWV



PLUMB - LEVEL 3 - DWV

1 / P2.3 SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 COMBINE VENT MIN. 6" ABOVE PLUMBING FIXTURE FLOOD RIM ELEVATION.
2 PROVIDE ISLAND VENT FOR SINK AT LOCATION. INSTALL PER IPC SECTION 916. DISHWASHER TO DRAIN TO KITCHEN S-1 P-TRAP WITH AIR GAP FITTING.
3 PROVIDE HEAT TRACE TAPE ON EXPOSED STORM DRAIN PIPING.

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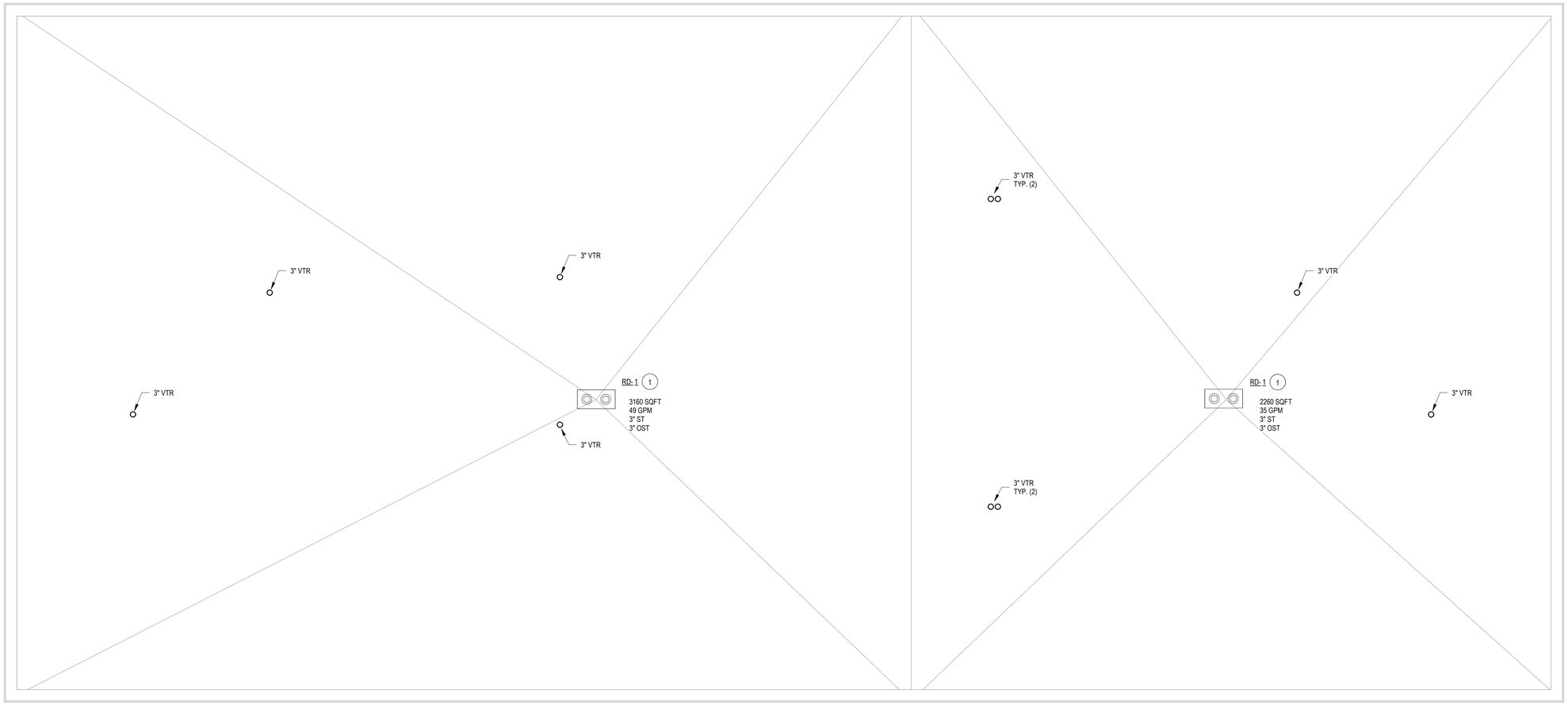
SHEET #

P2.3

SHEET NAME:

PLUMBING - LEVEL 3 - DWV



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P2.4

PLUMB - ROOF - DWV

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 COORDINATE HEAT TRACE TAPE ON ALL EXPOSED SANITARY AND STORM DRAIN PIPING.

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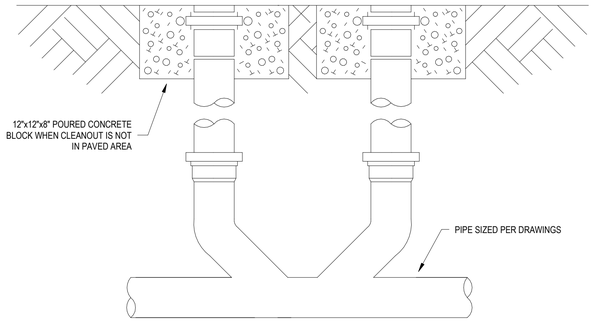
SHEET #

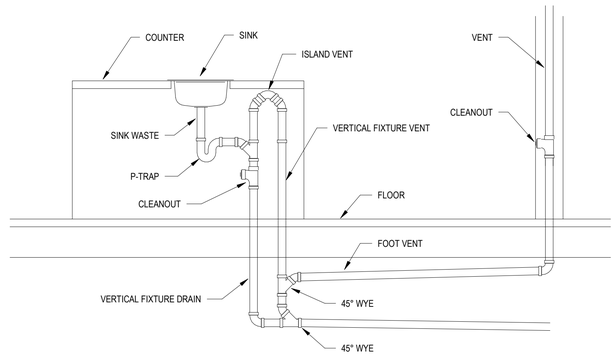
P2.4

SHEET NAME:

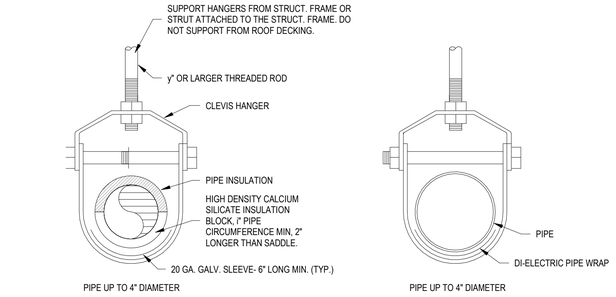
PLUMBING - ROOF - DWV



1 P3.0 2-WAY GRADE CLEANOUT DETAIL
SCALE: NTS



2 P3.0 ISLAND VENT DETAIL
SCALE: NTS



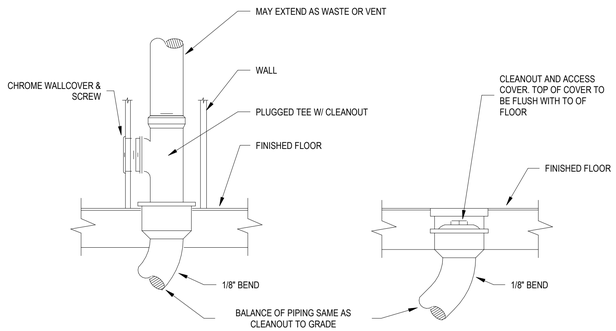
NOTE:

WRAP ENTIRE ASSEMBLY, INCLUDING CALCIUM SILICATE BLOCK, WITH ADHERED JACKET MATERIAL AND TAPE ALL SEAMS AND JOINTS TO MAINTAIN VAPOR BARRIER.

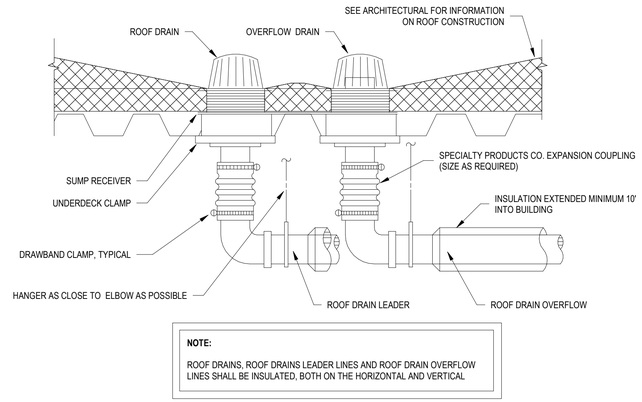
NOTE:

FOR NON-INSULATED PIPING APPLICATIONS, APPLY DIELECTRIC TAPE WRAP TO PIPE TO INSULATE DISSIMILAR MATERIALS FROM CONTACT.

3 P3.0 PIPE HANGER DETAIL
SCALE: NTS



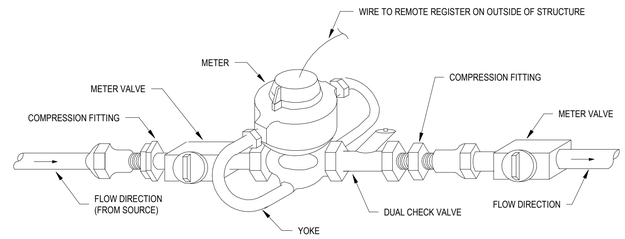
4 P3.0 PLUMBING CLEANOUT DETAIL
SCALE: NTS



NOTE:

ROOF DRAINS, ROOF DRAINS LEADER LINES AND ROOF DRAIN OVERFLOW LINES SHALL BE INSULATED, BOTH ON THE HORIZONTAL AND VERTICAL

5 P3.0 ROOF DRAIN WITH OVERFLOW DETAIL
SCALE: NTS



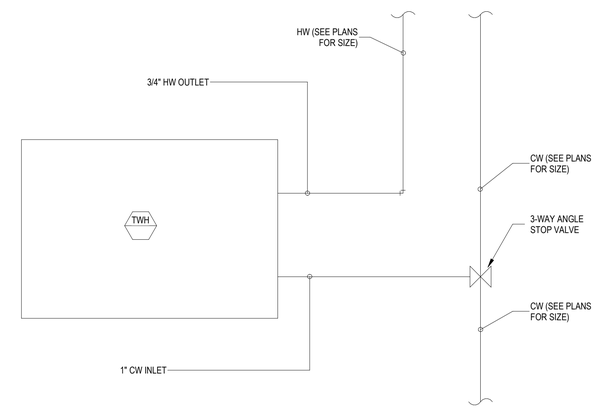
HORIZONTAL ALIGNMENT

NOTES:

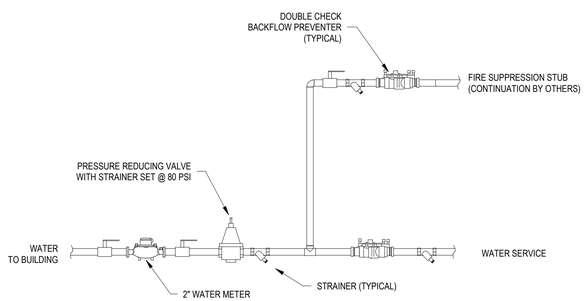
1. SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
2. METER SHALL BE INSTALLED IWTH THE METER FACING UP.
3. METER SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON.

WATER METER INSTALLATION (3/4" & 1" METERS, INTERIOR INSTALLATION)

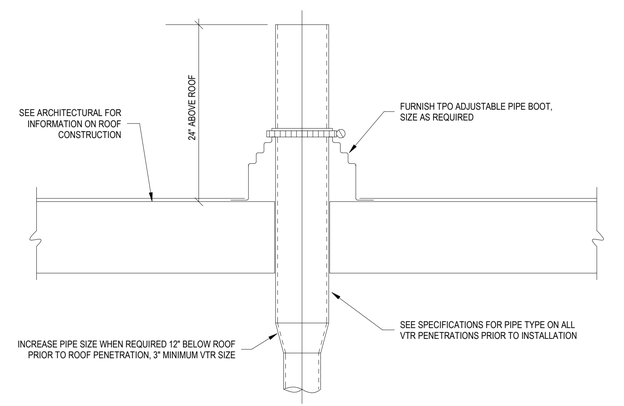
6 P3.0 TOJ WATER METER DETAIL
SCALE: NTS



7 P3.0 WATER HEATER - CHRONOMITE DETAIL
SCALE: NTS



8 P3.0 WATER SERVICE - METER BUILD DETAIL
SCALE: NTS



9 P3.0 VENT THROUGH ROOF DETAIL
SCALE: NTS

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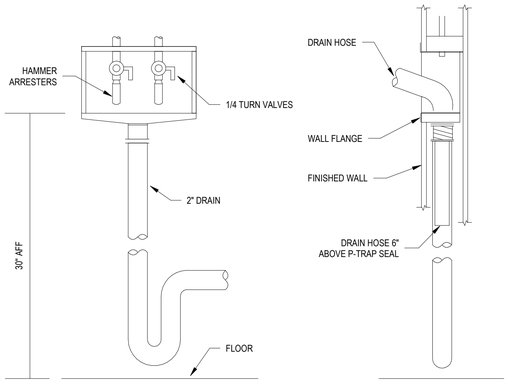
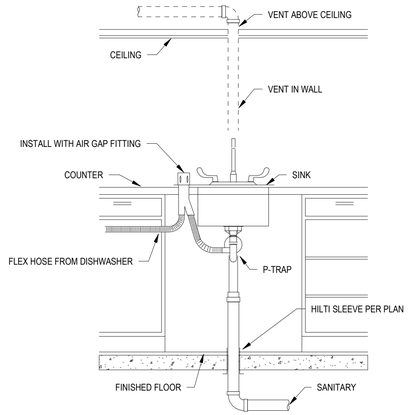
P3.0

SHEET NAME:

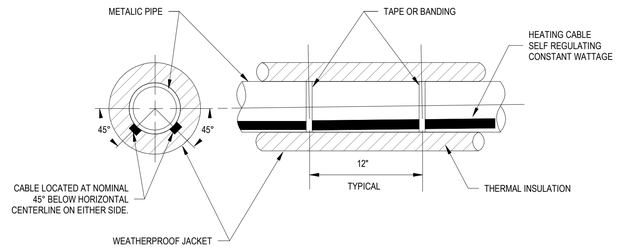
PLUMBING DETAILS



1 P3.1 CLOTHES WASHER BOX DETAIL
SCALE: NTS



2 P3.1 UNDERCOUNTER DISHWASHER DETAIL
SCALE: NTS



3 P3.1 HEAT TRACE ON EXTERIOR PIPING DETAIL
SCALE: NTS

4 P3.1 ELECTRIC SNOWMELT DETAIL
SCALE: NTS

3" VENT THROUGH ROOF
2" V
2" V
2" V
2" V
2" V
2" V
2" S
2" S
2" S

PLUMBING FIXTURE SCHEDULE

MARK	TYPE	CONNECTIONS				MANUFACTURER	MODEL	TRIM	REMARKS
		WASTE	VENT	CW	HW				
DD-1	ON GRADE FLOOR DRAIN	3"	-	-	-	SIOUX CHIEF	840-30PNQ	SQUARE NB STRAINER	1, 2
DS-1	DOWNSPOUT	2"	-	-	-	JR SMITH	1770	NO HUB INLET	1, 2, 8
DS-2	DOWNSPOUT	3"	-	-	-	JR SMITH	1770	NO HUB INLET	1, 2, 8
DW-1	DISH WASHER	-	-	-	-	SELECTION BY OTHERS	SELECTION BY OTHERS	SELECTION BY OTHERS	1, 2
FD-1	ON GRADE FLOOR DRAIN	2"		-	-	SIOUX CHIEF	840-20PNR	ROUND NB STRAINER	1, 2, 3, 6
FS-1	FLOOR SINK	3"	2"	-	-	JR SMITH	305	-	1, 2, 4
HB-1	HOSE BIB	-	-	3/4"	-	WOODFORD	MODEL 17	LENGTH PER LOCATION	1, 2
L-1	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	SELECTION BY OTHERS	SELECTION BY OTHERS	SELECTION BY OTHERS	1, 2
RD-1	ROOF DRAIN	3"	-	-	-	JR SMITH	1830	-	1, 2, 7
S-1	KITCHEN SINK	2"	1-1/2"	1/2	1/2	SELECTION BY OTHERS	SELECTION BY OTHERS	SELECTION BY OTHERS	1, 2
SH-1	SHOWER	2"	1-1/2"	1/2	1/2	SELECTION BY OTHERS	SELECTION BY OTHERS	SELECTION BY OTHERS	1, 2
WB-1	LAUNDRY WALL BOX	2"	1-1/2"	1/2"	1/2"	OATEY	#37551 MODA 2 VALVE	WITH HAMMER ARRESTOR	1, 2, 5
WC-1	WATER CLOSET	3"	2"	1/2"	-	SELECTION BY OTHERS	SELECTION BY OTHERS	SELECTION BY OTHERS	1, 2
WM-1	WATER METER	-	-	2-1/2"	-	NEPTUNE	T-10	-	1, 2

REMARKS:
1. APPROVED ALTERNATIVE MANUFACTURERS: SUBMIT TO ENERGY 1 FOR APPROVAL.
2. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. PROVIDE WITH ANCHOR FLANGE, REVERSIBLE CLAMPING COLLAR, ADJUSTABLE SQUARE HEEL PROOF NICKEL BRONZE STRAINER, AND NO HUB OUTLET.
4. FULL GRATE w/ CENTER OPENING. ANCHOR FLANGE w/ SEEPAGE HOLES.
5. PROVIDE WITH TWO (2) 1/4 TURN VALVES, BRASS PEX PUSH CONNECTION, AND HAMMER ARRESTOR
6. PROVIDE FLOOR DRAIN WITH TRAP PRIMER.
7. PRIMARY AND SECONDARY ROOF DRAIN COMBINED ON ONE PIECE OF FLASHING, INSTALL SECONDARY DRAIN 2" HIGHER THAN PRIMARY.
8. MOUNT 18" ABOVE FINISHED GRADE.

BACKFLOW PREVENTER SCHEDULE

MARK	MANUFACTURER	MODEL	DESCRIPTION	SIZE (IN)	REMARKS
BFP-1	ZURN WILKINS	350 XL	DOUBLE CHECK BACKFLOW PREVENTER	2-1/2"	1, 2, 3

REMARKS:
1. APPROVED ALTERNATIVE MANUFACTURER'S SUBMIT TO ENERGY 1 FOR APPROVAL.
2. PROVIDE WITH LEAD FREE BRONZE BODY, 1/4" TURN SHUT OFF VALVES AND INTERNAL POLYMER COATING.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS

TANKLESS ELECTRIC WATER HEATER SCHEDULE

MARK	MANUFACTURER	MODEL	WATER CONNECTION (IN)	MINIMUM FLOW (GPM)	TEMP RISE (1.5 GPM FLOW) (°F)	ELECTRICAL DATA			REMARKS
						POWER (KW) (KW)	AMPS	VOLTS/Φ	
TWH-1	CHRONOMITE	R-75L/240	3/4"	0.35	82 °F	18.0	75 A	240/1	1, 2, 3
TWH-2	CHRONOMITE	R-75L/240	3/4"	0.35	82 °F	18.0	75 A	240/1	1, 2, 3

REMARKS:
1. ALTERNATIVE MANUFACTURERS: SUBMIT TO ENERGY 1 FOR APPROVAL.
2. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. ELECTRICIAN TO PROVIDE ELECTRIC DISCONNECT.

PIPE SLEEVE SCHEDULE

PIPING TYPE	NOMINAL PIPE SIZE	PIPE SLEEVE SIZE	MANUFACTURER AND MODEL	REMARKS
METALIC & PEX TUBING	1/2" - 2"	2", 3", OR 4"	HILTI CP 680-P	1, 4, 5
METALIC & PVC PIPING	1/2" - 2"	2"	HILTI CP 680-P	2, 4, 5
METALIC & PVC PIPING	3"	3"	HILTI CP 680-P	2, 4, 5
METALIC & PVC PIPING	4"	4"	HILTI CP 680-P	2, 4, 5
METALIC & PVC PIPING	6"	6"	HILTI CP 680-P	2, 4, 5
WATER CLOSET WASTE PIPING	3"	3"	HILTI CFS-CID CS	2, 4, 6
FLOOR DRAINS AND SHOWER WASTE PIPING	2"	2"	HILTI CP 681 SD-FD	2, 4, 7
TUB WASTE PIPING	2"	2"	HILTI CP 681	2, 3, 7

REMARKS:

1. NONMETALLIC TUBING BUNDLE CONSISTING OF MAX FOUR TUBES TO BE INSTALLED CONCENTRICALLY WITHIN THERE FIRESTOP SYSTEM.
2. ONE NONMETALLIC PIPE TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM.
3. PROVIDE WITH TUB BOX KIT. PIPING TO BE RIGIDLY SUPPORTED AWAY FROM TUB BOX WITH SUITABLE HANGERS.
4. PIPING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR ASSEMBLY.
5. APPLIES TO CONCRETE FLOORS 2.5" MINIMUM THICKNESS FOR EITHER FLAT CONCRETE OR CONCRETE OVER METAL DECK.
6. APPLIES TO PVC PIPING AND 6" MINIMUM SLAB THICKNESS.
7. APPLIES TO PVC PIPING AND 4.5" MINIMUM SLAB THICKNESS.

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Professional Engineer
MAURICIO MELGAR
20364
Date 07/02/2024
WYOMING

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No:
6240049

DRAWN BY:
JG

CHECKED BY:
MM

CURRENT SET:
PERMIT SET

REV:	DATE:
-	-

SHEET #
P4.0

SHEET NAME:
PLUMBING SCHEDULES

ELECTRICAL LIGHTING FIXTURE LEGEND

RECESSED PANEL LIGHT
- NORMAL POWER
- BACKUP POWER

SURFACE PANEL LIGHT
- NORMAL POWER
- BACKUP POWER

LINEAR LIGHT - SURFACE OR SUSPENDED
- NORMAL POWER
- BACKUP POWER

SURFACE WALL MOUNT LED FIXTURE
- NORMAL POWER
- BACKUP POWER

POLE MOUNTED FIXTURE

LIGHTED IN-GROUND BOLLARD
- FORWARD LIGHT
- ANNULAR LIGHT

PENDANT FIXTURE; HIGH BAY, LOW BAY, DECORATIVE

EXIT SIGN - WALL MOUNT, CEILING MOUNT. ARROW INDICATES DIRECTION OF TRAVEL, SHADING INDICATES LIGHTED FACE.

DUAL HEAD EMERGENCY EGRESS BATTERY PACK, WALL MOUNT OR CEILING MOUNT

WALL MOUNTED SCONCE

SURFACE DOWNLIGHT

SURFACE EMERGENCY DOWNLIGHT

RECESSED CAN DOWNLIGHT

RECESSED CAN EMERGENCY DOWNLIGHT

RECESSED CAN WALL WASHER

TRACK LIGHTING. SEE FIXTURE SCHEDULE AND LIGHTING PLANS.

ELECTRICAL LIGHTING CONTROL LEGEND

STANDARD LIGHTING CONTROLS: SWITCHES AND LINE VOLTAGE DIMMERS

$X Y — TOGGLE SWITCH (MOUNT AT +46", UNO)
"X" INDICATES TYPE:
- BLANK - SINGLE POLE
- 3 - INDICATES THREE-WAY
- 4 - INDICATES FOUR-WAY
- D - INDICATES DIMMER SWITCH
  PHILIPS SUNRISE - ON/OFF
- K - INDICATES KEYED SWITCH
- T - INDICATES TIMER
- P - INDICATES PILOT LIGHT
- OS - INDICATES WALL SWITCH OCC SENSOR
  WATTSTOPPER DW100 (SINGLE OR DUAL DW-200 SWITCH)
- OSD - INDICATES WALL SWITCH OCC SENSOR
  WITH 0-10V DIMMING - WATTSTOPPER W-311

"Y" INDICATES ROOM AND ZONE:
- 1a - INDICATES SINGLE POLE LIGHTING SWITCH
  ZONE FOR ZONE a IN ROOM 1
- 1b - INDICATES SINGLE POLE LIGHTING SIWTCH
  ZONE FOR ZONE b IN ROOM 1
- 1 - INDICATES LIGHTING SWITCHES WITH
  MULTIPLE ZONES IN ROOM 1

OS — OCCUPANCY SENSOR - WALL MOUNT, CEILING MOUNT. WATTSTOPPER DT-300 DUAL TECHNOLOGY, OR EQUAL, WITH BZ-50 POWER PACKS AS NEEDED.

P — PHOTOCELL - CEILING MOUNT, WATTSTOPPER LS-301, OR EQUAL

DIGITAL LIGHTING CONTROLS: ROOM CONTROLLERS AND LOW VOLTAGE DEVICES

OS LV — OCCUPANCY SENSOR - CEILING MOUNT, WALL MOUNT
WATTSTOPPER LMDC-100, OR EQUAL

P LV — PHOTOCELL - CEILING MOUNT
WATTSTOPPER LMLS-400, OR EQUAL

R1 — ON/OFF ROOM CONTROLLER WITH (1) RELAY
WATTSTOPPER DLM LMRC-101, OR EQUAL

R2 — ON/OFF ROOM CONTROLLER WITH (2) RELAYS
WATTSTOPPER DLM LMRC-102, OR EQUAL

R1 — ON/OFF/0-10V ROOM CONTROLLER WITH (1) RELAYS
WATTSTOPPER DLM LMRC-211, OR EQUAL

R2 — ON/OFF/0-10V ROOM CONTROLLER WITH (2) RELAYS
WATTSTOPPER DLM LMRC-212, OR EQUAL

R3 — ON/OFF/0-10V ROOM CONTROLLER WITH (3) RELAYS
WATTSTOPPER DLM LMRC-213, OR EQUAL

$LVD — LOW VOLTAGE DIMMING SWITCH
WATTSTOPPER DLM LMDM-101, OR EQUAL

SHEET LIST - ELECTRICAL

E0.0	ELECTRICAL COVER SHEET
E0.1	ELECTRICAL SPECIFICATIONS
E1.0	ELECTRICAL - LEVEL 1 - POWER PLAN
E1.1	ELECTRICAL - LEVEL 2 - POWER PLAN
E1.2	ELECTRICAL - LEVEL 3 - POWER PLAN
E1.3	ELECTRICAL - ROOF - POWER PLAN
E2.0	ELECTRICAL - LEVEL 1 - EXTERIOR LIGHTING PLAN
E2.1	ELECTRICAL - LEVEL 2 - EXTERIOR LIGHTING PLAN
E2.2	ELECTRICAL - LEVEL 3 - EXTERIOR LIGHTING PLAN
E2.3	ELECTRICAL - LEVEL 1 - EXTERIOR PHOTOMETRICS
E3.0	ELECTRICAL ONE-LINE DIAGRAM
E4.0	PANEL SCHEDULE 1 OF 4
E4.1	PANEL SCHEDULE 2 OF 4
E4.2	PANEL SCHEDULE 3 OF 4
E4.3	PANEL SCHEDULE 4 OF 4

ELECTRICAL LOW VOLTAGE LEGEND

FIRE ALARM SYSTEM

- PS — SPRINKLER PRESSURE SWITCH
- FS — SPRINKLER FLOW SWITCH
- TS — SPRINKLER TAMPER SWITCH
- H — HEAT DETECTOR
- SD — SMOKE DETECTOR - PHOTO-ELECTRIC
- SD D — DUCT SMOKE DETECTOR
- SS — SINGLE-STATION SMOKE DETECTOR. PROVIDE 120V AND MONITOR AT FACP VIA RELAY.
- SC — COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
- H X — HEAT DETECTOR
  "X" INDICATES TYPE:
  RC - COMBINATION RATE-OF-RISE HEAT AND CO DETECTOR
- D — DOOR HOLDER
- F — MANUAL STATION (MOUNT AT +46", UNO)
- F — STROBE - WALL MOUNT (+90"), CEILING MOUNT
- HORN/STROBE - WALL MOUNT (+90"), CEILING MOUNT
- S — SPEAKER STROBE - WALL MOUNT (+90"), CEILING MOUNT

TELEPHONE/DATA SYSTEM

- TELEPHONE OUTLET (MOUNT AT +18", UNO). SEE NOTE.
- VOICE-DATA OUTLET (MOUNT AT +18", UNO). SEE NOTE.
- DATA OUTLET (MOUNT AT +18", UNO). SEE NOTE.
- WA — WIRELESS ACCESS POINT
- CABLE TRAY OR BASKET TRAY - LENGTH AND HEIGHT PER PLAN

NOTE: PROVIDE ROUGH-IN ONLY. SINGLE GANG BOX WITH MUD RING & 1" C. STUBBED UP TO ACCESSIBLE CEILING SPACE.

SECURITY SYSTEM

- CR — CARD READER - SEE ELECTRICAL DETAILS FOR ROUGH-IN (MOUNT AT +46", OR MATCH ADJACENT DOOR ACCESS CONTROL)
- RE — REQUEST TO EXIT MOTION DETECTOR
- DC — DOOR CONTACTS
- ES — ELECTRIC STRIKE
- EL — ELECTRIC LOCK
- MD — MOTION DETECTOR
- GB — GLASS BREAK DETECTOR
- C — CCTV CAMERA - CEILING MOUNT OR WALL MOUNT. SEE NOTE.

NOTE: PROVIDE ROUGH-IN ONLY. 2-GANG BOX WITH MUD RING & 1" C. STUBBED UP TO ACCESSIBLE CEILING SPACE.

ELECTRICAL POWER LEGEND

PANELBOARD OR LOAD CENTER

D-1 X — PANEL AND CIRCUIT DESIGNATION ARE SHOWN NEXT TO EACH DEVICE (PANEL NAME - CIRCUIT NUMBER). A SINGLE INSULATED GREEN GROUND CONDUCTOR SHALL BE PROVIDED WITH EACH HOME RUN. PROVIDE A SEPARATE NEUTRAL FOR EACH CIRCUIT. HOME RUNS SHALL HAVE NO MORE THAN THREE CIRCUITS. LINE VOLTAGE AND LOW VOLTAGE WIRING IS NOT SHOWN ON PLANS.
"X" INDICATES TYPE:
- GFI - GROUND FAULT INTERRUPTER
- WP - WEATHERPROOF WHILE-IN-USE COVER
- U - PROVIDE WITH (2) USB PORTS

SIMPLEX RECEPTACLE - CEILING MOUNT, WALL MOUNT (+18", UNO)

DUPLEX RECEPTACLE - CEILING MOUNT, POP-UP COUNTERTOP MOUNT, WALL MOUNT (+18", UNO)

QUADRUPLEX RECEPTACLE - CEILING MOUNT, WALL MOUNT (+18", UNO)

ABOVE COUNTER RECEPTACLE - MOUNT AT +4" ABOVE BACKSPLASH

HALF-HOT RECPTACLE (SWITCH FOR SIMPLEX)

FLOOR BOX WITH QUADRUPLEX RECEPTACLE - WITH (2) TELE/DATA PORTS, WITHOUT TELE/DATA. INCLUDE ALL HARDWARE/ACCESSORIES AS REQUIRED. PROVIDE COVER (COORDINATE WITH ARCHITECT FOR FLOORING TYPE AND FINISH).
"X" INDICATES TYPE:
- A - 4-GANG FLOOR BOX, CORROSION RESISTANT COATING FOR CONCRETE FLOORS (3" MIN. POUR DEPTH), UP TO 2" CONDUIT FEED (HUBBELL NO. CFB4G30CR, OAE)
- B - 4-GANG FLOOR BOX FOR RAISED ACCESS FLOORS, UP TO 2" CONDUIT FEED (HUBBELL NO. AFB4G50, OAE)
- C - FIRE RATED POKE-THROUGH FLOOR BOX FOR ELEVATED CONCRETE SLABS, 3" DIA. CORE (HUBBELL NO. PT7FSD, OAE)
- D - 8" DIA., FIRE RATED POKE-THROUGH FLOOR BOX FOR ELEVATED CONCRETE SLABS, UP TO 2" CONDUIT FEED (HUBBELL NO. S1R8PTFIT3, OAE)
- E - FLUSH, ROUND SINGLE SURFACE FLOOR BOX FOR CONCRETE FLOORS, UP TO 1" CONDUIT FEED (HUBBELL NO. B2506, OAE)
- F - TOMBSTONE PEDESTAL FLOOR BOX, 1" CONDUIT FEED (HUBBELL NO. 6301, OAE)

SPECIAL PURPOSE RECEPTACLE (MOUNT AT +18", UNO)
"X" INDICATES TYPE:
- A - NEMA 5-20R, #12 CU;
- B - NEMA 5-30R, #10 CU;
- C - NEMA 5-50R, #8 CU;
- D - NEMA 6-20R, #12 CU;
- E - NEMA 6-30R, #10 CU;
- F - NEMA 6-50R, #8 CU;
- G - NEMA 14-20R, #12 CU;
- H - NEMA 14-30R, #10 CU;
- I - NEMA 14-50R, #8 CU

PUSHBUTTON (MOUNT AT +46", UNO)
"X" INDICATES TYPE:
- EPO - EMERGENCY POWER OFF
- ADA - HANDICAPPED ACCESSIBLE DOOR (DEVICE BY OTHERS)
- ODO - OVERHEAD DOOR OPERATOR (DEVICE BY OTHERS)

FLATSCREEN TV BOX: 2-GANG, FLUSH IN WALL, HUBBELL RACO NSAV62M, WITH NSAV6C COVER. DUPLEX RECEPTACLE & SINGLE GANG DATA PORT. MOUNT AT + 72", UNO.

J — JUNCTION BOX

J — DROP-DOWN RECEPTACLE

PS-X — SURFACE MOUNTED PLUGSTRIP
"X" INDICATES TYPE:
- A - PLUGSTRIP, POWER ONLY, OUTLET EVERY 3' OC
- B - WIREMOLD SERIES 4000 POWER AND DATA
- C - WIREMOLD SERIES 5000 POWER AND DATA

SURFACE MOUNTED RACEWAY

RACEWAY CONCEALED IN WALL, FLOOR, OR CEILING IN FINISHED SPACES, EXPOSED IN UNFINISHED SPACES

RACEWAY BELOW FLOOR OR BELOW GRADE

RACEWAY STUB-OUT WITH CAPPED END

RACEWAY STUB-OUT WITH BRUSHED END

GROUNDING BUS

ELECTRICAL ONE-LINE LEGEND

- M — CT AND CUSTOMER POWER METER
- M — MOTOR SYMBOL
- M — UTILITY ELECTRIC METER AND BASE (BASE BY CUSTOMER)
- SPD — SURGE PROTECTION DEVICE
- LA — LIGHTNING ARRESTOR
- STRESS RELIEF CONE
- PFC — POWER FACTOR CORRECTION CAPACITOR
- $M — MOTOR STARTER SWITCH W/ THERMAL OVERLOADS
- CONTACTOR NORMALLY OPEN, NORMALLY CLOSED
- TRANSFORMER, 3-PH, 3-WIRE DELTA CONNECTION
- TRANSFORMER, 3-PH, 4-WIRE GROUNDED WYE CONNECTION
- AUTOMATIC TRANSFER SWITCH
- VFD — VARIABLE FREQUENCY DRIVE
- FIXED MOUNT LV BREAKER
- FUSED SWITCH ("XXAS/XXAF" - SW AND FUSE AMP RATING)
- G — GENERATOR
- CB — WALL MOUNTED BREAKER
- THERMAL OVERLOAD ELEMENT
- DISCONNECT SWITCH ("XXAS" = SWITCH AMP RATING)
- FUSED DISCONNECT SWITCH ("XXAS/XXAF" = SW AND FUSE AMP RATING)
- COMBINATION MOTOR STARTER (STR SIZE, TYP, AS, AF, SEE MEP COORDINATION SCHEDULE)
- PNL A 208Y/120V 3ø, 4W — SWITCHBOARD OR PANELBOARD; NAME, VOLTAGE, PHASE, NUMBER OF WIRES WHEN INDICATED

ABBREVIATIONS AND SYMBOLS GENERAL NOTES

A. THE ABBREVIATIONS ON THIS SHEET COMPRISE A STANDARD LIST; NOT ALL ABBREVIATIONS APPEAR ON THIS PROJECT.

B. THE SYMBOLS ON THIS SHEET COMPRISE A STANDARD LIST; NOT ALL SYMBOLS APPEAR ON THIS PROJECT.

C. ALL MOUNTING HEIGHTS ARE TO CENTER OF DEVICE ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. MOUNTING HEIGHTS INDICATED ON ARCHITECTURAL WALL ELEVATIONS OR AS NOTED SPECIFICALLY ON THE DRAWINGS OR IN THE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER MOUNTING HEIGHTS LISTED.

ELECTRICAL GENERAL NOTES

A. PRIOR TO BID CONTRACTOR SHALL VISIT THE SITE. NOT ALL WORK REQUIRED TO COMPLETE THE PROJECT IS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH ALL THE WORK REQUIRED TO COMPLETE THE PROJECT IN ADDITION TO THE LOCAL CONDITIONS AND INCLUDE SAID WORK IN THE BID.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL ELECTRICAL SERVICE WORK WITH UTILITY. OWNER PAYS ALL FEES, CONTRACTOR DOES ALL SCHEDULING AND COORDINATION OF WORK. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL SCHEDULES ARE MET.

C. GENERAL WORK PRACTICES FOR ELECTRICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NECA 1, "STANDARD PRACTICES FOR GOOD WORKMANSHIP IN ELECTRICAL CONTRACTING." THIS PUBLICATION IS AVAILABLE FROM NECA BY TELEPHONE AT 301-657-3110 OR ON-LINE AT WWW.NECANET.ORG.

D. DURING DEMOLITION, THE CONTRACTOR SHALL NOTE ALL EXISTING RACEWAY (BOTH SURFACE AND CONCEALED) TO THE EXTENT POSSIBLE. THESE RACEWAYS SHALL BE REUSED TO THE GREATEST EXTENT POSSIBLE TO INSURE A CLEAN FINISHED PRODUCT. WHERE PRACTICAL, AND ALLOWED PER CODE, FISHING THROUGH WALLS WITH MC CABLE IS PREFERRED TO SURFACE-MOUNTED CONDUIT.

E. CONTRACTOR SHALL REMOVE, TRANSPORT, AND LEGALLY DISPOSE OF LAMPS AND BALLASTS OFF-SITE. IT IS ASSUMED THE THE BALLASTS DO NOT CONTAIN PCBs. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF IT IS SUSPECTED THAT BALLASTS CONTAIN PCBs.

F. ALL POWER INTERRUPTIONS SHALL BE COORDINATED WITH OWNER. ANY DISRUPTION OF WORKERS IN THE SPACE SHALL BE KEPT TO A MINIMUM AND BE COORDINATED WITH THE OWNER PRIOR TO WORK COMMENCING IN THAT SPACE.

G. CONTRACTOR SHALL EXTEND UNSWITCHED HOT LEG FROM EXISTING EMERGENCY FIXTURE LOCATION TO NEW EMERGENCY FIXTURES. AS NEEDED. SEE DEMO PLANS FOR AN APPROXIMATION OF EXISTING EMERGENCY FIXTURE LOCATIONS. FIELD VERIFY EXACT LOCATION PRIOR TO BID.

H. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH MECHANICAL FOR PLENUM SPACES AND PROVIDE PLENUM RATED CABLES WHERE REQUIRED FOR LIGHTING CONTROL, DATA, FIRE ALARM AND ALL OTHER L.V. SYSTEMS NOT INSTALLED IN CONDUIT. VERIFY CONDUIT REQUIREMENTS ON DRAWINGS AND SPECIFICATIONS.

I. FIRE-RESISTANCE: PROVIDE A MINIMUM HORIZONTAL DISTANCE OF 24" BETWEEN OUTLET BOXES LOCATED ON OPPOSITE SIDES OF FIRE-RESISTANCE RATED WALLS. WHERE THIS IS NOT POSSIBLE INSTALL UL LISTED PUTTY PADS ON ALL OUTLET BOXES NOT MEETING THE 24" SEPARATION. PROVIDE A UL LISTED THROUGH - PENETRATION FIRESTOP FOR PENETRATIONS OF FIRE-RESISTANCE RATED ASSEMBLIES.

J. CONDUCTORS ARE SIZED PER THE 75 DEGREE C RATING COLUMN OF NEC TABLE 310.16. IF THE TERMINAL USED FOR A TERMINATION OF A PARTICULAR CONDUCTOR IS NOT MARKED, OR THE TERMINAL IS MARKED FOR 60 DEGREE C CONDUCTORS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EITHER ADJUST THE AMPACITY OF THE CONDUCTOR TO MATCH THE 60 DEGREE COLUMN OF TABLE 310.16, OR REPLACE THE TERMINAL WITH ONE RATED FOR AT LEAST 75 DEGREES C.

K. BASED ON ACTUAL HOMERUN LENGTHS REQUIRED IN THE FIELD, THE CONTRACTOR SHALL CALCULATE AND INCREASE THE WIRE SIZES AS REQUIRED TO LIMIT BRANCH CIRCUIT VOLTAGE DROP TO 3%. FOR 20A BRANCH CIRCUITS THE MINIMUM CONDUCTOR SIZES SHALL BE AS FOLLOWS: #10 AMG CU FOR RUNS BETWEEN 100 AND 200 LINEAR FEET, #8 AWG CU FOR RUNS BETWEEN 200 AND 325 LINEAR FEET, ANS AS CALCULATED BY THE CONTRACTOR FOR CIRCUITS EXTENDING BEYOND 325 LINEAR FEET. IN ALL CASES WHERE WIRE SIZES INCREASE, THE CONTRACTOR SHALL PROVIDE LARGER CONDUITS AS REQUIRED.

L. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR EACH 120V BRANCH CIRCUIT.

M. IT IS ABSOLUTELY NECESSARY FOR ALL TRADES INVOLVED TO COORDINATE WITH EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, DIFFUSERS, BOXES, AND OTHER ITEMS THROUGHOUT THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.

N. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING OF FLOORS, WALLS, CEILINGS, AND ROOFS TO PERFORM THE REQUIRED WORK DEPICTED IN THESE DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING OF HOLES TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.

O. ELECTRICAL CONTRACTOR SHALL ADHERE TO THE LATEST ADOPTED VERSION OF ALL APPLICABLE CODES AND ANY LOCAL ADDENDUM TO THOSE CODES.

ELECTRICAL ABBREVIATIONS LEGEND

A, AMP	AMPERES	MAN	MANUAL
AC	ALTERNATING CURRENT	MAX	MAXIMUM
A/C	AIR CONDITIONING	MCA	MINIMUM CIRCUIT AMPACITY
AF	AMP FUSE	MCC	MOTOR CONTROL CENTER
AFF	ABOVE FINISHED FLOOR	MDP	MAIN DISTRIBUTION PANEL
AFG	ABOVE FINISHED GRADE	MECH	MECHANICAL
AHU	AIR HANDLING UNIT	MH	METAL HALIDE
AL	ALUMINUM	MIN	MINIMUM
AS	AMP SWITCH	MSS	MOTOR STARTER SWITCH WITH THERMAL OVERLOADS
ATS	AUTOMATIC TRANSFER SWITCH	N	NEUTRAL
BAS	BUILDING AUTOMATION SYSTEM	NC	NORMALLY CLOSED
BKR	BREAKER	NEC	NATIONAL ELECTRIC CODE
C	RACEWAY/CONDUIT	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
CB	CIRCUIT BREAKER		
CCTV	CLOSED CIRCUIT TELEVISION	NFD	NON-FUSED DISCONNECT
CKT	CIRCUIT	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NORMALLY OPEN
C.O.	RACEWAY/CONDUIT ONLY, WITH PULL STRING	#	NUMBER
CNTRL	CONTROL	OAE	OR APPROVED EQUAL
CU	COPPER	OC	ON CENTER
D	EXISTING TO BE DEMOLISHED	OCPD	OVERCURRENT PROTECTIVE DEVICE
DISC	DISCONNECT	OH	OVERHEAD
DIST	DISTRIBUTION	P	POLE
DPDT	DOUBLE POLE DOUBLE THROW	PB	PUSHBUTTON
DWG	DRAWING	PH	PHASE
EA	EACH	PNL	PANEL
EF	EXHAUST FAN	PVC	POLYVINYL CHLORIDE CONDUIT
ELEC	ELECTRIC	PWR	POWER
EMT	ELECTRICAL METALLIC TUBING	R	EXISTING TO REMAIN
EQUIP	EQUIPMENT	RCPT	RECEPTACLE
EX, EXIST	EXISTING	RECEPT	RECEPTACLE
FA	FIRE ALARM	RGS	RIGID GALVANIZED STEEL
FAA	FIRE ALARM ANNUNCIATOR	RM	ROOM
FACP	FIRE ALARM CONTROL PANEL	RVNR	REDUCED VOLTAGE NON-REVERSING
FD	FUSED DISCONNECT	RVR	REDUCED VOLTAGE REVERSING
FLR	FLOOR	SP	SINGLE POLE TOGGLE SWITCH
FO	FIBER OPTIC	SPD	SURGE PROTECTIVE DEVICE (TVSS)
FSD	FIRE SMOKE DAMPER RELAY, CONTROLLED BY ASSOCIATED SMOKE DETECTOR AND CIRCUITED BACK TO FACP	SPEC	SPECIFICATION
		SPST	SINGLE POLE SINGLE THROW
		SSPB	START-STOP PUSHBUTTON
FVNR	FULL VOLTAGE NON-REVERSING	SW	SWITCH
FVR	FULL VOLTAGE REVERSING	SWBD	SWITCHBOARD
GEC	GROUNDED ELECTRODE CONDUCTOR	SWGR	SWITCHGEAR
GFCI	GROUND FAULT CIRCUIT INTERRUPER	TB	TELEPHONE BOARD
GFI	GROUND FAULT INTERRUPTER	TC	TIME CLOCK
GFP	GROUND FAULT PROTECTION	TD	TIME DELAY
GND	GROUND	TEL	TELEPHONE
GRC	GALVANIZED RIGID CONDUIT	TSP	TWISTED SHIELDED PAIR
HID	HIGH INTENSITY DISCHARGE	TTB	TELEPHONE TERMINAL BOARD
HOA	HAND-OFF-AUTOMATIC	TYP	TYPICAL
HP	HORSEPOWER	UG	UNDERGROUND
HPS	HIGH PRESSURE SODIUM	UH	UNIT HEATER
HTR	HEATER	UNO	UNLESS NOTED OTHERWISE
HVAC	HEATING, VENTILATION & AIR CONDITIONING	V	VOLT
HZ	HERTZ	VA	VOLT-AMPERES
J-BOX	JUNCTION BOX	VFD	VARIABLE FREQUENCY DRIVE
KVA	KILOVOLT-AMPERES	W	WATTS
KW	KILOWATTS	WP	WEATHERPROOF
LCP	LIGHTING CONTROL PANEL	W/O	WITHOUT
LPW	LUMENS PER WATT	XFMR	TRANSFORMER
LTG	LIGHTING	Y	WYE-CONNECTED
LV	LOW VOLTAGE	Δ	DELTA-CONNECTED
MAG	MAGNETIC STARTER	ø	PHASE

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PROJECT No:	6240049
DRAWN BY:	AHK
CHECKED BY:	DAM
CURRENT SET:	PERMIT SET

REV:	DATE:
-	-

SHEET #
E0.0

SHEET NAME:
ELECTRICAL COVER SHEET

ELECTRICAL SPECIFICATIONS

RACEWAY:
- MINIMUM RACEWAY SIZE: 3/4-INCH TRADE SIZE.

OUTDOORS:
- EXPOSED CONDUIT: RIGID STEEL CONDUIT.
- CONCEALED CONDUIT, ABOVE GROUND: EMT.
- UNDERGROUND CONDUIT: RNC, TYP EPC-40-PVC, DIRECT BURIED. USE TYPE EPC-80-PVC UNDER PAVED SURFACES.
- CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, ELECTRIC SOLENOID,OR MOTOR-DRIVEN EQUIPMENT): LFNC.
- BOXES AND ENCLOSURES, ABOVE GROUND: NEMA250, TYPE 3R.

INDOOR:
- EXPOSED, NOT SUBJECT TO PHYSICAL DAMAGE: EMT OR MC CABLE (WHEN ALLOWED BY CODE).
- EXPOSED AND SUBJECT TO SEVERE PHYSICAL DAMAGE: RIGID STEEL CONDUIT.
- CONCEALED IN NEW CEILINGS AND INTERIOR WALLS AND PARTITIONS: EMT, MC CABLE, TYPE NM CABLE (WHEN ALLOWED BY CODE).
- CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, ELECTRIC SOLENOID, OR MOTOR-DRIVEN EQUIPMENT): FMC, EXCEPT USE LFMC IN DAMP OR WET LOCATIONS.
- DAMP OR WET LOCATIONS: RIGID STEEL CONDUIT.
- BOXES AND ENCLOSURES: NEMA 250, TYPE 1, EXCEPT USE NEMA 250, TYPE 3R, NONMETALLIC IN DAMP OR WET LOCATIONS.
- RACEWAY FITTINGS: COMPATIBLE WITH RACEWAYS AND SUITABLE FOR USE AND LOCATION.
- RIGID AND INTERMEDIATE STEEL CONDUIT: USE THREADED RIGID STEEL CONDUIT FITTINGS, UNLESS NOTED OTHERWISE.

CONDUCTORS:
- ALL CONDUCTORS IN RACEWAY WHEN REQUIRED BY CODE OR LOCAL ADDENDUM: TYPE THHN-THWN, SINGLE CONDUCTORS.
- COPPER. SOLID FOR NO. 10 AWG AND SMALLER, STRANDED FOR NO. 8 AWG AND LARGER.
- CONCEALED IN NEW CEILINGS AND WALLS: TYPE THHN-THWN, SINGLE CONDUCTORS.
- TYPE MC OR NM CABLE IS ALLOWED FOR RESIDENTIAL INSTALLATIONS UNLESS PROHIBITED BY LOCAL AHJ.

PANELBOARDS:
- ALL PANELBOARDS SHALL BE FULLY RATED WITH COPPER BUSSING.
- ALL PANELBOARDS AND DISCONNECTS TO BE HARD-LABELED (HARD PLASTIC ENGRAVED).

DISCONNECTS:
- ALL DISCONNECTS SHALL BE HEAVY DUTY RATED.

WIRING DEVICES:
- STRAIGHT BLADE RECEPTACLES
  - CONVENIENCE RECEPTACLES, 125V, 20A: COMPLY WITH NEMA WD 1, NEMA WD 6 CONFIGURATION 5-20R, AND UL 498.
  - COOPER: 5351 (SINGLE), 5352 (DUPLEX).
  - HUBBELL: HBL5351 (SINGLE), CR5352 (DUPLEX).
  - UNFINISHED SPACES: PROVIDE GRAY DEVICE IN 4-SQUARE BOX WITH WHITE NYLON COVERS.
  - FINISHED SPACES: PROVIDE WHITE DEVICE IN 4-SQUARE BOX WITH WHITE NYLON COVERS.
- GFCI RECEPTACLES:
  - GENERAL DESCRIPTION: STRAIGHT BLADE, NON-FEED-THROUGH TYPE. COMPLY WITH NEMA WD 1, NEMA WD 6, UL 498, AND UL 943, CLASS A, AND INCLUDE INDICATOR LIGHT THAT IS LIGHTED WHEN DEVICE IS TRIPPED.
  - DUPLEX GFCI CONVENIENCE RECEPTACLES: 125 V, 20 A.
  - COOPER: GF20.
  - UNFINISHED SPACES: PROVIDE GRAY DEVICE IN 4-SQUARE BOX WITH GALVANIZED STEEL COVERS.
  - FINISHED SPACES: PROVIDE WHITE DEVICE IN 4-SQUARE BOX WITH WHITE NYLON COVERS.
- AFCI RECEPTACLES:
  - AFCI RECEPTACLES MAY BE USED INSTEAD OF AFCI BREAKERS WHEN APPROPRIATE. CONTRACTOR MUST COMPLY WITH NEC 210.12 FOR PROPER AFCI PROTECTION WHERE REQUIRED BY CODE.
- SNAP SWITCHES:
  - SWITCHES, 120/277 V, 20 A: COMPLY WITH NEMA WD 1 AND UL 20.
  - COOPER: 2221 (SINGLE POLE), CS1222 (TWO POLE), CS1223 (THREE WAY), 2224 (FOUR WAY).
  - HUBBELL: CS1221 (SINGLE POLE), CS 1222 (TWO POLE), CS1223 (THREE WAY), CS1224 (FOUR WAY).
  - LEVITON: 1221-2 (SINGLE POLE), 1222-2 (TWO POLE), 1223-2 (TWO POLE), 1223-2 (THREE WAY), 1224-2 (FOUR WAY).

FA SYSTEM (COMMERCIAL ADDRESSABLE STYLE):
- GENERAL DESCRIPTION: NON-CODED, ADDRESSABLE SYSTEM, WITH MULTIPLEXED SIGNAL TRANSMISSION, DEDICATED TO FIRE-ALARM SERVICE ONLY.
- DESIGNED BY LEVEL 4 DESIGNER, INSTALLED BY LEVEL 2 TECHNICIAN.
- SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE NFPA 72 NATIONAL FIRE ALARM CODE.
- CONTROL PANEL: FLUSH-MOUNT, FIELD-PROGRAMMABLE, MICROPROCESSOR-BASED, MODULAR, POWER-LIMITED DESIGN WITH ELECTRONIC MODULES, COMPLYING WITH UL 864 AND LISTED AND LABELED BY AN NRTL. SILENT KNIGHT MODEL IFP SERIES, OR APPROVED EQUAL.
- NOTIFICATION DEVICES: HORN/STROBES AND STROBES SHALL HAVE ADJUSTABLE OUTPUT LEVEL SETTINGS, AND SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
- INITIATING DEVICES: HEAT DETECTORS, SMOKE DETECTORS, DUCT SMOKE DETECTORS, AND MANUAL PULL-STATIONS.
- PROVIDE DESIGN SUBMITTALS, INCLUDING ALL DRAWINGS, COMPONENT DATASHEETS, AND CALCULATIONS TO: THE AHJ, ARCHITECT, AND ENGINEER FOR APPROVAL.
- 3RD-PARTY MONITORING REQUIRED.
- SHALL BE COMMISSIONED AND APPROVED BY LOCAL AHJ.
- PROVIDE COMPLETE SET OF AS-BUILT DRAWINGS FOR THE ENTIRE SYSTEM UPON INSTALLATION COMPLETION, INCLUDING, BUT NOT LIMITED TO, THE EXACT LOCATIONS OF ALL EQUIPMENT, CONNECTIONS BETWEEN ALL EQUIPMENT, AND WIRING FOR ALL EQUIPMENT AS THE SYSTEM IS INSTALLED.
- PROVIDE COMPLETE SET OF OPERATION AND MAINTENANCE INSTRUCTIONS.
- PROVIDE COPY OF MANUFACTURER'S WARRANTY FOR ALL EQUIPMENT AND MATERIALS. WARRANTY SHALL BE FOR ALL EQUIPMENT, MATERIALS, INSTALLATION, AND WORKMANSHIP FOR A MINIMUM OF THREE(3) YEARS, UNLESS OTHERWISE SPECIFIED.

FA SYSTEM (RESIDENTIAL STYLE):
- PROVIDE COMBINATION CO AND SMOKE DETECTORS, WITH PRIMARY 120V POWER AND INTEGRAL BATTERY BACK UP.
- DEVICES SHALL BE LOCATED IN COMPLIANCE WITH NFPA 72.

METERING:
- COMPLY WITH REQUIREMENTS OF UTILITIES PROVIDING ELECTRICAL POWER SERVICES.
- COORDINATE INSTALLATION AND CONNECTION OF UTILITIES AND SERVICES, INCLUDING PROVISION FOR ELECTRICITY-METERING COMPONENTS.
- METERS WILL BE FURNISHED BY UTILITY COMPANY.
- CURRENT-TRANSFORMER CABINETS: COMPLY WITH REQUIREMENTS OF ELECTRICAL-POWER UTILITY COMPANY.
- METER SOCKETS: COMPLY WITH REQUIREMENTS OF ELECTRICAL-POWER UTILITY COMPANY.
- COMPLY WITH EQUIPMENT INSTALLATION REQUIREMENTS IN NECA 1.
- INSTALL RACEWAYS AND EQUIPMENT ACCORDING TO UTILITY COMPANY'S WRITTEN REQUIREMENTS. PROVIDE EMPTY CONDUITS FOR METERING LEADS AND EXTEND GROUNDING CONNECTIONS AS REQUIRED BY UTILITY COMPANY.

SERVICES RATED 1200A OR MORE:
- COMPLY WITH REQUIREMENTS OF NEC 240.67 OR 240.87 FOR ARC ENERGY REDUCTION.
- PROVIDE TESTING AND DOCUMENTATION REQUIRED IN PARTS A AND C OF 240.67 AND 240.87 FOR ENGINEERING REVIEW PRIOR TO AHJ INSPECTIONS.
- SOLICIT THE SERVICES OF ELECTRICAL EQUIPMENT VENDOR FOR THE REQUIRED TESTING.

ALL SERVICES:
- PROVIDE SHORT CIRCUIT, ARC FAULT, AND COORDINATION STUDY FOR ENGINEERING REVIEW. STUDY IS TO BE INCLUDED IN THE ELECTRICAL EQUIPMENT SUBMITTALS.

NOTE: THESE SPECIFICATION REQUIREMENTS MAY NOT ALL APPLY TO SPECIFIC PROJECT. CONTRACTOR MAY CONTACT ENGINEER FOR CLARIFICATION IF IN DOUBT.

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JACKSON DEVELOPMENT

910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No:	6240049
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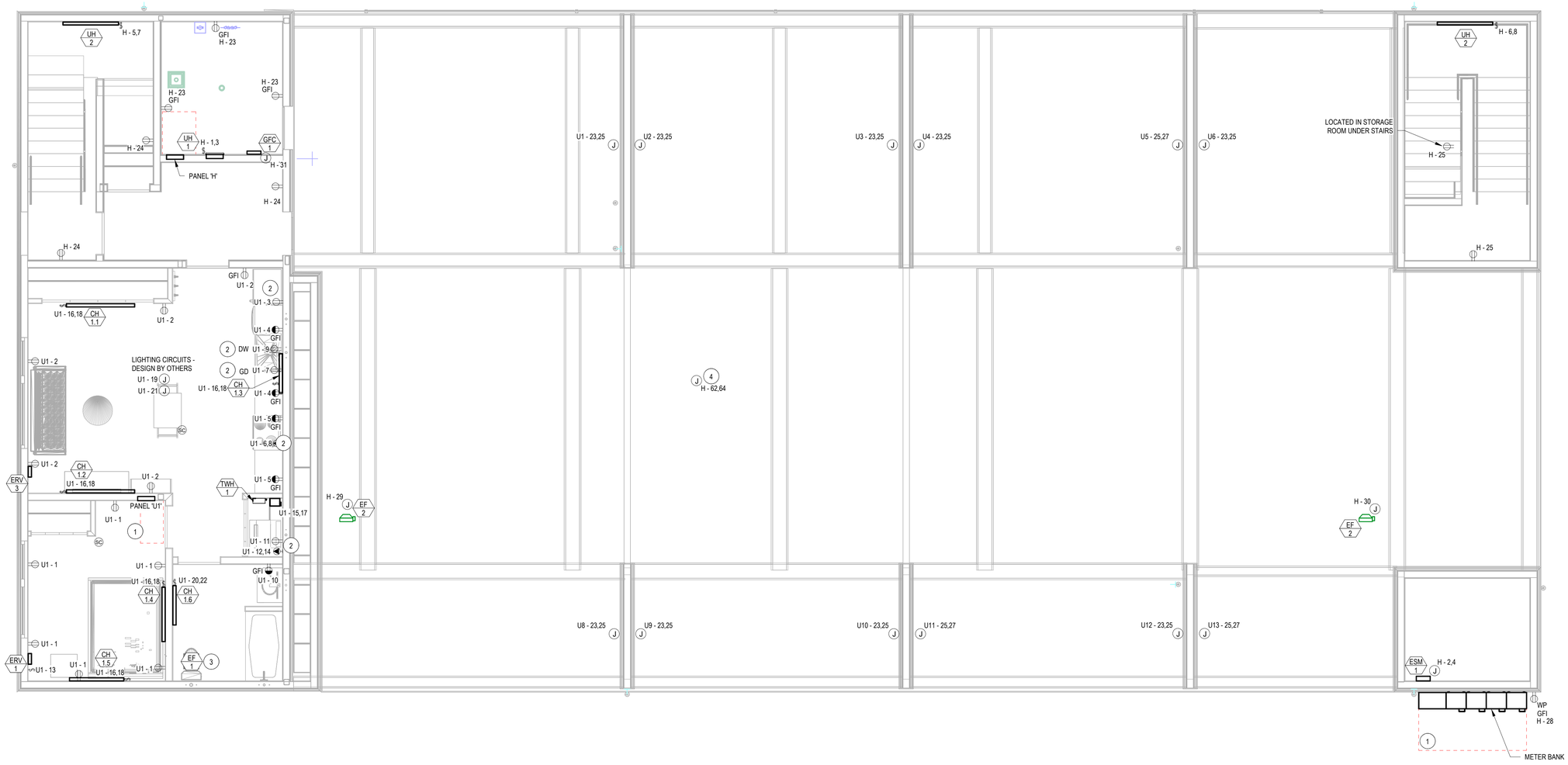
ELECTRICAL SPECIFICATIONS



N 1 E1.0 ELEC - LEVEL 1 - POWER PLAN

SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

A. IT IS ABSOLUTELY NECESSARY FOR ALL TRADES INVOLVED TO COORDINATE WITH EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, DIFFUSERS, BOXES, AND OTHER ITEMS THROUGHOUT THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.
B. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING OF FLOORS, WALLS, CEILINGS, AND ROOFS TO PERFORM THE REQUIRED WORK DEPICTED IN THESE DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING OF HOLES TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.
C. CONTRACTOR IS FULLY RESPONSIBLE FOR FOLLOWING ALL APPLICABLE CODES AND STANDARDS, AS WELL AS ALL LOCAL ADDENDUM TO THOSE CODES AND STANDARDS, WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.

KEYED NOTES

(#)

1 MAINTAIN WORKING CLEARANCE IN ACCORDANCE WITH NEC 110.26.
2 PROVIDE GFI BREAKER FOR RECEPTACLES LOCATED BEHIND EQUIPMENT.
3 CONNECT EXHAUST FAN TO LIGHTING CIRCUIT SERVING THIS SAME ROOM, UNLESS LIGHTING IS SERVED BY LIGHTING CONTROL SYSTEM. IF LIGHTING IS SERVED BY LIGHTING CONTROL SYSTEM, CIRCUIT EXHAUST FAN TO GFI CIRCUIT.
4 CONTRACTOR SHALL PROVIDE 240V CIRCUIT FOR HEAT TRACING OF EXPOSED PLUMBING. CONTRACTOR SHALL FIELD COORDINATE LOCATIONS OF HEAT TRACING PRIOR TO ROUGH-IN.

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Professional Engineer
DAVID MAGID
18997
Date 12/22/2023
WYOMING

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

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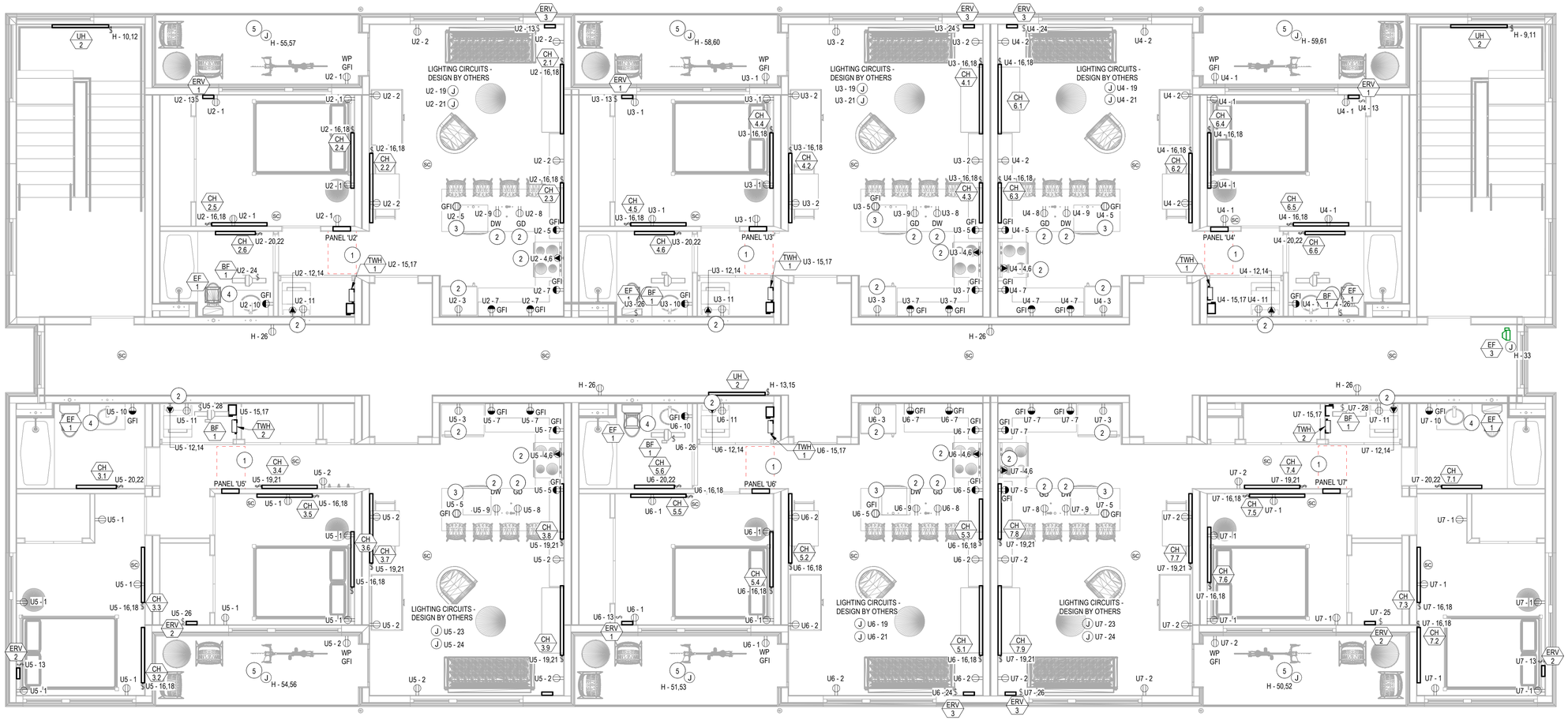
ELECTRICAL - LEVEL 1 - POWER PLAN



1 E1.1 ELEC - LEVEL 2 - POWER
SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

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2 PROVIDE GFI BREAKER FOR RECEPTACLES LOCATED BEHIND EQUIPMENT.
3 PROVIDE POP-UP COUNTER TOP RECEPTACLE. CONFIRM LOCATION, MOUNTING, AND PRODUCT SPECIFICATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
4 CONNECT EXHAUST FAN TO LIGHTING CIRCUIT SERVING THIS SAME ROOM, UNLESS LIGHTING IS SERVED BY LIGHTING CONTROL SYSTEM. IF LIGHTING IS SERVED BY LIGHTING CONTROL SYSTEM, CIRCUIT EXHAUST FAN TO GFI CIRCUIT.
5 PROVIDE 240V CIRCUIT FOR HEAT TAPE IN ALL GUTTERS, RAIN LEADERS, AND DOWNSPOUTS OUTSIDE OF CONDITIONED SPACE, THE FULL LENGTH OF THE OVER FLOW DRAIN, AND 15' INTO THE DRAIN IF IT IS IN CONDITIONED SPACE. ELECTRICAL CONTRACTOR TO COORDINATE CONTROLS, LOAD, AND LOCATIONS WITH MANUFACTURER AND FEEDING PANELS PRIOR TO ORDERING. REFER TO ARCHITECTURAL PLANS FOR EXACT GUTTER AND DOWNSPOUT LOCATIONS AND LENGTHS.

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Professional Engineer DAVID MAGID 18997 Date 7/2/2020 WYOMING

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No: 6240049
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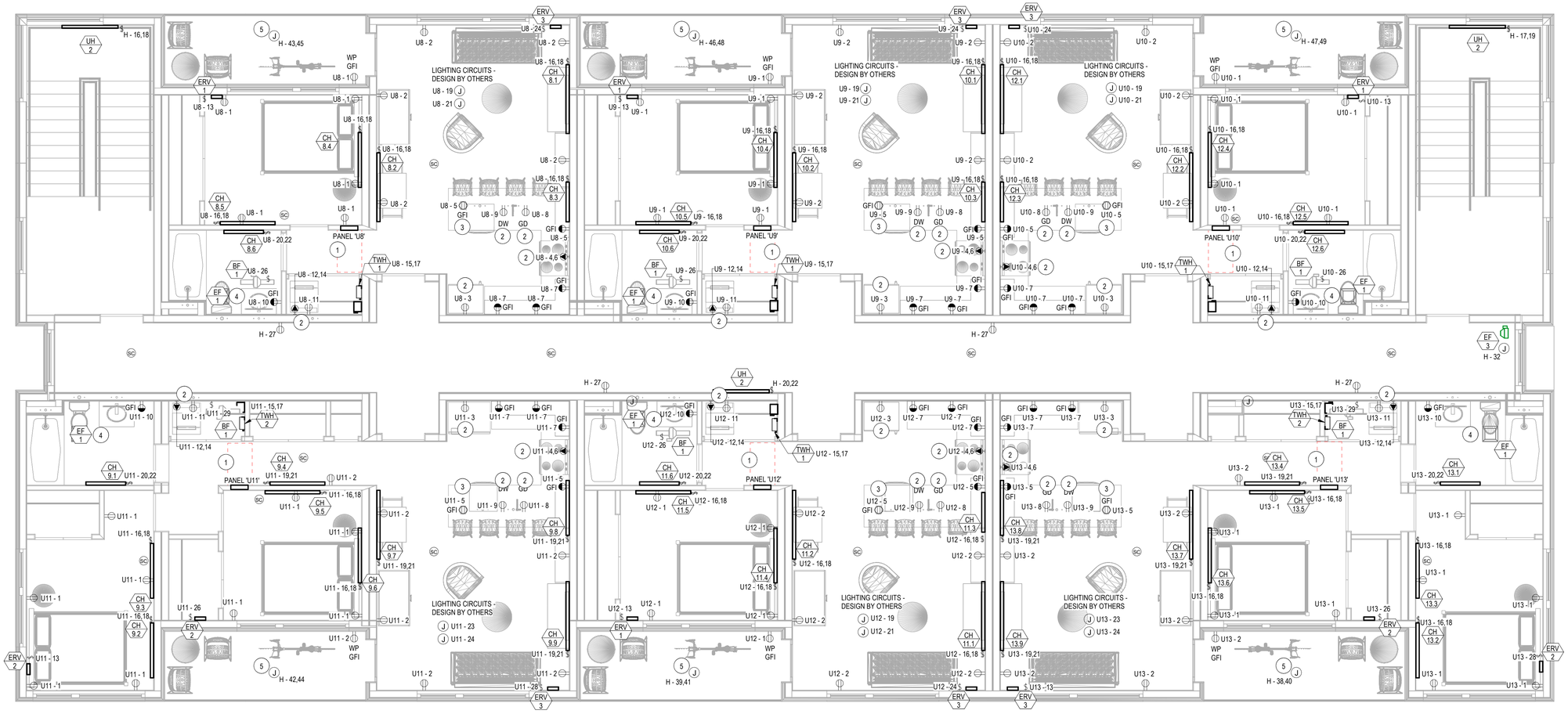

1 E1.2 ELEC - LEVEL 3 - POWER
SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

A. IT IS ABSOLUTELY NECESSARY FOR ALL TRADES INVOLVED TO COORDINATE WITH EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, DIFFUSERS, BOXES, AND OTHER ITEMS THROUGHOUT THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.
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KEYED NOTES

#

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Professional Engineer DAVID MACIO 18997 Date 7/2/2020 WYOMING

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

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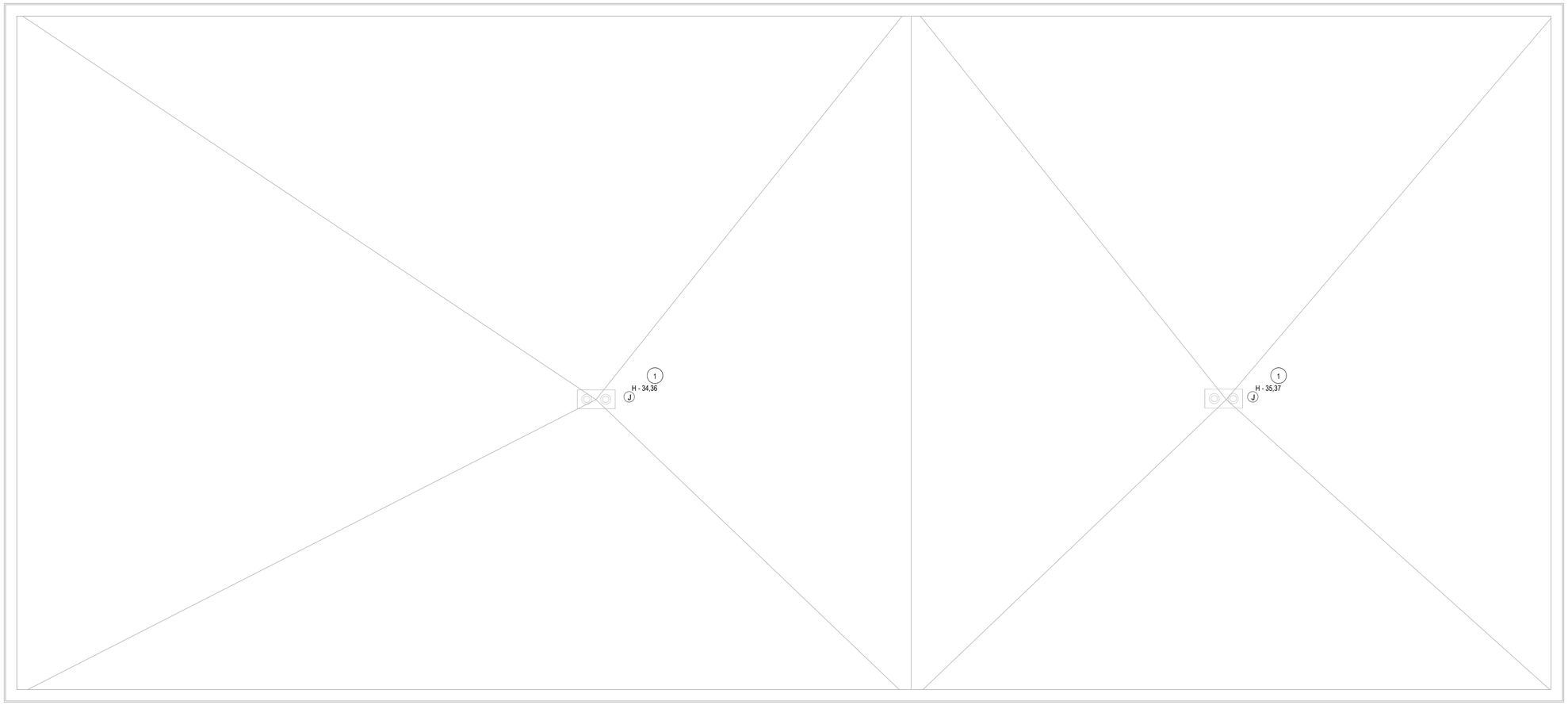
ELECTRICAL - LEVEL 3 - POWER PLAN



1 / E1.3 ELEC - ROOF - POWER
SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 PROVIDE 240V CIRCUIT FOR HEAT TAPE IN ALL GUTTERS, RAIN LEADERS, AND DOWNSPOUTS OUTSIDE OF CONDITIONED SPACE, THE FULL LENGTH OF THE OVER FLOW DRAIN, AND 15' INTO THE DRAIN IF IT IS IN CONDITIONED SPACE. ELECTRICAL CONTRACTOR TO COORDINATE CONTROLS, LOAD, AND LOCATIONS WITH MANUFACTURER AND FEEDING PANELS PRIOR TO ORDERING. REFER TO ARCHITECTURAL PLANS FOR EXACT GUTTER AND DOWNSPOUT LOCATIONS AND LENGTHS.

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18997
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JACKSON DEVELOPMENT
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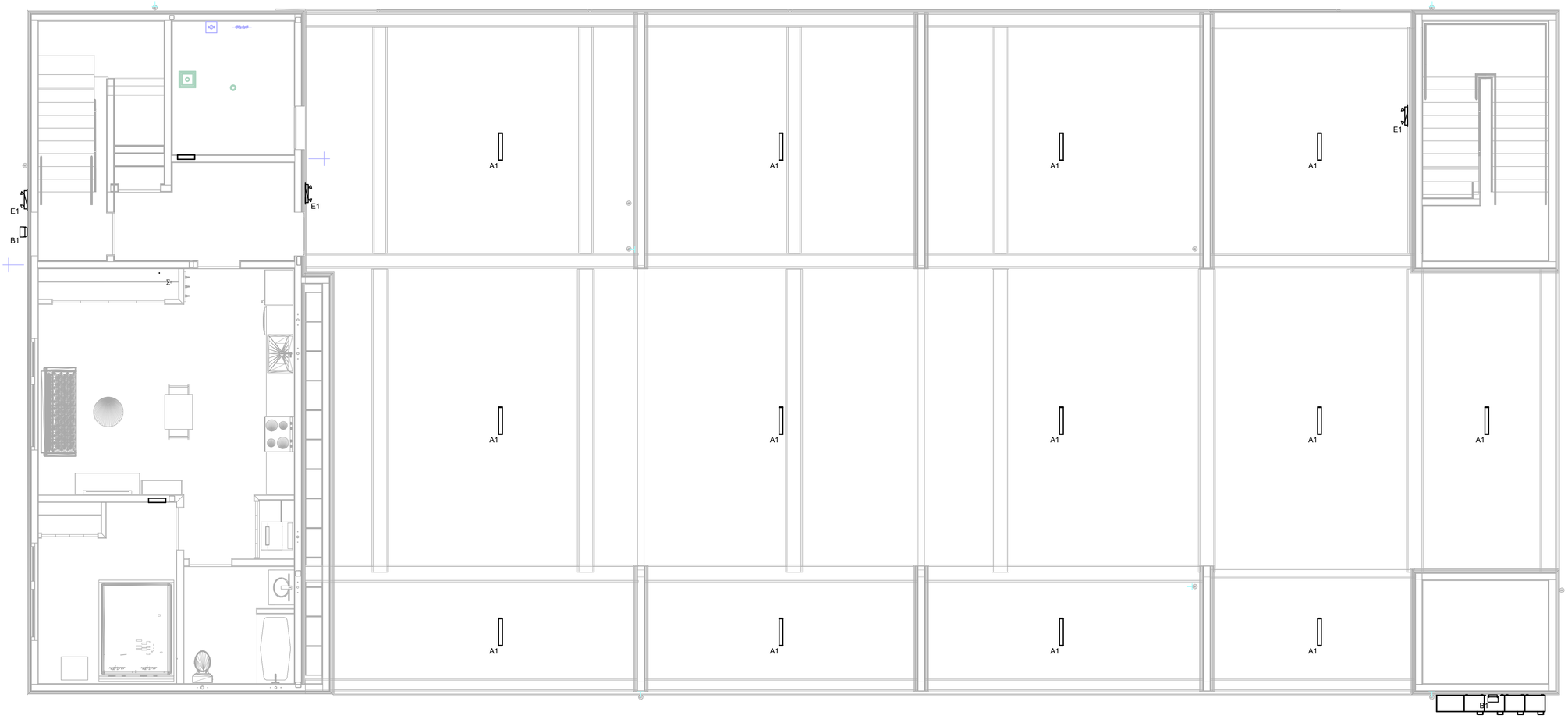

1 E2.0 ELEC - LEVEL 1 - EXTERIOR LIGHTING
SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

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KEYED NOTES

#

EXTERIOR LUMINAIRE SCHEDULE

Type Mark	Description	Manufacturer	Model	Luminous Flux	Apparent Load	Count
A1	GARAGE LINEAR LED LIGHTS	Acuity Brands Lighting	CLX L24 1500LM HEF FDL MVOLT GZ10 40K 80CRI	1500 lm	15 VA	13
B1	BUILDING FACADE DOWN LIGHT	LUMARK	XTOR1B-W	1380 lm	12 VA	2
C1	PATIO LED DOWN LIGHT	LITHONA LIGHTING	OLCFM-15-DDB	1077 lm	17 VA	12
E1	OUTDOR EMERGENCY LIGHT	COOPER LIGHTING	SURE-LITES SEL25		10 VA	3

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Professional Engineer DAVID MAGID 18997 Date 7/2/2020 WYOMING

JACKSON DEVELOPMENT

910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No: 6240049
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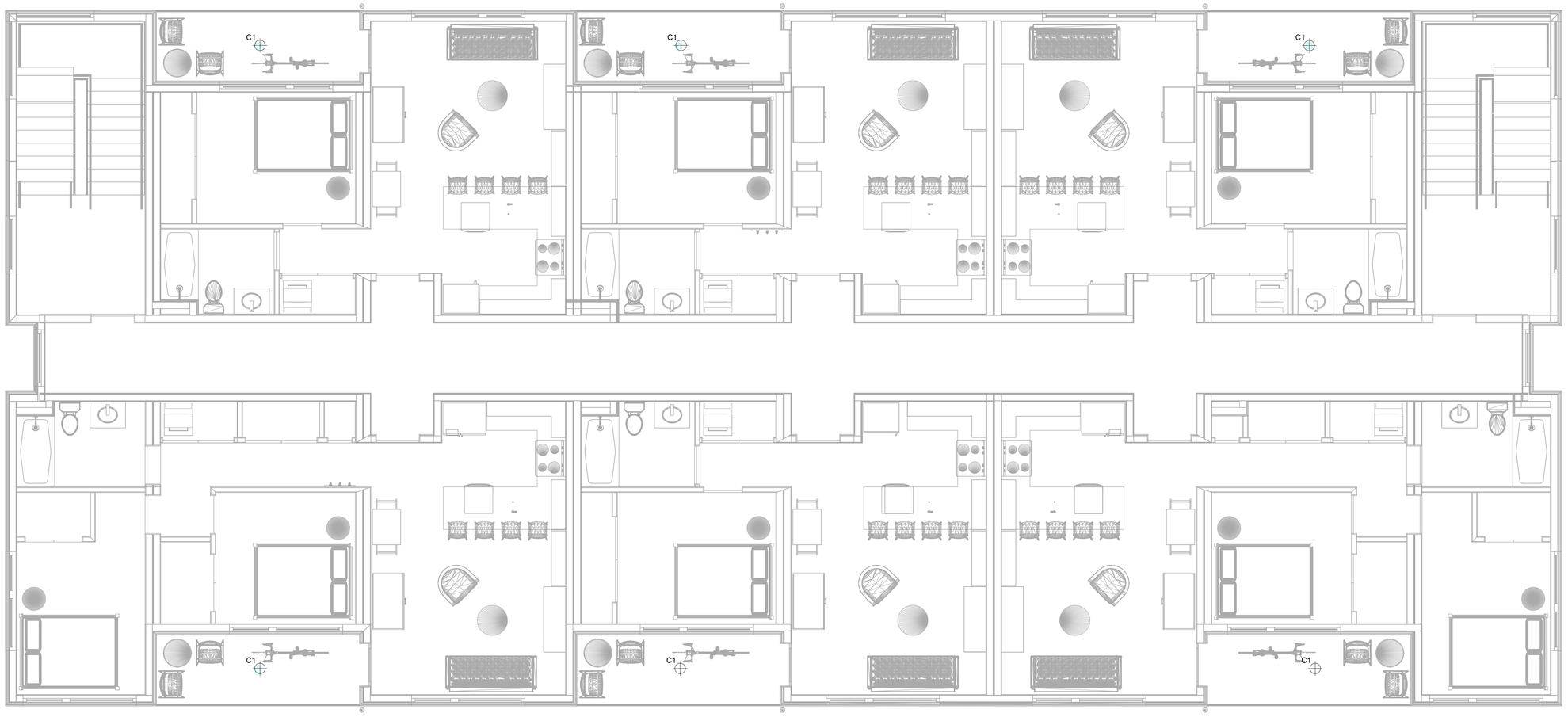
ELECTRICAL - LEVEL 1 - EXTERIOR LIGHTING PLAN



1 E2.1 ELEC - LEVEL 2 - EXTERIOR LIGHTING
SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

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Professional Engineer DAVID MAGID 18997 Date 7/2/2020 WYOMING

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

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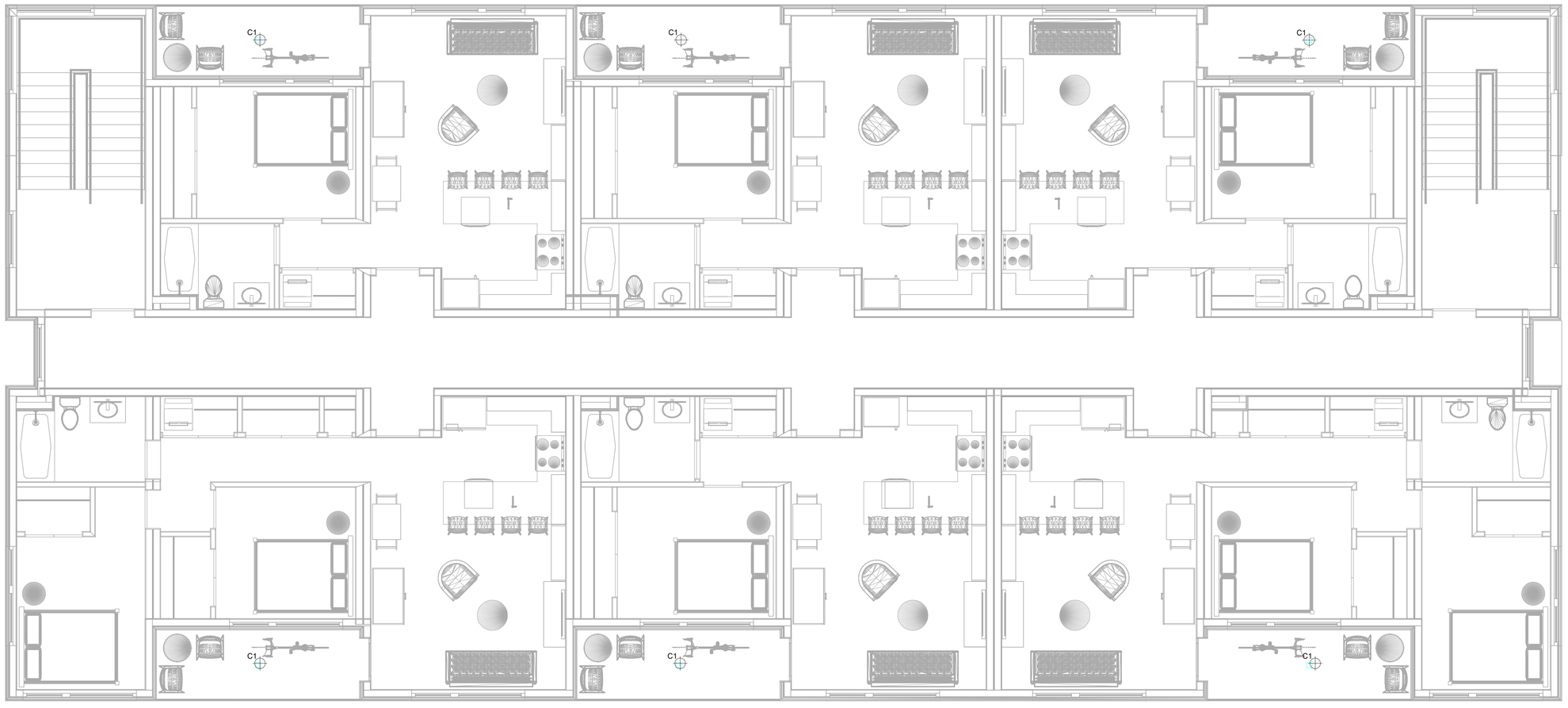
E2.1

SHEET NAME:
ELECTRICAL - LEVEL 2 - EXTERIOR LIGHTING PLAN



1 E2.2 ELEC - LEVEL 3 - EXTERIOR LIGHTING

SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

A. IT IS ABSOLUTELY NECESSARY FOR ALL TRADES INVOLVED TO COORDINATE WITH EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, DIFFUSERS, BOXES, AND OTHER ITEMS THROUGHOUT THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.
B. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING OF FLOORS, WALLS, CEILINGS, AND ROOFS TO PERFORM THE REQUIRED WORK DEPICTED IN THESE DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING OF HOLES TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.
C. CONTRACTOR IS FULLY RESPONSIBLE FOR FOLLOWING ALL APPLICABLE CODES AND STANDARDS, AS WELL AS ALL LOCAL ADDENDUM TO THOSE CODES AND STANDARDS, WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.

KEYED NOTES

#

EXTERIOR LUMINAIRE SCHEDULE

Type Mark	Description	Manufacturer	Model	Luminous Flux	Apparent Load	Count
A1	GARAGE LINEAR LED LIGHTS	Acuity Brands Lighting	CLX L24 1500LM HEF FDL MVOLT GZ10 40K 80CRI	1500 lm	15 VA	13
B1	BUILDING FACADE DOWN LIGHT	LUMARK	XTOR1B-W	1380 lm	12 VA	2
C1	PATIO LED DOWN LIGHT	LITHONA LIGHTING	OLCFM-15-DDB	1077 lm	17 VA	12
E1	OUTDOR EMERGENCY LIGHT	COOPER LIGHTING	SURE-LITES SEL25		10 VA	3

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

MONTANA OFFICE: (406) 587-2917
WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
WWW.ENERGY-1.NET

Energy 1

Professional Engineer
DAVID MAGID
18997
Date 12/22/20
WYOMING

JACKSON DEVELOPMENT

910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No:
6240049

DRAWN BY:
AHK

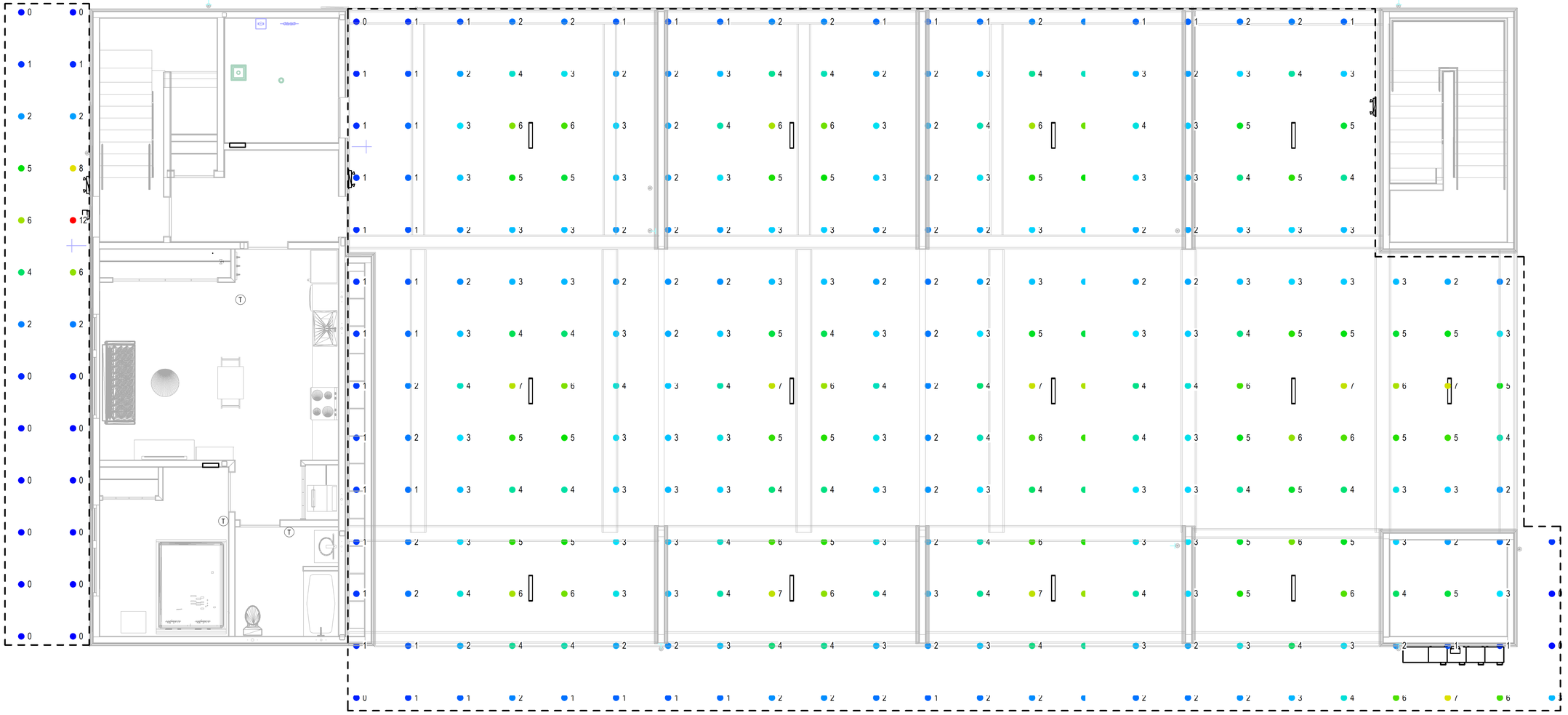
CHECKED BY:
DAM

CURRENT SET:
PERMIT SET

REV:	DATE:
-	-

SHEET #
E2.2

SHEET NAME:
ELECTRICAL - LEVEL 3 - EXTERIOR LIGHTING PLAN



1 E2.3 ELEC - LEVEL 1 - EXTERIOR LIGHTING PHOTOMETRICS
SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

A. IT IS ABSOLUTELY NECESSARY FOR ALL TRADES INVOLVED TO COORDINATE WITH EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, DIFFUSERS, BOXES, AND OTHER ITEMS THROUGHOUT THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.
B. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING OF FLOORS, WALLS, CEILINGS, AND ROOFS TO PERFORM THE REQUIRED WORK DEPICTED IN THESE DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING OF HOLES TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.
C. CONTRACTOR IS FULLY RESPONSIBLE FOR FOLLOWING ALL APPLICABLE CODES AND STANDARDS, AS WELL AS ALL LOCAL ADDENDUM TO THOSE CODES AND STANDARDS, WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.

KEYED NOTES

#

EXTERIOR LUMINAIRE SCHEDULE

Type Mark	Description	Manufacturer	Model	Luminous Flux	Apparent Load	Count
A1	GARAGE LINEAR LED LIGHTS	Acuity Brands Lighting	CLX L24 1500LM HEF FDL MVOLT GZ10 40K 80CRI	1500 lm	15 VA	13
B1	BUILDING FACADE DOWN LIGHT	LUMARK	XTOR1B-W	1380 lm	12 VA	2
C1	PATIO LED DOWN LIGHT	LITHONA LIGHTING	OLCFM-15-DDB	1077 lm	17 VA	12
E1	OUTDOR EMERGENCY LIGHT	COOPER LIGHTING	SURE-LITES SEL25		10 VA	3

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

MONTANA OFFICE: (406) 587-2917
WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
WWW.ENERGY-1.NET

Energy 1

Professional Engineer DAVID MAGID 18997 Date 7/2/2020 WYOMING

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No: 6240049
DRAWN BY: AHK
CHECKED BY: DAM
CURRENT SET: PERMIT SET

REV:	DATE:
-	-

SHEET #
E2.3

SHEET NAME:
ELECTRICAL - LEVEL 1 - EXTERIOR PHOTOMETRICS

GENERAL NOTES

A. INSTALLATION PER UTILITY REQUIREMENTS.

B. COORDINATE EXACT DISTANCES BETWEEN UTILITY TRANSFORMER AND METER/CT WITH LOCAL UTILITY PRIOR TO ROUGH-IN.

C. BASED ON ACTUAL HOMERUN LENGTHS REQUIRED IN THE FIELD, THE CONTRACTOR IS RESPONSIBLE TO CALCULATE AND INCREASE THE WIRE SIZES AS REQUIRED TO LIMIT BRANCH CIRCUIT VOLTAGE DROP TO 3% OR LESS.

D. CONDUIT, CONDUCTORS AND AIC CALCULATIONS FOR ALL SERVICE, PANEL AND EQUIPMENT FEEDERS INDICATED ON THE ONE-LINE HAVE BEEN SIZED BASED ON COPPER. THE CONTRACTOR MAY USE COMPRESSED ALUMINUM CONDUCTORS FOR THESE FEEDERS PROVIDING THE CONDUIT, CONDUCTOR SIZES AND AIC CALCULATIONS ARE ADJUSTED AS REQUIRED TO MEET ALL NATIONAL ELECTRICAL CODE REQUIREMENTS.

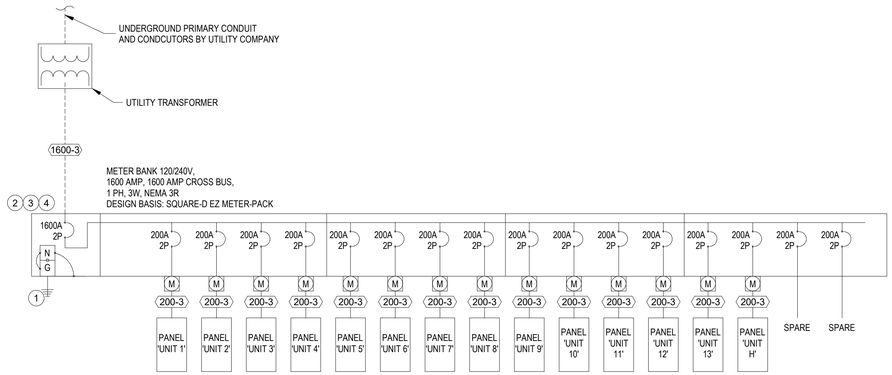
KEYED NOTES

1. PROVIDE GROUNDING PER DETAIL #2 ON SHEET E4.0
2. METER BASE PER UTILITY REQUIREMENTS
3. MAIN CIRCUIT BREAKER SHALL BE 100% RATED
4. CONTRACTOR SHALL PROVIDE ENERGY REDUCING MAINTENCE SWITCHING PER NEC 240.87

AVAILABLE FAULT CURRENTS

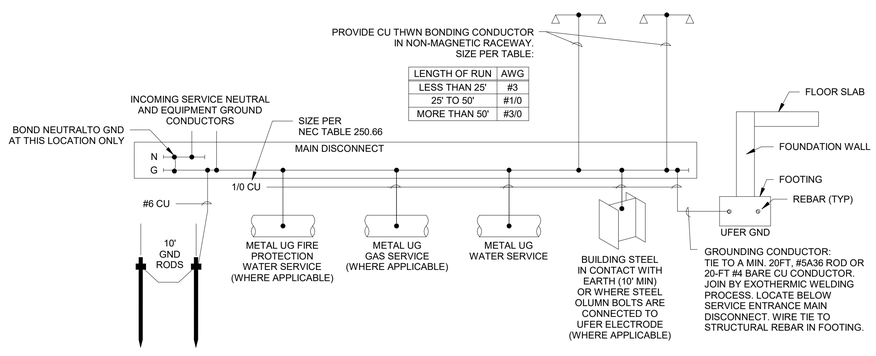
*AVAILABLE FAULT CURRENTS ARE PROVIDED AS ESTIMATIONS ONLY; FAULT CURRENT STUDY TO BE COMPLETED AND APPROVED PRIOR TO INSTALLATION OF ELECTRICAL EQUIPMENT.

METER BANK - 23,820 A
PANEL 'U1' - 9,300 A
PANEL 'U2' - 8,470 A
PANEL 'U3' - 9,990 A
PANEL 'U4' - 12,460 A
PANEL 'U5' - 8,940 A
PANEL 'U6' - 11,280 A
PANEL 'U7' - 15,450 A
PANEL 'U8' - 8,010 A
PANEL 'U9' - 9,350 A
PANEL 'U10' - 11,520 A
PANEL 'U11' - 8,520 A
PANEL 'U12' - 10,500 A
PANEL 'U13' - 13,980 A
PANEL 'H' - 8,210 A



1 E3.0 ELECTRICAL ONE-LINE DIAGRAM

SCALE: 1/4" = 1'-0"



2 E3.0 GROUNDING AND BONDING RISER DIAGRAM

SCALE: 12" = 1'-0"

FEEDER SCHEDULE

AMPS-WIRE QTY PER CONDUIT	75 DEG COPPER					75 DEG ALUMINUM				
	SETS IN PARALLEL	CONDUIT	POLE QTY AND AWG	NEUTRAL AWG	GROUND AWG	SETS IN PARALLEL	CONDUIT	POLE QTY AND AWG	NEUTRAL AWG	GROUND AWG
20-3	1	1/2"	2#12	1#12	1#12	1	1/2"	2#10	1#10	1#10
20-4	1	1/2"	3#12	1#12	1#12	1	3/4"	3#10	1#10	1#10
30-3	1	1/2"	2#10	1#10	1#10	1	3/4"	2#8	1#8	1#8
30-4	1	3/4"	3#10	1#10	1#10	1	1"	3#8	1#8	1#8
50-3	1	3/4"	2#8	1#8	1#10	1	1"	2#6	1#6	1#8
50-4	1	1"	3#8	1#8	1#10	1	1"	3#6	1#6	1#8
60-3	1	1"	2#6	1#6	1#10	1	1-1/4"	2#4	1#4	1#8
60-4	1	1"	3#6	1#6	1#10	1	1-1/4"	3#4	1#4	1#8
70-3	1	1-1/4"	2#4	1#4	1#8	1	1-1/4"	2#3	1#3	1#6
70-4	1	1-1/4"	3#4	1#4	1#8	1	1-1/4"	3#3	1#3	1#6
90-3	1	1-1/4"	2#3	1#3	1#8	1	1-1/4"	2#2	1#2	1#6
90-4	1	1-1/4"	3#3	1#3	1#8	1	1-1/2"	3#2	1#2	1#6
100-3	1	1-1/4"	2#3	1#3	1#8	1	1-1/2"	2#1	1#1	1#6
100-4	1	1-1/4"	3#3	1#3	1#8	1	1-1/2"	3#1	1#1	1#6
125-3	1	1-1/2"	2#1	1#1	1#6	1	1-1/2"	2#2/0	1#2/0	1#4
125-4	1	1-1/2"	3#1	1#1	1#6	1	2"	3#2/0	1#2/0	1#4
150-3	1	1-1/2"	2#1/0	1#1/0	1#6	1	2"	2#3/0	1#3/0	1#4
150-4	1	2"	3#1/0	1#1/0	1#6	1	2"	3#3/0	1#3/0	1#4
175-3	1	2"	2#2/0	1#2/0	1#6	1	2"	2#4/0	1#4/0	1#4
175-4	1	2"	3#2/0	1#2/0	1#6	1	2-1/2"	3#4/0	1#4/0	1#4
200-3	1	2"	2#3/0	1#3/0	1#6	1	2-1/2"	2#250	1#250	1#4
200-4	1	2"	3#3/0	1#3/0	1#6	1	2-1/2"	3#250	1#250	1#4
225-3	1	2"	2#4/0	1#4/0	1#4	1	2-1/2"	2#300	1#300	1#2
225-4	1	2-1/2"	3#4/0	1#4/0	1#4	1	3"	3#300	1#300	1#2
250-3	1	2-1/2"	2#250	1#250	1#4	1	3"	2#350	1#350	1#2
250-4	1	2-1/2"	3#250	1#250	1#4	1	3"	3#350	1#350	1#2
300-3	1	3"	2#350	1#350	1#4	1	3"	2#500	1#500	1#2
300-4	1	3"	3#350	1#350	1#4	1	3"	3#500	1#500	1#2
400-3	2	2"	2#3/0	1#3/0	1#3	2	2-1/2"	2#250	1#250	1#1
400-4	2	2"	3#3/0	1#3/0	1#3	2	2-1/2"	3#250	1#250	1#1
500-3	2	2-1/2"	2#250	1#250	1#2	2	2-1/2"	2#350	1#350	1#1/0
500-4	2	2-1/2"	3#250	1#250	1#2	2	3"	3#350	1#350	1#1/0
600-3	2	3"	2#350	1#350	1#1	2	3"	2#500	1#500	1#2/0
600-4	2	3"	3#350	1#350	1#1	2	3"	3#500	1#500	1#2/0
800-3	3	2-1/2"	2#300	1#300	1#1/0	3	3"	2#400	1#400	1#3/0
800-4	3	2-1/2"	3#300	1#300	1#1/0	3	3"	3#400	1#400	1#3/0
1000-3	3	3"	2#400	1#400	1#2/0	4	3"	2#350	1#350	1#4/0
1000-4	3	3"	3#400	1#400	1#2/0	4	3"	3#350	1#350	1#4/0
1200-3	4	3"	2#350	1#350	1#3/0	4	3"	2#500	1#500	1#250
1200-4	4	3"	3#350	1#350	1#3/0	4	3-1/2"	3#500	1#500	1#250
1600-3	5	3"	2#400	1#400	1#4/0	6	3"	2#400	1#400	1#350
1600-4	5	3"	3#400	1#400	1#4/0	6	3"	3#400	1#400	1#350
2000-3	4	4"	2#900	1#900	1#250	5	4"	2#900	1#900	1#400
2000-4	4	5"	3#900	1#900	1#250	5	5"	3#900	1#900	1#400
2500-3	5	4"	2#900	1#900	1#350	6	4"	2#900	1#900	1#600
2500-4	5	5"	3#900	1#900	1#350	6	5"	3#900	1#900	1#600
3000-3	6	4"	2#900	1#900	1#400	7	4"	2#1000	1#1000	1#600
3000-4	6	5"	3#900	1#900	1#400	7	5"	3#1000	1#1000	1#600
4000-3	7	4"	2#900	1#900	1#500	9	5"	2#1000	1#1000	1#750
4000-4	7	5"	3#900	1#900	1#500	9	5"	3#1000	1#1000	1#750

COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: 54 Lofts
Project Type: New Construction
Exterior Lighting Zone: 2 (Residentially zoned area (LZ2))

Construction Site: Owner/Agent: Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Parking area	4105 ft2	0.04	Yes	164
Emergency services, loading area	100 ft2	0.35	No	35
			Total Tradable Watts (a) =	164
			Total Allowed Watts =	199
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Parking area (4105 ft2): Tradable Wattage				
LED: LED Linear 15W.	1	13	15	195
Emergency services, loading area (100 ft2): Non-tradable Wattage				
LED: Other:	1	2	12	24
			Total Tradable Proposed Watts =	195

Exterior Lighting PASSES: Design 65% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

Project Title: 54 Lofts Report date: 07/01/24
Data filename: Page 3 of 7

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

MONTANA OFFICE: (406) 587-2917
WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
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Energy 1

Professional Engineer DAVID MAGID 18997 Date 7/2/2024 WYOMING

JACKSON DEVELOPMENT

910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No: 6240049
DRAWN BY: AHK
CHECKED BY: DAM
CURRENT SET: PERMIT SET

REV:	DATE:
-	-

SHEET # E3.0

SHEET NAME: ELECTRICAL ONE-LINE DIAGRAM

Branch Panel: METER BANK

LOCATION:
SUPPLY FROM:
MOUNTING: Surface
ENCLOSURE: Type 3R

VOLTS: 120/240 Single
PHASES: 1
WIRES: 3

AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 1600 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	U1		200 A	2	29888...	29966...			2	200 A		U2	2
3							30260...	30041...					4
5	U3		200 A	2	29987...	29987...			2	200 A		U4	6
7							30152...	30152...					8
9	U5		200 A	2	30976...	29804...			2	200 A		U6	10
11							32007...	30149...					12
13	U7		200 A	2	25408...	29987...			2	200 A		U8	14
15							25287...	30152...					16
17	U9		200 A	2	29987...	29987...			2	200 A		U10	18
19							30152...	30152...					20
21	U11		200 A	2	31051...	29879...			2	200 A		U12	22
23							31164...	30224...					24
25	U13		200 A	2	31051...	15382...			2	200 A		H	26
27							32124...	17388...					28
29													30
31													32
33													34
35													36
37													38
39													40
41													42
				TOTAL LOAD:	403340 VA		409404 VA						
				TOTAL AMPS:	3361.2 A		3411.7 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	26000 VA		
Receptacle	36960 VA	**TOTAL CONN. LOAD:**	812744 VA
Appliance	46800 VA	**CONN. GENERAL LOAD:**	729642 VA
Dryer	65000 VA	**CONN. HEATING AND COOLING LOAD:**	83102 VA
Small Appliance	44100 VA	**EST. GENERAL LOAD:**	297857 VA
Laundry	15900 VA	**EST. HEATING AND COOLING LOAD:**	33241 VA
Ranges	115200 VA	**TOTAL EST. LOAD:**	331097 VA
EV Charger	138240 VA	**TOTAL EST. CURRENT:**	1379.6 A
Electrical Heat	83102 VA		
Water Heaters	234000 VA		
Mech Fans	7442 VA		

REMARKS:

Branch Panel: U1

LOCATION:
SUPPLY FROM:
MOUNTING: Recessed
ENCLOSURE:

VOLTS: 120/240 Single
PHASES: 1
WIRES: 3

AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 225 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	1080 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	1500 VA	1	20 A	1	RCPTS - KITCHEN COUNTER	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA			2	20 A	2	RANGE	6
7	DISPOSAL	3	20 A	1			1200 VA	4800 VA					8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1500 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	168 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1575 VA	2	20 A		COVE HEATERS (CH-1.(1-5))	16
17					9000 VA	1575 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	225 VA	2	20 A	2	COVE HEATER - BATH (CH-1.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	225 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	--	1	--	--	SPACE	24
25					5760 VA	--			1	--	--	SPACE	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
				TOTAL LOAD:	29888 VA		30260 VA						
				TOTAL AMPS:	249.1 A		252.2 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	2160 VA	**TOTAL CONN. LOAD:**	60148 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56548 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3600 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28619 VA
Laundry	1500 VA	**EST. HEATING AND COOLING LOAD:**	1440 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30059 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	125.2 A
Electrical Heat	3600 VA		
Water Heaters	18000 VA		
Mech Fans	168 VA		

REMARKS:

Branch Panel: U2

LOCATION:
SUPPLY FROM:
MOUNTING: RECESSED
ENCLOSURE: NEMA 1

VOLTS: 120/240 Single
PHASES: 1
WIRES: 3

AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 200 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	1080 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1,3)		20 A	1	240 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1578 VA	2	20 A		COVE HEATERS (CH-2.(1-5))	16
17					9000 VA	1578 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-2.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	75 VA	1	20 A		BOOSTER FAN (BF-1)	24
25					5760 VA	0 VA			1	20 A	--	SPARE	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
				TOTAL LOAD:	29966 VA		30041 VA						
				TOTAL AMPS:	249.7 A		250.3 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	2160 VA	**TOTAL CONN. LOAD:**	60007 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56395 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3612 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28558 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	1445 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30003 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	125.0 A
Electrical Heat	3612 VA		
Water Heaters	18000 VA		
Mech Fans	315 VA		

REMARKS:

Branch Panel: U3

LOCATION:
SUPPLY FROM:
MOUNTING: RECESSED
ENCLOSURE: NEMA 1

VOLTS: 120/240 Single
PHASES: 1
WIRES: 3

AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 200 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	1080 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1572 VA	2	20 A		COVE HEATERS (CH-4.(1-5))	16
17					9000 VA	1572 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-4.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	24
25					5760 VA	75 VA			1	20 A		BOOSTER FAN (BF-1)	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
				TOTAL LOAD:	29987 VA		30152 VA						
				TOTAL AMPS:	249.9 A		251.3 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

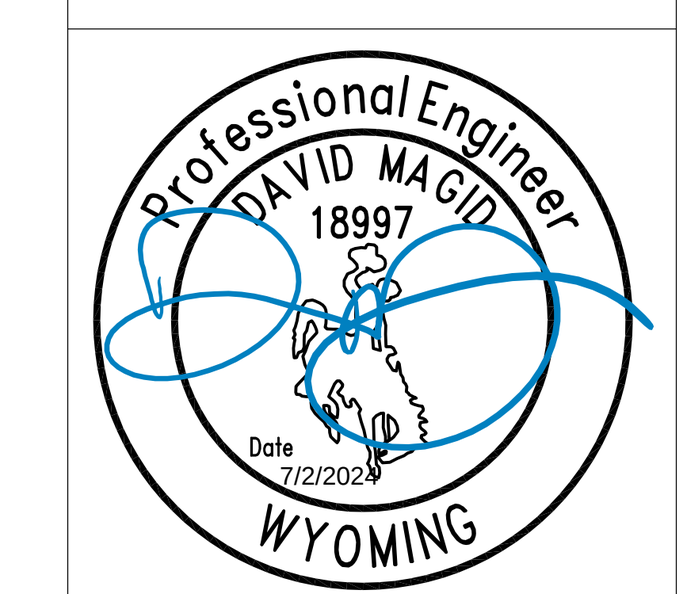
LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	2160 VA	**TOTAL CONN. LOAD:**	60139 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56539 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3600 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28616 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	1440 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30056 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	125.2 A
Electrical Heat	3600 VA		
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

MONTANA OFFICE: (406) 587-2917
WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
WWW.ENERGY-1.NET

Energy 1



JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No:	6240049
DRAWN BY:	AHK
CHECKED BY:	DAM
CURRENT SET:	PERMIT SET

REV:	DATE:
-	-

SHEET #
E4.0

SHEET NAME:
PANEL SCHEDULE 1 OF 4

Branch Panel: U3

LOCATION:
SUPPLY FROM:
MOUNTING: RECESSED
ENCLOSURE: NEMA 1

VOLTS: 120/240 Single
PHASES: 1
WIRES: 3

AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 200 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	1080 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1572 VA	2	20 A		COVE HEATERS (CH-4.(1-5))	16
17					9000 VA	1572 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-4.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	24
25					5760 VA	75 VA			1	20 A		BOOSTER FAN (BF-1)	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
				TOTAL LOAD:	29987 VA		30152 VA						
				TOTAL AMPS:	249.9 A		251.3 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	2160 VA	**TOTAL CONN. LOAD:**	60139 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56539 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3600 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28616 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	1440 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30056 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	125.2 A
Electrical Heat	3600 VA		
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

Branch Panel: U4

LOCATION:
SUPPLY FROM:
MOUNTING: RECESSED
ENCLOSURE: NEMA 1

VOLTS: 120/240 Single
PHASES: 1
WIRES: 3

AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 200 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	1080 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1572 VA	2	20 A		COVE HEATERS (CH-6.(1-5))	16
17					9000 VA	1572 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-6.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	24
25					5760 VA	75 VA			1	20 A		BOOSTER FAN (BF-1)	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
				TOTAL LOAD:	29987 VA		30152 VA						
				TOTAL AMPS:	249.9 A		251.3 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	2160 VA	**TOTAL CONN. LOAD:**	60139 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56539 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3600 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28616 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	1440 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30056 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	125.2 A
Electrical Heat	3600 VA		
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

Branch Panel: U5

LOCATION:
SUPPLY FROM:
MOUNTING: RECESSED
ENCLOSURE: NEMA 1

VOLTS: 120/240 Single
PHASES: 1
WIRES: 3

AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 200 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOMS		20 A	1	1620 VA	1260 VA			1	20 A		RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN		20 A	1			1200 VA	4800 VA	2	50 A		RANGE	4
5	RCPTS - KITCHEN COUNTER		20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER		20 A	1			1500 VA	1200 VA	1	20 A		DISHWASHER	8
9	DISHWASHER		20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER		20 A	1			1200 VA	2500 VA	2	30 A		DRYER	12
13	E. RECOV. VENT (ERV-2)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1200 VA	2	20 A		COVE HEATERS - BEDRMS (CH-3.2,3,5,6)	16
17					9000 VA	1200 VA							18
19	COVE HEATERS - LIVING (CH-3.4,7,8,9)		20 A	2			1344 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-3.1)	20
21					1344 VA	228 VA							22
23	GENERAL LIGHTING		20 A	1			1000 VA	1000 VA	1	20 A		GENERAL LIGHTING	24
25	EV CHARGER	4	60 A	2	5760 VA	192 VA			1	20 A		E. RECOV. VENT (ERV-2)	26
27							5760 VA	75 VA	1	20 A		BOOSTER FAN (BF-1)	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
				TOTAL LOAD:	30976 VA		32007 VA						
				TOTAL AMPS:	258.1 A		266.7 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	3060 VA	**TOTAL CONN. LOAD:**	62983 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	57439 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	5544 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28976 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	2218 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	31193 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	130.0 A
Electrical Heat	5544 VA		
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

Branch Panel: U6

LOCATION:
SUPPLY FROM:
MOUNTING: RECESSED
ENCLOSURE: NEMA 1

VOLTS: 120/240 Single
PHASES: 1
WIRES: 3

AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 200 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	900 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1569 VA	2	20 A		COVE HEATERS (CH-5.(1-5))	16
17					9000 VA	1569 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-5.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	24
25					5760 VA	75 VA			1	20 A		BOOSTER FAN (BF-1)	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
				TOTAL LOAD:	29804 VA		30149 VA						
				TOTAL AMPS:	248.4 A		251.2 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	1980 VA	**TOTAL CONN. LOAD:**	59953 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56359 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3594 VA
Small Appliance	12600 VA	**EST. GENERAL LOAD:**	28544 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	1438 VA
EV Charger	11520 VA	**TOTAL EST. LOAD:**	29981 VA
Electrical Heat	3594 VA	**TOTAL EST. CURRENT:**	124.9 A
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

MONTANA OFFICE: (406) 587-2917
WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
WWW.ENERGY-1.NET

Energy 1

Professional Engineer DAVID MAGID 18997 WYOMING Date 7/2/2024

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No:	6240049
DRAWN BY:	AHK
CHECKED BY:	DAM
CURRENT SET:	PERMIT SET

REV:	DATE:
-	-

SHEET #
E4.1
SHEET NAME:
PANEL SCHEDULE 2 OF 4

Branch Panel: U7

LOCATION: | **VOLTS:** 120/240 Single | **AVAILABLE FAULT CURRENT:** SEE ONE-LINE DIAGRAM
SUPPLY FROM: | **PHASES:** 1 | **MAINS TYPE:**
MOUNTING: RECESSED | **WIRES:** 3 | **MAINS RATING:** 200 A
ENCLOSURE: NEMA 1 | **MCB RATING:**

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOMS	1	20 A	1	1620 VA	1260 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			540 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-2)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		20 A	2			9000 VA	1200 VA	2	20 A		COVE HEATERS - BEDRMS (CH-7.2,3,5,6)	16
17					9000 VA	1200 VA							18
19	COVE HEATERS - LIVING (CH-7.4,7,8,9)		20 A	2			1344 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-7.1)	20
21					1344 VA	228 VA							22
23	GENERAL LIGHTING	1	20 A	1			1000 VA	1000 VA	1	20 A	1	GENERAL LIGHTING	24
25	E. RECOV. VENT (ERV-2)		20 A	1	192 VA	192 VA			1	20 A		E. RECOV. VENT (ERV-3)	26
27	SPACE	--	--	1			--	75 VA	1	20 A		BOOSTER FAN (BF-1)	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
			TOTAL LOAD:		25408 VA		25287 VA						
			TOTAL AMPS:		211.7 A		210.7 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	5100 VA	**TOTAL CONN. LOAD:**	50695 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	45151 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	5544 VA
Laundry	1200 VA	**EST. GENERAL LOAD:**	24060 VA
Ranges	9600 VA	**EST. HEATING AND COOLING LOAD:**	2218 VA
Electrical Heat	5544 VA	**TOTAL EST. LOAD:**	26278 VA
Water Heaters	18000 VA	**TOTAL EST. CURRENT:**	109.5 A
Mech Fans	651 VA		

REMARKS:

Branch Panel: U8

LOCATION: | **VOLTS:** 120/240 Single | **AVAILABLE FAULT CURRENT:** SEE ONE-LINE DIAGRAM
SUPPLY FROM: | **PHASES:** 1 | **MAINS TYPE:**
MOUNTING: RECESSED | **WIRES:** 3 | **MAINS RATING:** 200 A
ENCLOSURE: NEMA 1 | **MCB RATING:**

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	1080 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		20 A	2			9000 VA	1572 VA	2	20 A		COVE HEATERS (CH-8,(1-5))	16
17					9000 VA	1572 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-8.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	24
25					5760 VA	75 VA			1	20 A		BOOSTER FAN (BF-1)	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
			TOTAL LOAD:		29987 VA		30152 VA						
			TOTAL AMPS:		249.9 A		251.3 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	2160 VA	**TOTAL CONN. LOAD:**	60139 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56539 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3600 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28616 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	1440 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30056 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	125.2 A
Electrical Heat	3600 VA		
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

Branch Panel: U9

LOCATION: | **VOLTS:** 120/240 Single | **AVAILABLE FAULT CURRENT:** SEE ONE-LINE DIAGRAM
SUPPLY FROM: | **PHASES:** 1 | **MAINS TYPE:**
MOUNTING: RECESSED | **WIRES:** 3 | **MAINS RATING:** 200 A
ENCLOSURE: NEMA 1 | **MCB RATING:**

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	1080 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1572 VA	2	20 A		COVE HEATERS (CH-10.(1-5))	16
17					9000 VA	1572 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-10.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	24
25					5760 VA	75 VA			1	20 A		BOOSTER FAN (BF-1)	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
			TOTAL LOAD:		29987 VA		30152 VA						
			TOTAL AMPS:		249.9 A		251.3 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	2160 VA	**TOTAL CONN. LOAD:**	60139 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56539 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3600 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28616 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	1440 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30056 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	125.2 A
Electrical Heat	3600 VA		
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

Branch Panel: U10

LOCATION: | **VOLTS:** 120/240 Single | **AVAILABLE FAULT CURRENT:** SEE ONE-LINE DIAGRAM
SUPPLY FROM: | **PHASES:** 1 | **MAINS TYPE:**
MOUNTING: RECESSED | **WIRES:** 3 | **MAINS RATING:** 200 A
ENCLOSURE: NEMA 1 | **MCB RATING:**

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	1080 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		20 A	2			9000 VA	1572 VA	2	20 A		COVE HEATERS (CH-12.(1-5))	16
17					9000 VA	1572 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-12.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	24
25					5760 VA	75 VA			1	20 A		BOOSTER FAN (BF-1)	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
			TOTAL LOAD:		29987 VA		30152 VA						
			TOTAL AMPS:		249.9 A		251.3 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	2160 VA	**TOTAL CONN. LOAD:**	60139 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56539 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3600 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28616 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	1440 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30056 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	125.2 A
Electrical Heat	3600 VA		
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

MONTANA OFFICE: (406) 587-2917
WYOMING OFFICE: (307) 200-2210
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WWW.ENERGY-1.NET

Energy 1

Professional Engineer
DAVID MAGGI
18997
Date 12/22/2023
WYOMING

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No: 6240049
DRAWN BY: AHK
CHECKED BY: DAM
CURRENT SET: PERMIT SET

REV:	DATE:
-	-

SHEET # E4.2
SHEET NAME: PANEL SCHEDULE 3 OF 4

Branch Panel: U11

LOCATION:
SUPPLY FROM:
MOUNTING: RECESSED
ENCLOSURE: NEMA 1

VOLTS: 120/240 Single
PHASES: 1
WIRES: 3

AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 200 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOMS	1	20 A	1	1620 VA	1260 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			540 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-2)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1200 VA	2	20 A		COVE HEATERS - BEDRMS (CH-9.2,3,5,6)	16
17					9000 VA	1200 VA							18
19	COVE HEATERS - LIVING (CH-9.4,7,8,9)		20 A	2			1344 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-9.1)	20
21					1344 VA	228 VA							22
23	LIGHTING	1	20 A	1			1000 VA	1000 VA	1	20 A	1	LIGHTING	24
25	EV CHARGER	4	60 A	2	5760 VA	192 VA			1	20 A		E. RECOV. VENT (ERV-2)	26
27							5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	28
29	BOOSTER FAN (BF-1)		20 A	1	75 VA	--			1	--	--	SPACE	30
					TOTAL LOAD:		31051 VA		31164 VA				
					TOTAL AMPS:		258.8 A		259.7 A				

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	3600 VA	**TOTAL CONN. LOAD:**	62215 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56671 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	5544 VA
Small Appliance	1500 VA	**EST. GENERAL LOAD:**	28668 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	2218 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30886 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	128.7 A
Electrical Heat	5544 VA		
Water Heaters	18000 VA		
Mech Fans	651 VA		

REMARKS:

Branch Panel: U12

LOCATION:
SUPPLY FROM:
MOUNTING: RECESSED
ENCLOSURE: NEMA 1

VOLTS: 120/240 Single
PHASES: 1
WIRES: 3

AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 200 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	900 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	20 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1644 VA	2	20 A		COVE HEATERS (CH-11.(1-5))	16
17					9000 VA	1644 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-11.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	24
25					5760 VA	75 VA			1	20 A		BOOSTER FAN (BF-1)	26
27	SPACE	--	--	1	--	--	--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
					TOTAL LOAD:		29879 VA		30224 VA				
					TOTAL AMPS:		249.0 A		251.9 A				

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	1980 VA	**TOTAL CONN. LOAD:**	60103 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56359 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3744 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28544 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	1498 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30041 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	125.2 A
Electrical Heat	3744 VA		
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

Branch Panel: U13

LOCATION:
SUPPLY FROM:
MOUNTING: RECESSED
ENCLOSURE: NEMA 1

VOLTS: 120/240 Single
PHASES: 1
WIRES: 3

AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 200 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOMS	1	20 A	1	1620 VA	1260 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-3)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1200 VA	2	20 A		COVE HEATERS - BEDRMS (CH-13.2,3,5,6)	16
17					9000 VA	1200 VA							18
19	COVE HEATERS - LIVING (CH-13.4,7,8,9)		20 A	2			1344 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-13.1)	20
21					1344 VA	228 VA							22
23	GENERAL LIGHTING	1	20 A	1			1000 VA	1000 VA	1	20 A	1	GENERAL LIGHTING	24
25	EV CHARGER	4	20 A	2	5760 VA	192 VA			1	20 A		E. RECOV. VENT (ERV-2)	26
27							5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	28
29	BOOSTER FAN (BF-1)		20 A	1	75 VA	--			1	--	--	SPACE	30
					TOTAL LOAD:		31051 VA		32124 VA				
					TOTAL AMPS:		258.8 A		267.7 A				

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	3060 VA	**TOTAL CONN. LOAD:**	63175 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	57631 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	5544 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	29052 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	2218 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	31270 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	130.3 A
Electrical Heat	5544 VA		
Water Heaters	18000 VA		
Mech Fans	651 VA		

REMARKS:

Branch Panel: H

LOCATION:
SUPPLY FROM:
MOUNTING: Recessed
ENCLOSURE:

VOLTS: 120/240 Single
PHASES: 1
WIRES: 3

AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 225 A
MCB RATING:

NOTES:
A) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
B) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	UH-1 MECH ROOM LEVEL 1		20 A	2	1000 VA	2004 VA			2	20 A	4	ESM-1	2
3							1000 VA	2004 VA					4
5	UH-2 STAIRWELL LVL 1		20 A	2	750 VA	750 VA			2	20 A		UH-2 STAIRWELL LVL 1	6
7							750 VA	750 VA					8
9	UH-2 STAIRWELL LVL 2		20 A	2	750 VA	750 VA			2	20 A		UH-2 STAIRWELL LVL 2	10
11							750 VA	750 VA					12
13	UH-2 HALLWAY LVL 2		20 A	2	750 VA	--			1	--	--	SPACE	14
15	UH-2 STAIRWELL LVL 3		20 A	2			750 VA	765 VA	2	20 A		UH-2 STAIRWELL LVL 3	16
17					765 VA	765 VA							18
19							765 VA	765 VA					20
21	SPACE	--	--	1	--	765 VA			2	20 A		UH-2 HALLWAY LVL 3	22
23	MECH ROOM LEVEL 1 RCPTS		20 A	1			540 VA	540 VA	1	20 A		LEVEL 1 RCPTS	24
25	LEVEL 1 RCPTS		20 A	1	360 VA	720 VA			1	20 A		LEVEL 2 HALLWAY RCPTS	26
27	LEVEL 3 HALLWAY RCPTS		20 A	1			720 VA	180 VA	1	20 A		METER BANK RCPT	28
29	EF-2 GARAGE	2	20 A	1	47 VA	47 VA			1	20 A	2	EF-2 GARAGE	30
31	GFC-1		20 A	1			1200 VA	20 VA	1	20 A		EF-3 LEVEL 3	32
33	EF-3 LEVEL 2		20 A	1	20 VA	402 VA			2	20 A	4	ROOF DRAIN HEAT TRACE	34
35	ROOF DRAIN HEAT TRACE	4	20 A	2			402 VA	402 VA					36
37					402 VA	278 VA			2	20 A	4	UNIT 13 HEAT TRACE	38
39	UNIT 12 HEAT TRACE	4	20 A	2			278 VA	278 VA					40
41					278 VA	278 VA			2	20 A	4	UNIT 11 HEAT TRACE	42
43	UNIT 8 HEAT TRACE	4	20 A	2			278 VA	278 VA					44
45					278 VA	278 VA			2	20 A	4	UNIT 9 HEAT TRACE	46
47	UNIT 10 HEAT TRACE	4	20 A	2			278 VA	278 VA					48
49					278 VA	195 VA			2	20 A	4	UNIT 7 HEAT TRACE	50
51	UNIT 6 HEAT TRACE	4	20 A	2			195 VA	195 VA					52
53					195 VA	195 VA			2	20 A	4	UNIT 5 HEAT TRACE	54
55	UNIT 2 HEAT TRACE	4	20 A	2			195 VA	195 VA					56
57					195 VA	195 VA			2	20 A	4	UNIT 3 HEAT TRACE	58
59	UNIT 4 HEAT TRACE	4	20 A	2			195 VA	195 VA					60
61					195 VA	1500 VA			2	20 A	4	GARAGE HEAT TRACE	62
63	SPACE	--	--	1			--	1500 VA					64
65	SPACE	--	--	1	--	--			1	--	--	SPACE	66
					TOTAL LOAD:		15382 VA		17388 VA				
					TOTAL AMPS:		128.2 A		144.9 A				

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
Receptacle	3060 VA	100.00%	3060 VA		
Electrical Heat	28376 VA	40.00%	11350 VA	**TOTAL CONN. LOAD:**	32770 VA
Mech Fans	1334 VA	100.00%	1334 VA	**TOTAL EST. DEMAND:**	15744 VA
				TOTAL CONN.:	136.5 A
				TOTAL EST. DEMAND:	65.6 A

REMARKS:

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

MONTANA OFFICE: (406) 587-2917
WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
WWW.ENERGY-1.NET

Energy 1

Professional Engineer
DAVID MAGO
18997
Date 12/22/2023
WYOMING

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

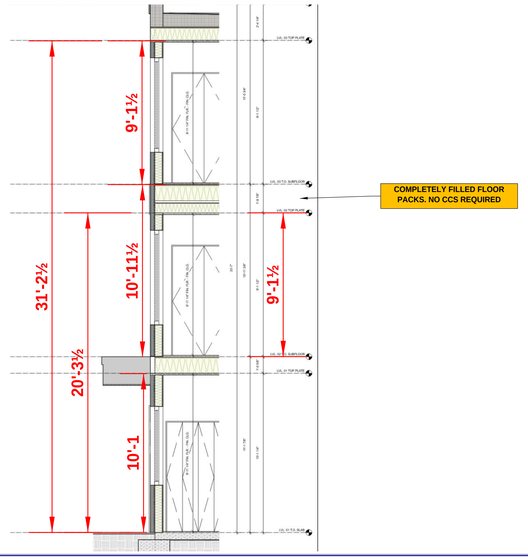
PROJECT No:
6240049
DRAWN BY:
AHK
CHECKED BY:
DAM
CURRENT SET:
PERMIT SET

REV:	DATE:
-	-

SHEET #
E4.3
SHEET NAME:
PANEL SCHEDULE 4 OF 4

CHxTLD Modular

355 SCOTT LANE
JACKSON, WYOMING 83001



PROPOSED ELEVATION
FOR REFERENCE ONLY

SCOPE OF WORK - PROPOSED

WET SYSTEM:
-FURNISH AND INSTALL (1) NEW AUTOMATIC WET FIRE SPRINKLER SYSTEM FOR CHxTLD MODULAR.
-FURNISH AND INSTALL (1) NEW AUTIOMATIC DRY FIRE SPRINKLER SYSTEM FOR CHxTLD MODULAR.
-MFP SCOPE OF WORK TO START INSIDE THE BUILDING AT WATER SUPPLY STUB IN.

DESIGNED BY:
MOUNTAIN FIRE PROTECTION

307.690.1162 - OFFICE
PO BOX 363
VICTOR, ID 83455

AUTHORITY HAVING JURISDICTION:
JACKSON HOLE FIRE/EMS

GENERAL CONTRACTOR:
TBD

GENERAL NOTES

1. SYSTEM DESIGN, INSTALLATION AND TESTING SHALL BE IN ACCORDANCE WITH NFPA 13 AND LOCAL FIRE AUTHORITY.
2. FDC LOCATION TO BE VERIFIED BY AHJ
3. STANDPIPE NOT REQUIRED PER IBC 905.3.1. HIGHEST FLOOR LEVEL LESS THAN 30'-0".
4. ALL MATERIAL AND DEVICES TO BE U.L. LISTED AND/OR F.M. APPROVED FOR FIRE SPRINKLER USE.
5. ALL SYSTEM PIPING SHALL BE BLACK STEEL (SCHEDULE 10 OR SCHEDULE 40 A-53 OR A-795) OR CPVC FOR FIRE SPRINKLER USE.
6. ALL HANGERS SHALL BE DESIGNED, SPACED AND INSTALLED AS PER NFPA-13.
7. MAXIMUM SPRINKLER SPACING LIGHT HAZARD COVERAGE 225 SQ. FT. (15' X 15' SPACING)
8. MAXIMUM SPRINKLER SPACING ORDINARY HAZARD COVERAGE 130 SQ. FT. (13' X 10' SPACING)
9. ALL PIPE AND FITTINGS TO BE HYDROSTATICALLY TESTED TO 200 PSI FOR 2 HOURS WITH NO LEAKS.
10. MAIN DRAINS, AUXILIARY DRAINS, AND INSPECTORS TESTS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH NFPA 13.
11. ALL SYSTEM CONTROL VALVES SHALL BE OF THE INDICATING TYPE WITH TAMPER SWITCH.
12. IDENTIFICATION SIGNS PER NFPA 13 SHALL BE PROVIDED AT ALL VALVES.
13. STOCK OF SPARE SPRINKLERS OF EACH TYPE INCLUDING WRENCH TO BE PROVIDED PER NFPA
14. FIRE ALARM BY OTHERS.
15. OTHER CONTRACTORS TO PROVIDE PAINTING, WIRING, FIRE EXTINGUISHERS, HYDRANTS, THRUST BLOCKING, CITY WATER CONNECTION, EXCAVATION, BACKFILLING AND SYSTEM MONITORING.
16. FLUSHING AND TESTING OF UNDERGROUND PIPING SHALL BE COMPLETED BY THE INSTALLING CONTRACTOR BEFORE CONNECTION TO THE FIRE SPRINKLER SYSTEM.
17. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE FIRE STOPPED. FIRE STOPPING MATERIAL SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTION AND DETAIL.
18. BUILDING OWNER SHALL BE RESPONSIBLE FOR ADEQUATE HEAT (40ºF AND ABOVE) IN ALL WET PIPE AREAS TO PREVENT SPRINKLER SYSTEM FROM FREEZING.
19. NON-COMBUSTIBLE CONSTRUCTION. IN THE EVENT THAT A CONCEALED COMBUSTIBLE SPACE IS NOT SHOWN ON THE PLAN SUBMITTAL AND IS DISCOVERED IN THE FIELD THE INSTALLING CONTRACTOR MUST COMPLY WITH NFPA 13 9.2.1.7

CODE REFERENCE

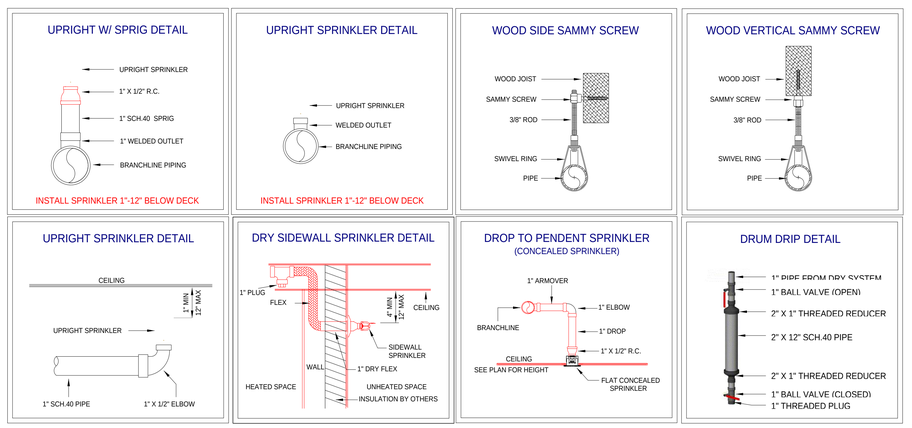
NFPA 13 - 2025 EDITION: STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

SYSTEM DESIGN NOTES

0 — DENOTES HYDRAULIC REFERENCE POINT. SEE CALCULATIONS FOR MORE INFORMATION.

Sprinkler Legend

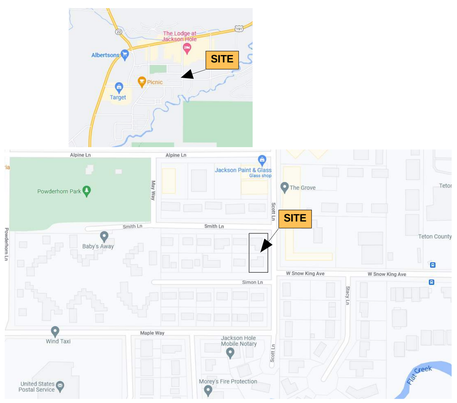
Symbol	Manufacturer	SIN	Model	Quantity	K-Factor	Type	Size	Response	Finish	Temperature	Note
	Senju Sprinkler	SS9561	RC-QR	26	5.6	Concealed Pendent	½	Quick	Brass	162°F	Common Area
	Senju Sprinkler	SS8464	RC-RES	71	4.9	Concealed Pendent	½	Fast	Brass	162°F	Residential
	Senju Sprinkler	SS8464	RC-RES	14	4.9	Concealed Pendent	½	Fast	Brass	205°F	Residential
	Victaulic	V3610	FL-QR/DRY/SW	14	5.6	Horizontal Sidewall	1	Quick	Chrome	200°F	Balconies
	Senju Sprinkler	SS2552	FR-QR	48	5.6	Upright	½	Quick	Brass	205°F	Dry - Parking
				Total = 173							



HANGER NOTES & DETAILS

N.T.S.

HYDRAULIC REFERENCE PLAN
TBD



PROJECT LOCATION

HISTORICAL SUPPLY	
Static Pressure	65psi
Residual Pressure:	60psi
Flow	1050gpm

ASSUMED WATER SUPPLY AVAILABLE
BASED ON HISTORICALS

HYDRAULIC SYSTEM

This building is protected by a Hydraulically Designed Automatic Sprinkler System.

Location	PARKING
No. of Sprinklers	21

Basis of Design

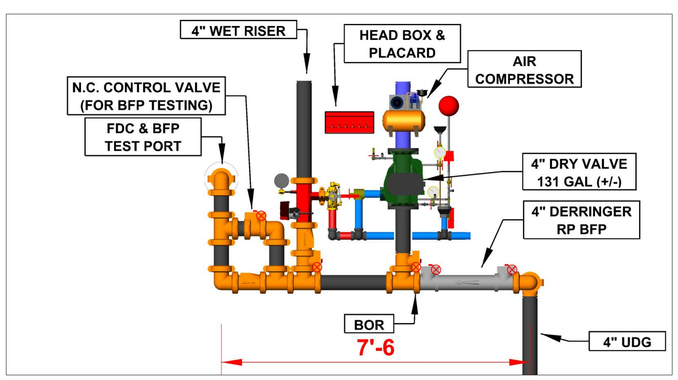
1. DENSITY	0.20	GPM/SQ.FT.
2. DESIGNED AREA OF DISCHARGE	1950	SQ.FT.

System Demand

1. GPM DISCHARGE	535	GPM
2. RESIDUAL PRESSURE AT THE CITY CONNECTION	58	PSI

Mountain Fire Protection
Jackson, Wy

HYDRAULIC PLACARD



NEW RISER DETAIL
RISER ROOM — FOR REFERENCE

DRAWING INDEX	
SHEET	DESCRIPTION
FP - 1	PROJECT COVER SHEET
FP - 2	FIRE SPRINKLER PLAN - LEVEL 1
FP - 3	FIRE SPRINKLER PLAN - LEVEL 2
FP - 4	FIRE SPRINKLER PLAN - LEVEL 3
FP - 5	FIRE SPRINKLER PLAN - MODULAR UNITS

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REVISIONS

NO.	DESCRIPTION	DATE	BY
A	50% SET	1/19/2023	J
B	PROGRESS SET	7/11/24	J
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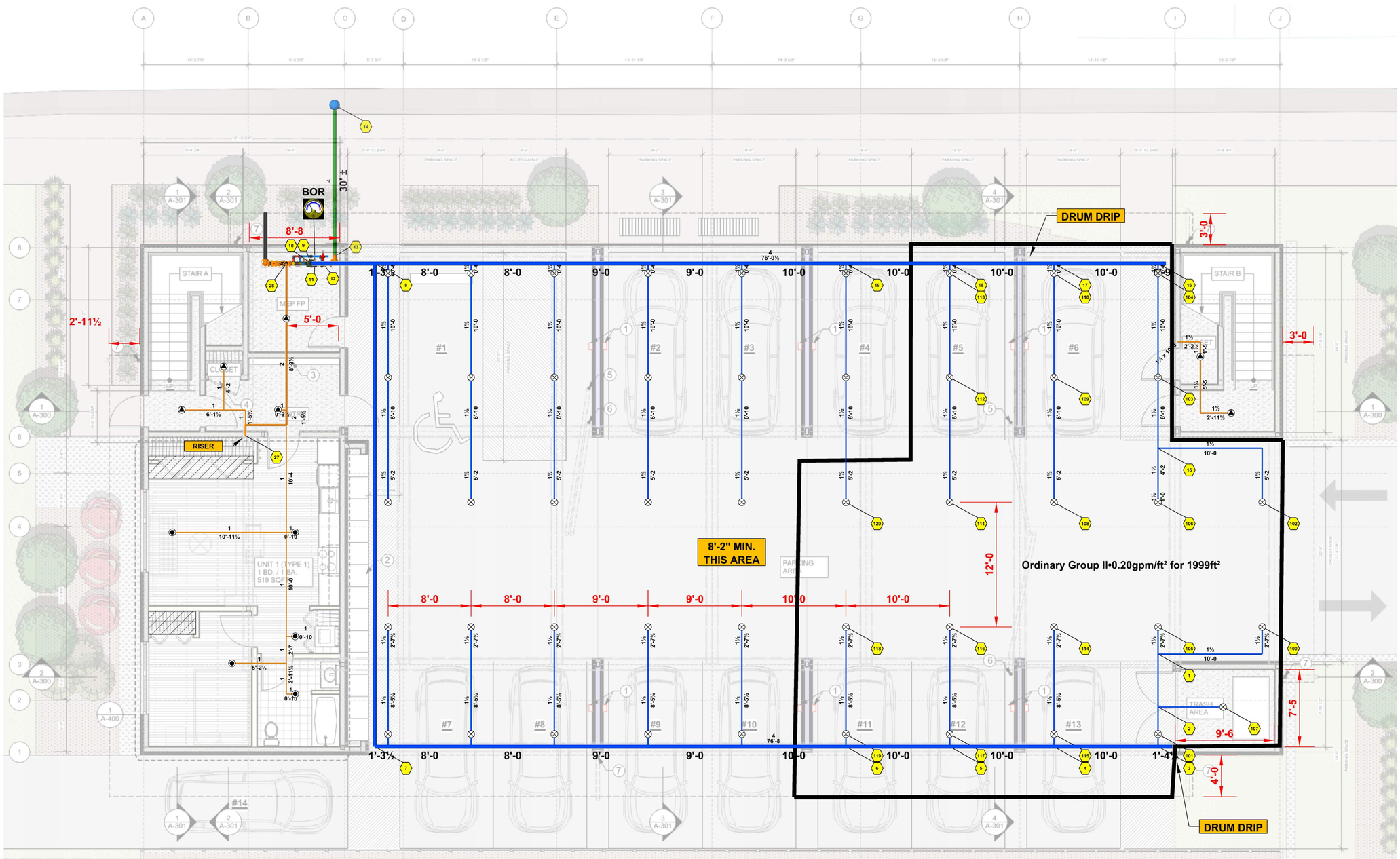
MOUNTAIN FIRE PROTECTION
VICTOR, ID 83455
TEL: 307.690.1162
Mountainfireprotection.com
WYOMING STATE REGISTRATION NUMBER 0167
MOUNTAIN FIRE PROTECTION

PROJECT: CHxTLD MODULAR, 355 SCOTT LN, JACKSON, WY 83001
CONTRACT WITH: CHxTLD
DRAWING TITLE: FIRE PROTECTION NOTES & DETAILS

DATE: 1/19/2023
SCALE: as noted
DRAWN BY: J
FILE NAME: CHxTLD MODULAR
SHEET NO. FP-1



Hydraulic Information	
Remote Area Parking	
OCCUPANCY CLASSIFICATION	Ordinary Group II
DENSITY (gpm/ft²)	0.20 for 1950ft² (Actual 1999ft²)
TOTAL HOSE STREAMS	250gpm
DRY CAPACITY	130.93gal
TOTAL HEADS FLOWING	21
K-FACTOR	5.6
TOTAL WATER REQUIRED	784.9gpm
TOTAL PRESSURE REQUIRED	58psi
BASE of RISER (gpm)	534.9gpm
BASE of RISER (psi)	35.4psi
SAFETY MARGIN (psi)	+4.1psi (6.6%)

FIRE PROTECTION - LEVEL 1

FIRE PROTECTION LAYOUT

SCALE: 1/4" = 1'-0

GRAPHIC SCALE 1/4"=1'-0"

REVISIONS

NO.	DESCRIPTION	DATE	BY
A	50% SET	1/19/2023	J
B	PROGRESS SET	7/11/24	J
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MOUNTAIN FIRE PROTECTION
VICTOR, ID 83455
TEL: 307.690.1162
Mountainfireprotection.com
WYOMING STATE REGISTRATION NUMBER 0167

PROJECT: CHxTLD MODULAR, 353 SCOTT LN, JACKSON, WY 83001

CONTRACT WITH: CHxTLD

DRAWING TITLE: FIRE PROTECTION PLAN

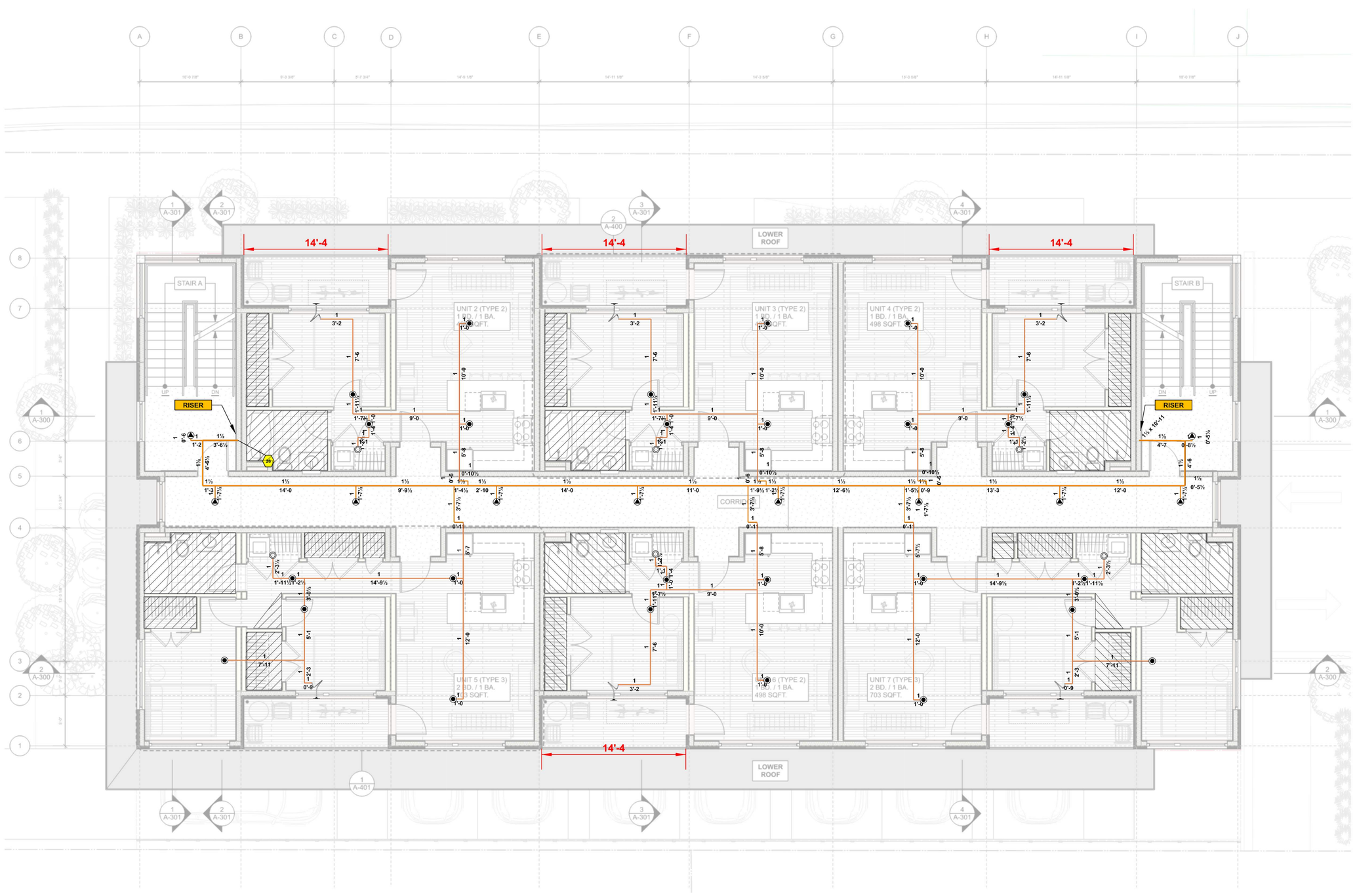
DATE: 1/19/2023

SCALE: as noted

DRAWN BY: J

FILE NAME: CHxTLD MODULAR

SHEET NO. FP-2



FIRE PROTECTION - LEVEL 2

FIRE PROTECTION LAYOUT

SCALE: 1/4" = 1'-0

GRAPHIC SCALE 1/4"=1'-0"

REVISIONS			
NO.	DESCRIPTION	DATE	BY
A	50% SET	1/19/2023	J
B	PROGRESS SET	7/11/24	J
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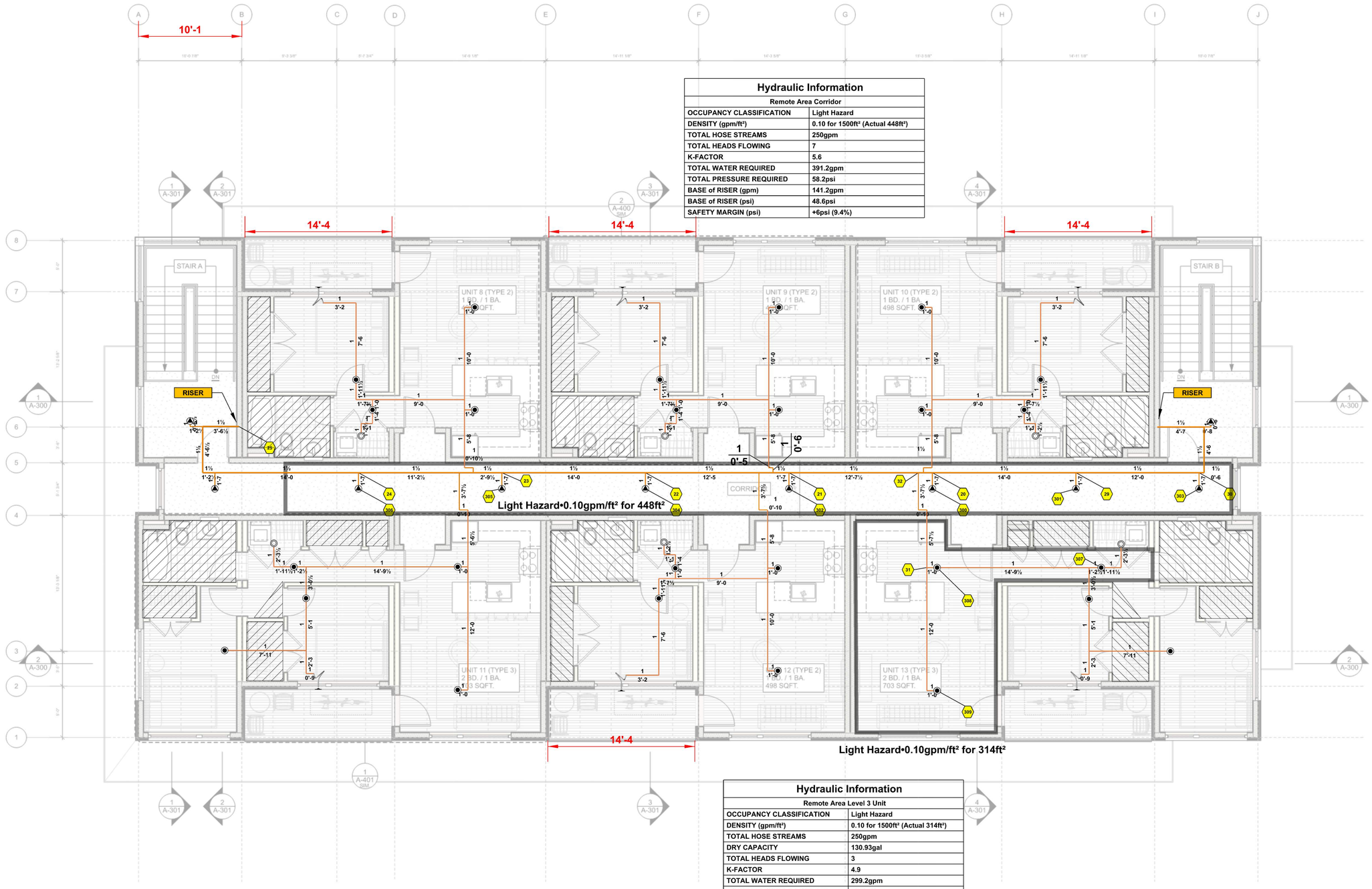
		-	-
		-	-

MOUNTAIN FIRE PROTECTION
VICTOR, ID 83455
TEL: 307.690.1162
Mountainfireprotection.com
WYOMING STATE REGISTRATION NUMBER 0167

PROJECT: CHxTLD MODULAR, 355 SCOTT LN, JACKSON, WY 83001
CONTRACT WITH: CHxTLD
DRAWING TITLE: FIRE PROTECTION PLAN

DATE : 1/19/2023
SCALE : as noted
DRAWN BY : J
FILE NAME: CHxTLD MODULAR
SHEET NO. FP-3



Hydraulic Information

Remote Area Corridor	
OCCUPANCY CLASSIFICATION	Light Hazard
DENSITY (gpm/ft²)	0.10 for 1500ft² (Actual 448ft²)
TOTAL HOSE STREAMS	250gpm
TOTAL HEADS FLOWING	7
K-FACTOR	5.6
TOTAL WATER REQUIRED	391.2gpm
TOTAL PRESSURE REQUIRED	58.2psi
BASE of RISER (gpm)	141.2gpm
BASE of RISER (psi)	48.6psi
SAFETY MARGIN (psi)	+6psi (9.4%)

Hydraulic Information

Remote Area Level 3 Unit	
OCCUPANCY CLASSIFICATION	Light Hazard
DENSITY (gpm/ft²)	0.10 for 1500ft² (Actual 314ft²)
TOTAL HOSE STREAMS	250gpm
DRY CAPACITY	130.93gal
TOTAL HEADS FLOWING	3
K-FACTOR	4.9
TOTAL WATER REQUIRED	299.2gpm
TOTAL PRESSURE REQUIRED	51.2psi
BASE of RISER (gpm)	49.2gpm
BASE of RISER (psi)	40.2psi
SAFETY MARGIN (psi)	+13.3psi (20.6%)

FIRE PROTECTION - LEVEL 3

FIRE PROTECTION LAYOUT

SCALE: 1/4" = 1'-0

GRAPHIC SCALE 1/4"=1'-0"

REVISIONS

NO.	DESCRIPTION	DATE	BY
A	50% SET	1/19/2023	J
B	PROGRESS SET	7/11/24	J
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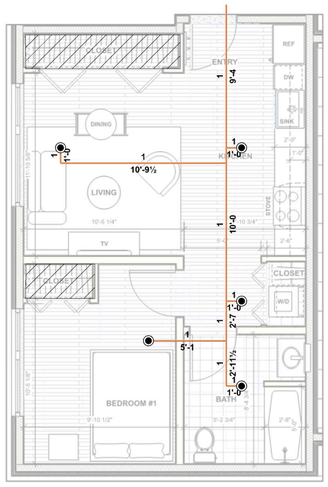
MOUNTAIN FIRE PROTECTION
VICTOR, ID 83455
TEL: 307.690.1162
Mountainfireprotection.com
WYOMING STATE REGISTRATION NUMBER 0167

PROJECT: CHxTLD MODULAR, 355 SCOTT LN, JACKSON, WY 83001

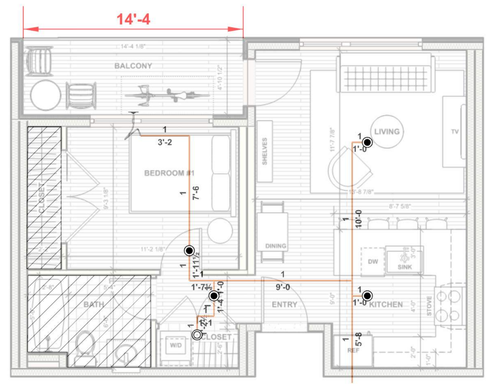
CONTRACT WORK: CHxTLD

DRAWING TITLE: FIRE PROTECTION PLAN

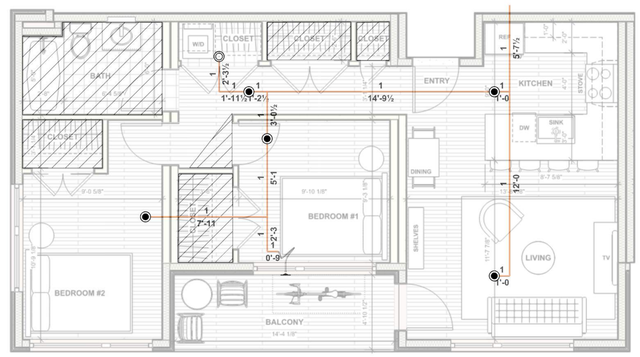
DATE : 1/19/2023
SCALE : as noted
DRAWN BY : J
FILE NAME: CHxTLD MODULAR
SHEET NO. FP-4



1 A-400 UNIT TYPE 1 PLAN (ACCESSIBLE UNIT) Scale: 1/4" = 1'-0"



3 A-400 UNIT TYPE 2 PLAN Scale: 1/4" = 1'-0"



1 A-401 UNIT TYPE 3 PLAN Scale: 1/4" = 1'-0"

9.2.4.1.1*

Unless sprinklers are required by **9.2.4.1.2** or **9.2.4.1.3**, sprinklers shall not be required in bathrooms that are located within dwelling units, that do not exceed 55 ft^2 (5.1 m^2) in area, and that have walls and ceilings of noncombustible or limited-combustible materials with a 15-minute thermal barrier rating, including the walls and ceilings behind any shower enclosure or tub.

FIRE PROTECTION - MODULAR UNITS

FIRE PROTECTION LAYOUT

SCALE: 1/4" = 1'-0

GRAPHIC SCALE 1/4"=1'-0"

REVISIONS

NO.	DESCRIPTION	DATE	BY
A	50% SET	1/19/2023	J
B	PROGRESS SET	7/11/24	J
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MOUNTAIN FIRE PROTECTION
VICTOR, ID 83455
TEL.: 307.690.1162
Mountainfireprotection.com
WYOMING STATE REGISTRATION NUMBER 0167

PROJECT: CHxTLD MODULAR, 355 SCOTT LN, JACKSON, WY 83001
CONTRACT WITH: CHxTLD
DRAWING TITLE: FIRE PROTECTION PLAN

DATE: 1/19/2023
SCALE: as noted
DRAWN BY: J
FILE NAME: CHxTLD MODULAR
SHEET NO. FP-5

PLANNING & BUILDING DEPARTMENT

November 11, 2022

Mr. Joseph Saunders and Mr. Dave Velasquez
Figure 9
PO Box 190576
Anchorage, AK 99519

RE: P22-254
DRC Approval - 910 Smith Ln. & 915 Simon Ln.

Dear Applicants,

This letter is to confirm on November 9, 2022, the Design Review Committee reviewed a 3-story, residential project at 910 Smith Ln. and 915 Simon Ln and recommended ***approval*** to the Planning Director of the project with the following three (3) conditions:

1. Applicant shall study options for including windows, or the appearance of windows, at the stairwells.
2. Applicant shall study options for introducing relief to the building at the pedestrian level along the Scott Ln. frontage.
3. Applicant shall provide sample of stone material for review by DRC prior to submittal of building permit.

Should you have any questions or need additional information, please contact me at 307-733-0440, ext. 1302 or by email at kpage@jacksonwy.gov.

Sincerely,

Katelyn S. Page

Katelyn S. Page
Associate Planner

cc: Ryan Prat, Cleverhomes
Toby Long, Cleverhomes
April Norton, Jackson/Teton County Affordable Housing Department
Kristi Malone, Jackson/Teton County Affordable Housing Department

GRADING PRE-APPLICATION CONFERENCE SUMMARY

Planning & Development Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-o440
P.O. Box 687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

This Summary will be prepared by Engineering Staff. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application. This review is preliminary and final approval is based on actual application.

Staff may request additional materials during review as needed to determine compliance with the LDRs.

PRE-APPLICATION MEETING GENERAL INFORMATION.

PAP#: P23-025 Date of Conference: 2/15/2023

Engineering Staff: Brian Lenz, Jeff Silliman, Matthew Doyle Planning Staff: Katelyn Page

PROJECT.

Name/Description: Town of Jackson's Workforce Housing at Scott Lane / Workforce Housing Development

Physical Address: 910 Smith Lane and 915 Simon Lane, Jackson, Wyoming

Lot, Subdivision: Lot 25 and Lot 36, Jackson Hole Meadows PIDN: 22-41-16-32-4-05-001 and -011

STAKEHOLDERS.

Owner: Town of Jackson

Applicant: Joseph Saunders. Figure 9 LLC

Agent:

MEETING ATTENDEES:

Name	Company	Phone/Email
Joe Saunders, Dave Velasquez	Figure 9	907-227-2238, 907-240-8210
Pat Davies	Jorgensen	406-698-5699
Ryan Prat	CHxTLD Architect	215-208-2262
Brian Schilling	Teton County / TOJ	307-732-8573
Kristi Malone	Teton County	
Jeff Silliman, Brian Lenz, Matt Doyle, Katelyn Page x1302	TOJ	307-733-3079

MEETING NOTES

Required utilities easement, 7.5 feet for dry utilities (behind the curb aka, property line). Currently at 10ft on pre-app plans. Ultimately up to the utility company and need confirmation from the utility company that they are okay with the 10 foot easement.

Brian Schilling to get CAD drawings over to Ryan Prat the architect.

Landscaping to be up against building per Brian Schilling.

The Town needs to get easement for 20ft easement.

Checklist Key.

X ***Required****. Applicant must demonstrate compliance with this requirement.*

N/A ***Not Applicable****. Review requirement is not applicable to this project.*

General Information		
Requirement		**Notes**
	~~**GRADING PERMIT APPLICATION.** The application should contain all pertinent information from the grading permit checklist.~~ ~~Submit complete application in **PDF**.~~ **OR** **BUILDING PERMIT.** If any proposed structure is included in the work, the grading permit information shall be consolidated with the building permit**.** Submit documents as required for a building permit**, include PDF**	Including all grading info with the plans.
x	**Notarized Letter of Authorization.** If the applicant is not the owner.	
x	**Application Fees.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. Fees for grading permits are included with building permit fees for consolidated applications.	*Check with Building Department.*
x	**Review fees.** The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the Town Surveyor, Town Engineer, Town Engineering Associates, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.	*Check with Building Department.*
x	**Digital Submittal Requirments.** All grading applications submitted to the Town Planning & Building Department must be submitted digitally as **PDFs**. Electronic documents submitted for plan review and permit issuance must be provided in a state that allows for document mark up, scaling, file combining and processing. Documents submitted in any manner that prevents completing the review and permitissuance process, including but not limited to submitting documents that are locked, may result in additional review time and/or permitting delays.	
x	**Response to Building and Grading Information Checklist and Pre-Application Notes.** All applications require response to applicable review standards.	

LDR ARTICLE 5 PHYSICAL DEVELOPMENT STANDARDS. *Please see Subsection B in applicable Zone District for specific standards The following are pertinent to grading permits.*		
Requirement		**Notes**
x	**Site Development** (Driveway and Access limits and setbacks) • Varies by zoning. • Location of Driveways, Access to Collectors, Curb Cut Width	Verify with Planning.

x	**Landscaping** (see Div. 5.5 for more information) coordinate with revegetation plan. • Trees in the PROW and approved Street Trees; Signage and Conflicts	Compliance table for planning department to easily read Plant unit amounts LSR minimum clearly visible Call out all compliances Electric vehicle plug ins, show on plans
x	**Environmental Standards.** Creek & Irrigation Ditch Setbacks (15')	

x	**Natural Hazards to Avoid (see Div. 5.4 for more information)**
	• Steep Slopes – Natural Slopes in Excess of 25%
	  ○ No physical development on natural slopes in excess of 25%
	  ○ EXCEPTIONS
	  ○ NC-ToJ Zone allows development on slopes up to 30%
	  ○ Manmade Slopes, Small Slopes (<1000 SF & 10 ft Elevation change), Essential Access for vehicles & utilities.
	  ○ Non LDR Exceptions for Lots Platted prior to 1994
	  ○ Non LDR Exceptions for Lots Platted in Karn's Hillside (only for essential access and structures)
	  ○ **GEOTECH REPORT** required for sites with existing slopes greater than 25% or per Town Engineer
	  ▪ Commensurate with the degree of hazard and including a Stability Evaluation or Analysis for Post Development conditions considering internal, local, and global stability to the degree that the project influences the area.
	• Areas of Unstable Soils
	• Rockfall and Avalanches
	• Fault Areas
	• Floodplains and Floodways
	• Wildland Urban Interface (Requires Fire EMS Approval)
		Boring after DEMO.

x	**Grading, Erosion Control, Stormwater (see Div. 5.7 for more information)**
	• Grading (Sec. 5.7.2 & 8.3.4)
	  o PLAN LEVEL PERMITS REQUIRE A PE or LA STAMP
	  o Retaining walls not attached to a building over 48 inches from **base of footing** shall be engineered and Inspected by engineer (require a Building Permit).
	  o Final grading inspection required by design engineer for plan level applications
	• Erosion Control (Sec. 5.7.3)
	• Stormwater Management (Sec. 5.7.4)
	  o Exceptions Karn's Hillside Exemption for onsite storage
	  o Considerations for hillsides and soil conditions that are not conducive to storage or infiltration.
	  o **PROVIDE STORMWATER CALCULATIONS (Single Family Residential Exception)**
	  o Detention and runoff per the LDRs.
	  o Discharges from new parking lots or garages to the Town's storm sewer require a sand oil separator. Discharges to the street should be routed through first flush treatment area prior to leaving the site.
		Incorporate Alta's design of Snow King / Scott Lane intersection realignment.-from Brian Schilling

OTHER APPLICABLE LDR STANDARDS		
Requirement		**Notes:**
x	**Parking and Loading, (see Div. 6.2)** **6.2.3** Location of Required Parking **6.2.5** Off-Stree Parking and Loading Design Standards Size, snow storage, alley access (22' Spaces), etc. • Show Dimensions of spaces, access aisles, overhangs • ADA spaces for commercial, at least one van space • Trash enclosure and access	
_____	**Standards Applicable to all Subdivisions (see Div. 7.2.2)** • Roads, Sewer, Storm, Water, Utilities, etc. • Professional Engineer and Town Acceptance	
_____	**Transportation Facility Standards (see Div. 7.6)** • Access to Roads; other street and ROW standards • Sidewalks, buffers and complete streets	

x	**Required Utilities, (see Div. 7.7)** **7.7.2** Potable Water Supply • Detached ARU units require a separate curb stop, service line from the property line, and meter. JMC 13.04.080. • DEQ permit required for Water and Sewer mains larger than 8-inch and/or longer than 250 feet. • Water services larger than 2-inch and Sewer Service larger than 6-inche shall be designed, inspected, and certified by a Wyoming licenensed engineer. • **WATER ENTRY DETAIL**: ○ Show Fire, Domestic, and Irrigation (internal). ○ Domestic must branch off of fire outside the building with a separate shutoff. ○ One meter for the building, owner can submeter privately. No meter required on Fire ○ Show Backflow Type: RPV Assembly Required for Fire, Multi-family, and High Hazard Commercial. Dual Check for Offices and Low Hazard Commercial. ○ Civil and Plumbing Plans should correlate. **7.7.3** Sanitary Sewer System **7.7.5** Other Utilies; Buried Utilities Required • **COMMERCIAL: PROVIDE SPACE FOR TRANSFORMER & COMS.** • Storm Water Collection, Treatment, Connection.	Per pre-ap notes: *1)* The design engineer needs to do the hydraulic analysis to determine that adequate water supply is available. If a 6-inch fire line is needed, prefer tie into 8" main in Scott Lane. If a 4-inch fine line is needed, then 6-inch water main on Simon Lane may be suitable. Water in Smith Lane is also 6-inch and on the far north side of the road.
x	**Utility Fees (see Municipal Code Title 13 Utilities)** • PROVIDE PLANS OF EXISTING STRUCTURE (# BEDROOMS) • Water Meters – Show the Size and Location on the plans • Curb Stop(s) required at property line • One water tap allowed per parcel • Backflow Prevention – Size, Type, and Location ¾" and 1" Provided by Town with Meter • Meter pit w/1 meter at property line, or meter at each building • Curb stop required for each building. • Connection Fees • Capacity Fees: Water based on: Non-Residentail/Multi-Family by meter size; Residential by number of bedrooms; Unfinished Habitable, LSA Sewer based on building use and size	
x	**Construction Management Plan (FOR COMMERCIAL)** • Fencing – For Public Safety and Site Security • Tracking Pad – required at access point(s) • Soil Tracking onto the road is prohibited, clean immediately • Staging & Stockpiling • Contractor Parking • Trailers, Dumpsters, Toilets; Concrete Washout • No staging or storage of materials in public right-of-way or easement	Will need to be provided by contractor and approved prior to Building Permit Issuance.
x	**Public Right of Way (Encroachment) Permits** • Required for work within the right-of-way, Town easements, or property • Fees and Bonding	Curb cuts, water/ sewer taps/ abandonments.

x	**Demolition Permits and Utility Abandonment** • Bonding is required • Standards • Locations (Utilities, Fencing, Parking, Storage, Access, Stabilization) • Asbestos and the DEQ	One for each lot/building. Specify and point to Utilities to be abandoned at the main. Show Construction Fencing, silt fencing at points of discharge, construction access and stabilization, and parking.
	Floodplain Development Permits • Floodplain vs. Floodway • Requirements • Separate Application	
x	**Permitting and Inspection Process** • PreConstruction Meeting Required • Sign Off Sheet – Engineering has a separate sheet • Final Inspections – Engineering Required Prior to Building	
x	**OTHER** • **Sidewalks** – in public right of way, easements, or land shall be ADA compliant. Show all cross slopes, running slopes, and grade breaks. o For sidewalks along a block, provide a profile of Top Back of Curb and Front of Sidewalk to show the vertical relationship. • **Striping and Signage Plans:** Show existing and proposed street signs with landscaping and lighting plans for reference and to reduce conflicts. • **WYDOT, DEQ, USACE, Other Permits**	Snow King Ave / Scott Lane re-alignment project coordination.

GRADING PRE-APPLICATION CONFERENCE SUMMARY
Planning & Development Department
Planning Division

150 E Pearl Ave.
P.O. Box 687
Jackson, WY 83001

ph: (307) 733-o440
fax: (307) 734-3563
www.townofjackson.com

INSTRUCTIONS FOR THE GRADING PRE-APP PROCESS

1. Applicant determines if a Pre-Ap is warranted based on the level of grading information required.
2. Applications are made using the Planning Pre-Application Form with Grading Option Selected
3. Planning takes in the application and distributes to Engineering and assigns a Planner
4. Engineering reviews application material for sufficiency and notes status in the Review section of TrakIT.
    a. Sufficient: Schedules a meeting with Applicant and Planner.
        i. Engineering marks project as approved and enters the scheduled meeting date in TrakIT under Plan Reviews.
    b. InSufficient: Engineering marks application as insufficient in TrakIT under plan reviews. Engineering contacts applicant to get necessary information.
5. Engineering conducts the meeting with the applicant and planner. Utilize the Grading Pre-Ap Checklist to cover the required topics and make any notes on the project. Planner may just submit comments via email.
6. Following the meeting:
    a. Engineering scans (2 sided) the notes and file them in the Pre-Application project folder.
    b. Engineering emails the notes to the applicant copy Tiffany in Planning.
    c. Engineering completes the date of the meeting and the meeting notes delivery in the Chronology section of TrakIT.

PRE-APPLICATION CONFERENCE SUMMARY
Planning & Development Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

This Summary will be prepared by Planning Staff. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application.

Staff may request additional materials during review as needed to determine compliance with the LDRs.

PRE-APPLICATION MEETING BASICS.

PAP#: P22-117

Date of Conference: June 15, 2022

Planning Staff: Katelyn Page

PROJECT.

Name/Description: Scott Lane Housing Project

Physical Address: 910 Smith Lane and 915 Simon Lane

Lot, Subdivision: LOT 25 and LOT 36, JACKSON HOLE MEADOWS

PIDN: 22-41-16-32-4-05-001 and 22-41-16-32-4-05-011

Zoning District(s): NH-1: Neighborhood High Density 1

Overlay(s): None

STAKEHOLDERS.

Applicant: Joe Saunders

Owner: RD Rentals LLC / Town of Jackson

Agent:

REQUIRED APPLICATIONS. (See B.12, C.1, D.4 of applicable zone in Article 2, 3, or 4) *This project will require the following applications:*

Application	Reason	Fee
Design Review Committee (Sec. 8.2.6)	Required for all residential and nonresidential development of three attached units or greater in the NH-1	Waived / Exempt
Partial Vacation without replat (Sec. 8.2.13.C.5)	Required for vacating easement. Optional for building across property line	Waived / Exempt
Basic Use Permit (Sec 8.4.2)	Required for change of use from Single family dwelling. Filed in conjunction with building permit	Waived / Exempt
Grading Pre-App (Plan Level Permit) (Sec 8.3.5)	Required for Plan level permits. Plan Level permits required for total disturbance ≥3,000 SF	Waived / Exempt
Demo Permit	Required for demolition or removal of structures	Waived / Exempt

Building Permit (Sec 8.3.3)	Required for physical development	TBD
Condominium Plat (Sec 7.2.4)	Required for subdivision of ownership	Tech review fees

MEETING ATTENDEES:

Name	Company	Phone/Email
Joe Saunders	Figure 9	joe@figure9er.com
Dave Velasquez	Figure 9	dave@figure9er.com
Kristi Malone	Jackson/Teton County Affordable Housing Department	kristi.malone@tetoncountywy.gov
April Norton	Jackson/Teton County Affordable Housing Department	ahnorton@tetoncountywy.gov
Toby Long Aia	CH X TLD	toby@chxtld.com
Ryan Prat	CH X TLD	ryan@chxtld.com
Jeff Silliman	Town of Jackson Engineering Dept	jsilliman@jacksonwy.gov
Katelyn Page	Town of Jackson Planning Dept	kpage@jacksonwy.gov
Paul Anthony	Town of Jackson Planning Dept	panthony@jacksonwy.gov

TIMELINES. *This table is intended to provide general information regarding the review process and timing of decisions. See Article 8 for a complete explanation of the review process.*

For administrative decisions made by the Planning Director, the following timelines are generally applicable:

Application Types:	Sufficiency	Planning Director
Basic Use Permit (Sec 8.4.2)	Within 14 days of Submittal	Up to 45 days after application is deemed sufficient. Can be reviewed in conjunction with building permit. BUP must be approved prior to issuance of building permit.

For decisions requiring a public hearing process, the following timelines are generally applicable:

Application Types:	Sufficiency	Planning Commission (PC)	Town Council
• Design Review Committee (Sec 8.2.6)	2nd Wednesday of each month. Sufficient Packets submitted 16 days prior to meeting. Max 4 projects per meeting	NA	NA
• Partial Vacation without replat (Sec. 8.2.13.C.5)	Within 14 days of Submittal	NA	Hearing within 90 days of Sufficiency
• Condominium Plat (Sec 7.2.4)	Within 14 days of Submittal	NA	Hearing within 90 days of Sufficiency

GENERAL INFORMATION.

✓ *Required, If Checked.*

If not checked, review requirement with a Staff member to determine if necessary for your application.

	Requirement	Notes
✓	**Planning Permit Application.** The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.	

	Requirement	Notes
✓	**Notarized Letter of Authorization.** See **Section 8.2.4.A** for requirements.	Sign by property owners RD Rentals LLC / Town of Jackson
n/a	**Application Fees.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule on the Town of Jackson Website.	Waived / Exempt.
✓	**Review fees.** The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the Town Surveyor, Town Engineer, Town Associate Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.	Technical review fees will be assessed for Condominium Plat process.
✓	**Mailed Notice fee.** See **Section 8.2.14.C.2** for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.	Required for mailings for Town Council meetings. Required forCondominium Plat
✓	**Other information is needed.** All applications submitted to the Town of Jackson Planning Department must be submitted in digital format once the application is determined to be sufficient.	
✓	**Response to Submittal Checklist.** All applications require a response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below.	
✓	**Title Report.** A title report, title certificate, or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during the review.	Required for Condominium Plat
✓	**Narrative description of the proposed development.** Briefly describe the existing condition of the property and the proposed use, physical development, subdivision, or development option for which you are seeking approval.	
✓	**Proposed Development Program.** Include narrative with Building and Planning permit submittals	
✓	**Site Plan.** Include dimensioned plans with Building and select Planning permit submittals	
✓	**Floor Plans.** Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.	

n/a **Neighborhood Meeting Summary.** See **Section 8.2.3** for Neighborhood Meeting requirements.

✓ **Posted Notice.** See **Section 8.2.14.C.4** for Posted Notice requirements for all public hearings. Required for Condominium Plat

Requirements listed under each Article will be checked if required for the application.

✓ *Required, If Checked.*

If not checked, this requirement does not apply to your application.

ARTICLE 1, GENERAL PROVISIONS.

Requirement		**Notes**
	Division 1.9, Nonconformities	
n/a	**1.9.2** Nonconforming Physical Development	
	1.9.3 Nonconforming Uses	
	1.9.4 Nonconforming Development Options and Subdivisions	
	1.9.5 Nonconforming Signs	

ARTICLE 2, COMPLETE NEIGHBORHOODS, ARTICLE 3, RURAL AREA ZONES, and ARTICLE 4, SPECIAL PURPOSE ZONES – (Public/Semi-Public & Park and Open Space zones only).

Applicable Zone: NH-1 Applicable LDR Section: Sec. 2.2.9 NH-1: Neighborhood High Density 1

SUBSECTION B, PHYSICAL DEVELOPMENT. *Please provide the following information for the applicable zone.*

Requirement		**Notes:**
✓	Structure Location and Mass (Setbacks, Height, total site FAR)	Plans may establish front setbacks from Simon and Smith Lanes, side setback on interior property line, and secondary street setback on Scott Lane.
✓	Maximum Scale of Development (Individual building size)	
✓	Building Design (Design Review Process)	The applicant will be required to present in front of the Design Review Committee for proposed building.
✓	Site Development (Driveway and Access limits)	Limited to 20’ curb cut on each Smith and Simon Lanes.
✓	Fencing (Height, Setback, Orientation)	Show and dimension any proposed fencing on plans

Additional Comments:

SUBSECTION C, ALLOWABLE USES. *Please provide the following information for the applicable zone.*

Requirement		Notes:
n/a	Maximum Scale of Use	Base FAR 0.40 plus exemptions for Deed Restricted Housing (Sec 7.8.3) and Workforce Housing Floor Area Bonus (Sec 7.8.4)

SUBSECTION D, DEVELOPMENT OPTIONS. *Please provide the following information for the applicable zone.*

Requirement		Notes:
✓	Subdivision and Development Option Permits	School and Park Exactions worksheets shall accompany Condominium Plat Application

Additional Comments:

SUBSECTION E, ADDITIONAL ZONE-SPECIFIC STANDARDS. *Please provide the following information for the applicable zone.*

Requirement	Notes:

Additional Comments:

See standards in Sec. 2.2.9.E 1. Additional Zone-specific Standards

ARTICLE 4, SPECIAL PURPOSE ZONES (Planned Resort Zones and Planned Unit Development Zones only)

Requirement		Notes
n/a	**Division 4.3, Planned Resort Zones**	
	4.3.1 All Planned Resort Zones	
	4.3.2 Snow King	
n/a	**Division 4.4, Planned Unit Development**	
	4.4.1 All Planned Unit Development (PUD) Zones	
	4.4.2 Planned Unit Development – Town	

ARTICLE 5, PHYSICAL DEVELOPMENT STANDARDS APPLICABLE IN ALL ZONES.

Requirement		Notes
n/a	**Division 5.1, General Environmental Standards**	
	5.1.1 Waterbody and Wetland Buffers	
	5.1.2 Wildlife Friendly Fencing	
	5.1.5 Water Quality (reserved for future standards)	
n/a	**Division 5.2, Environmental Standards Applicable in Specific Areas**	
	5.2.1 Natural Resources Overlay (NRO) Standards	
✓	**Division 5.3, Scenic Standards.**	**Notes**
	5.3.1 Exterior Lighting Standards	Provide details for exterior lighting in building plan submittal
	5.3.2 Scenic Resources Overlay (SRO) Standards	
n/a	**Division 5.4, Natural Hazard Protection Standards**	
	5.4.1 Steep Slopes	
	5.4.2 Unstable Soils	
	5.4.3 Faults	
	5.4.4 Floodplains	
	5.4.5 Wildland Urban Interface	
✓	**Division 5.5, Landscaping Standards**	LSR ratio of 0.21 & 70% in front 1/3 of lot will be oriented toward Scott Lane as "front".
	5.5.2 Landscape Plan	
	5.5.3 Required Plant Units	Plant units req.: 1/1,000 sf of landscape area plus 1 per 12 (uncovered) parking spaces (current proposal is for covered parking)
	5.5.4 General Landscaping Standards	
	5.5.5 Installation and Maintenance	See Sec. Section 5.5.3.E for Standard Plant Unit alternatives and attached list of currently recommended street trees. Recommendations are subject to change.
✓	**Division 5.6, Sign Standards**	All signs, if any, shall be processed with a sign permit separately from building permit and DRC
✓	**Division 5.7, Grading, Erosion Control, and Stormwater Management**	Grading Pre-App required.
	5.7.2 Grading Standards	
	5.7.3 Erosion control standards	
	5.7.4 Stormwater Management Standards	
✓	**Division 5.8, Design Guidelines**	Design Review Committee (DRC) required.
	5.8.2. Design Guidelines	
	5.8.3. Design Review Committee	

ARTICLE 6, USE STANDARDS APPLICABLE IN ALL ZONES.

Requirement		Notes
✓	**Division 6.1, Allowed Uses**	
✓	**Division 6.2, Parking and Loading Standards**	
	6.2.2 Required Parking and Loading **6.2.3** Location of Required Parking **6.2.4** Maintenance of Off-Street Parking and Loading **6.2.5** Off-Street Parking and Loading Design Standards **6.2.6** Parking and Loading Standards in the Downtown Parking District	18 required spaces per floor plan layout and use standards. 1 ADA van space required per 6.2.2.C.1. Additional ADA spaces required for each unit designed for ADA occupancy. See below comments (pg. 9) regarding Klaus Parking System Parking setbacks Sec 2.2.9.B.2
✓	**Division 6.3, Employee Housing Requirements**	Exempt due to proposed deed restrictions. The applicant shall state their exemption in their application. Verify floor area meets Sec 7.8.3 and 7.8.4
✓	**Division 6.4, Operational Standards** **6.4.1** Outside Storage **6.4.2** Refuse and Recycling **6.4.3** Noise **6.4.4** Vibration **6.4.5** Electrical Disturbances **6.4.6** Fire and Explosive Hazards	Noise, storage, and hours of operation shall be addressed in the narrative. Trash enclosure detailed on site plans

ARTICLE 7, DEVELOPMENT OPTION AND SUBDIVISION STANDARDS APPLICABLE IN ALL ZONES.

Requirement		Notes
n/a	**Division 7.1, Development Option Standards** **7.1.3** Urban Cluster Development **7.1.4** Mobile Home Park	
✓	**Division 7.2, Subdivision Standards** **7.2.2** Standards Applicable to all Subdivisions **7.2.3** Land Division Standards **7.2.4** Condominium and Townhouse Subdivisions	Applicable for Condominium Plat process
n/a	**Division 7.3, Open Space Standards** **7.3.3** Configuration and Location of Required Open Space **7.3.4** Use of Open Space **7.3.5** Physical Development Permitted in Open Space **7.3.6** Record of Restriction **7.3.7** Ownership of Open Space	

✓ **Division 7.4, Affordable Housing Standards**

Units shall meet affordable housing standards and record deed restrictions against the property.

✓ **Division 7.5, Development Exaction Standards**

See templates for Park and School exactions.

7.5.2. Park Exactions
7.5.3. School Exactions

✓ **Division 7.6, Transportation Facility Standards**

7.6.2 Access to Roads, Streets, and Highways
7.6.3 Streets, Alleys, and Easements

✓ **Division 7.7, Required Utilities**

7.7.2 Potable Water Supply
7.7.3 Sanitary Sewer Systems
7.7.4 Irrigation Ditch Systems and Design
7.7.5 Other Utilities
7.7.6 Fuel Storage Tank

Partial vacation without replat required for vacating utility easement.

PLAN REVIEW COMMITTEE. *The Plan Review Committee consists of the following listed agencies. Planning Staff will transmit pertinent portions of the application to each agency.* ***Other agencies and individuals not checked off on this list may be added to the PRC if necessary.***

✓	Public Works/Town Engineer	✓	Police Department
✓	Building Official	✓	START Bus
✓	Town Attorney	✓	Jackson Hole Fire-EMS
✓	Town Clerk	✓	Parks and Recreation Department
✓	Pathways Coordinator		Teton County School District #1
✓	Surveyor		Teton County Sheriff
✓	Title Company		Wyoming Department of Game & Fish
✓	Jackson/Teton County Housing Department		Wyoming Department of Transportation
	Teton County Weed & Pest		Wyoming Department of Environmental Quality
	Teton County Planning		Army Corps of Engineers
	Teton County Engineer		Lower Valley Energy
	Teton County Assessor		U.S. National Park Service
	Integrated Solid Waste and Recycling		U.S. Forest Service
✓	Teton County Clerk		U.S. Fish and Wildlife
	Teton County Public Health		Other
	Teton County Scenic Preserve Trust		

Additional Questions:

- Town and County sponsored projects may waive certain application and review fees per Cooperative Agreement (1998)
- Exempt from Development Plan (Sec 8.3.3) because deed restricted affordable units do not count towards the development permit threshold of 5-15 units requiring Development Plan Review. Verify project meets 5-15 units because application mentions “market & deed-restricted”. Floor area exemptions apply only for units meeting Section 7.8.3 and 7.8.4

- Housing Mitigation deed restrictions shall be recorded prior to certificate of occupancy.

- Applicant shall meet with Public Works Dept. to determine curb location on Scott Lane. Curb location may move in order to accommodate preferred pedestrian frontage (sidewalk, landscaping strip etc). There is no Pedestrian frontage requirement in the NH-1, however, Staff prefers a sidewalk to be incorporated with development due to the high level of pedestrian and vehicular traffic in this area.

- A Partial Vacation without Replat is required to vacate the utility easement. Staff recommends including a lot combination as part of the Partial Vacation without Replat to allow the building to be span the site without crossing an internal property line. Partial Vacation without Replat shall be recorded prior to issuance of building permit. As an alternative to vacating the internal property line, the applicant may record an affidavit than combines the two lots for the purposes of development which should satisfy. However, since the partial vacation is already required for the easement, the applicant might as well combine the lot combination into the same process.

- If utilities and easement are rerouted on site, then a new easement(s) must be recorded prior to issuance of building permit.

- Design Review Committee timing / process: DRC meets the second Wednesday of each month. A maximum of 4 projects will be reviewed per meeting (first come first serve). DRC application packets are due 16 days prior to meetings.

- Roundabout – Staff notes that future street reconfiguration at Snow King and Scott Lane may incorporate a roundabout at the location of current intersection. Town Council has seen early proposals for this Scott Lane Housing Project and Housing Dept. Staff says they received policy direction to proceed with permitting process without concern for the potential roundabout.

- Staff still has concerns over the feasibility of the Klaus Stackable Parking system. Detailed information, including dimension restrictions, shall be included with any permit application that requires parking standards be met.

- Underground Parking Resolution 9-25 applies to covered parking dimensions. See attached.

INVOICE

FROM:

RIZZOTTI & CO., INC.
BOX 1630
WILSON, WY 83014

Telephone Number: 307-734-5242 **Fax Number:** 208-246-1002

TO:

JACKSON/TETON COUNTY HOUSING DEPARTMENT
320 S KING STREET
JACKSON, WY 83001

Telephone Number: **Fax Number:**
Alternate Number: **E-Mail:**

INVOICE NUMBER
202205006
DATE
05/09/2022

REFERENCE

Internal Order #: 202205006
Lender Case #:
Client File #:
Main File # on form: 202205006
Other File # on form:
Federal Tax ID: 83-0326481
Employer ID:

DESCRIPTION

Lender: **Client:** JACKSON/TETON COUNTY HOUSING DEPARTMENT
Purchaser/Borrower:
Property Address: 910 Smith Ln
City: Jackson
County: Teton **State:** WY **Zip:** 83001
Legal Description: LOT 25, JACKSON HOLE MEADOWS

FEES	AMOUNT
SINGLE FAMILY EXTERIOR APPRAISAL	550.00
SUBTOTAL	550.00

PAYMENTS			AMOUNT
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
		SUBTOTAL	0.00
		TOTAL DUE	$ 550.00

Borrower					File No.	202205006	
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							

TABLE OF CONTENTS



Agreement for Appraisal Services - Page 1 1
Agreement for Appraisal Services - Page 2 2
Letter of Transmittal 3
USPAP Identification Addendum 4
GP Residential 5
GP Residential 6
GP Residential 7
Additional Comparables 4-6 8
Market Conditions Addendum to the Appraisal Report 9
General Text Addendum 10
TBOR MLS Listing and Listing History - Page 1 13
TBOR MLS Listing and Listing History - Page 2 14
Paired Sales for Market Conditions Adjustments 15
Location Map 16
Comparable Sales Map 17
Aerial Map 18
Plat Map 19
Plat Map 20
Deed for Legal Description (2019 Sale) - Page 1 21
Deed for Legal Description (2019 Sale) - Page 2 22
Warranty Deed (2020 Transfer) 23
Building Sketch 24
Subject Photos 25
Comparable Photos 1-3 26
Comparable Photos 4-6 27
Brian Butler's Certified Residential Appraiser License 28

Agreement for Appraisal Services - Page 1

Rizzotti & Co. Inc.

AGREEMENT FOR APPRAISAL SERVICES

File No.

1. PARTIES JACKSON/TETON COUNTY HOUSING DEPARTMENT Client
hereby agrees to employ Brian Butler Appraiser

2. PROPERTY located in Teton County, State of _____ legally described as:
LOT 25, JACKSON HOLE MEADOWS

STREET ADDRESS 910 Smith Ln
CITY Jackson STATE WY ZIPCODE 83001 hereinafter called Property.

3. APPRAISAL REPORT. Appraiser agrees to prepare, in writing, an Appraisal Report, in conformity with any professional organizations to which Appraiser may belong, with an opinion of value. The purpose of this appraisal is:

☐ Purchase ☐ Sale ☐ Estate Tax ☐ Lessee ☐ Insurance ☐ Ad valorem Tax ☐ Mortgage Financing ☐ Condemnation
☐ General Information ☒ Other ESTABLISH CURRENT MARKET VALUE

4. INTEREST to be appraised shall be ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other _____

5. COMPLETION of the appraisal shall be by 05/13/2022 subject to unforeseen circumstances or conditions beyond the control of the Appraiser. The number of copies to be prepared is 1 PDF

6. PAYMENTS FOR SERVICES:

☒ AGREED FEE. Client agrees to pay Appraiser a cash fee of $ 550.00

☐ HOURLY-PER DIEM. Client agrees to pay Appraiser a cash fee of $ _____ per ☐ hour ☐ day for time expended on Client's behalf, to an estimated maximum of $ _____

☐ EXPENSES. Appraiser shall be additionally paid usual and necessary expenses for the following _____

☒ LITIGATION. In the event Appraiser is called upon, voluntarily or otherwise, to testify in court or deposition regarding the Appraisal Report herein, Client agrees to pay an additional sum of $ 250 for each HOUR plus Appraiser's usual and customary expenses.

☐ CANCELLATION. If this agreement is canceled at any time prior to the delivery of the Appraisal Report, Client agrees to pay a fee of _____

☒ RETAINER fee in the amount of $ 550 is payable prior to the start of work to apply toward the total fee herein.

All sums due hereunder shall be paid on delivery of the Appraisal Report to Client, and are payable in the County of Appraiser's principal residence. The Appraiser's fee is in no way based on the opinion of value of the appraised Property, and all sums hereunder are due and payable regardless of the amount of the opinion of value. In the event it is necessary to employ an attorney to collect any sums due herein, Client agrees to pay reasonable attorney's fees and court costs expended by Appraiser.

Form AS2 LT - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Agreement for Appraisal Services - Page 2

AGREEMENT FOR APPRAISAL SERVICES
(continued)

File No.

7. AUTHORITY. Appraiser and his subcontractors are hereby authorized to make on-site inspections of subject property at all reasonable times to obtain supporting property data, including but not limited to: Building plans, plats, deeds, legal descriptions, abstracts, income and expense data, leases, options. Further to interview Client's attorneys, accountants, managers, agents, present and prospective tenants. To be furnished copies of relevant information, to copy same and use as documentation for the Appraisal Report. To obtain such information that in the Appraiser's judgment may be relevant to the appraisal. CLIENT'S AUTHORITY to execute this agreement is hereby warranted, and that client is either owner of the subject property or has authority of the owner to enter into this agreement.

8. CONDITIONS. The Appraisal Report shall be subject to Appraiser's conditions and limitations standard form or as shown on attachment hereto. The Appraisal Report will be prepared for the sole and exclusive use of the Client, and shall not be reproduced, printed or distributed in any manner without written consent of Appraiser, as it consists of "trade secrets and commercial and financial information" which is privileged and confidential and exempted from disclosure under 5USC(b)(4).

9. WARRANTIES AND INDEMNITY. Appraiser does not make any warranties or guarantees of any kind regarding the condition of the property, sufficiency of title, areas and boundaries, mechanical and structural conditions of the improvements and with the agreement that the Appraisal Report represents Appraiser's opinion of value only, without any warranty that the property will sell for the appraised value. Client agrees to indemnify Appraiser, his employees and independent contractors from all claims, suits and charges of any nature that may arise out of this agreement.

10. ADDITIONAL AGREEMENTS:
Appraisal Fee: $550.00 for opinion of current market value

Exterior only property inspection on 05/10/2022 at 10:00 am

Please return a signed copy of this agreement (pdf or hard copy with the payment)

Thank you for your business. Brian

Brian Butler
Po Box 1996
Wilson, WY 83014

Executed in duplicate originals on this day, 05/04/2022

Client Signature	Appraiser Signature
JACKSON/TETON COUNTY HOUSING DEPARTMENT	Brian Butler
Client Name	Appraiser Name
320 S KING STREET, JACKSON, WY 83001	Box 1630, Wilson, WY 83014
Client Address	Appraiser Address
	307-734-9488
Client Telephone	Appraiser Telephone

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RIZZOTTI & CO. INC.
BOX 1630
WILSON, WY 83014
307-734-9488

05/10/2022

APRIL NORTON
JACKSON/TETON COUNTY HOUSING DEPARTMENT
320 S KING STREET
JACKSON, WY 83001

Re: Property: 910 Smith Ln
Jackson, WY 83001
Borrower:
File No.: 202204099

Opinion of Value: $ 1,600,000
Effective Date: 05/05/2022

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

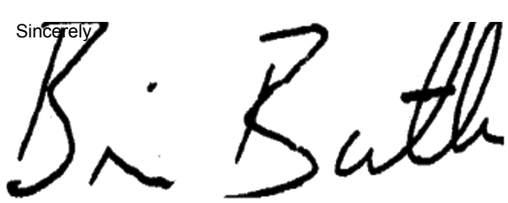
The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

Due to the limited amount of sales data in the subject's immediate area, it was necessary to use comparable sales in excess of 6 months. While every attempt was made to comply with standard underwriting guidelines, such as proximity to the subject, the sales dates of the comps used and line item, net and gross adjustments applied to the comps, the limited quantity of data in the subject's market area makes this difficult.

The comparable sales used in this report are, in the opinion of the appraiser, the best available, and all of the adjustments applied to the comps are necessary in order to reflect the differences between the comps and the subject property. All of the adjustments applied are supported by market data.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



BRIAN BUTLER
CERTIFIED RESIDENTIAL APPRAISER
License or Certification #: 814
State: WY Expires: 12/19/2022
bbutlerwy@gmail.com

USPAP ADDENDUM

File No. 202205006

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender							

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: UNDER 3 MONTHS.

Additional Certifications

I certify that, to the best of my knowledge and belief:

☐ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☒ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

PRIOR APPRAISAL COMPLETED 08/05/2021. I HAVE PERFORMED NO ADDITIONAL SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

APPRAISER:

Signature:
Name: BRIAN BUTLER
Date Signed: 05/10/2022
State Certification #: 814
or State License #:
State: WY
Expiration Date of Certification or License: 12/19/2022
Effective Date of Appraisal: 05/05/2022

SUPERVISORY APPRAISER: (only if required)

Signature:
Name:
Date Signed:
State Certification #: 814
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser Inspection of Subject Property:
☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

RESIDENTIAL APPRAISAL REPORT

File No.: 202205006

SUBJECT

Property Address: 910 Smith Ln | City: Jackson | State: WY | Zip Code: 83001
County: Teton | Legal Description: LOT 25, JACKSON HOLE MEADOWS
Assessor's Parcel #: 22-41-16-32-4-05-001
Tax Year: 2021 | R.E. Taxes: $ 4,792 | Special Assessments: $ 0 | Borrower (if applicable):
Current Owner of Record: RD RENTALS LLC | Occupant: ☐ Owner ☒ Tenant ☐ Vacant | ☐ Manufactured Housing
Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe) | HOA: $ 0 ☐ per year ☐ per month
Market Area Name: TOWN OF JACKSON | Map Reference: PLAT # 191 | Census Tract: 9677.04

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☒ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: ESTABLISH CURRENT MARKET VALUE.

Intended User(s) (by name or type): JACKSON/TETON COUNTY HOUSING DEPARTMENT
Client: JACKSON/TETON COUNTY HOUSING DEPARTME | Address: 320 S KING STREET, JACKSON, WY 83001
Appraiser: BRIAN BUTLER | Address: BOX 1630, WILSON, WY 83014

MARKET AREA DESCRIPTION

Location:	☒ Urban	☐ Suburban	☐ Rural	**Predominant Occupancy**		**One-Unit Housing**	PRICE	AGE	**Present Land Use**		**Change in Land Use**
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%				$(000)	(yrs)			
Growth rate:	☐ Rapid	☒ Stable	☐ Slow	☒ Owner	80				One-Unit	60 %	☒ Not Likely
Property values:	☒ Increasing	☐ Stable	☐ Declining	☒ Tenant	20		800	Low 0	2-4 Unit	10 %	☐ Likely * ☐ In Process *
Demand/supply:	☒ Shortage	☐ In Balance	☐ Over Supply	☒ Vacant (0-5%)			6,500	High 85	Multi-Unit	10 %	* To:
Marketing time:	☒ Under 3 Mos.	☐ 3-6 Mos.	☐ Over 6 Mos.	☐ Vacant (>5%)			2,000	Pred 20	Comm'l	10 %	
									VACANT	10 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): SEE ADDENDUM.

SITE DESCRIPTION

Dimensions: 69.33' X 75' | Site Area: 5,200 Sq.Ft.
Zoning Classification: NH-1 | Description: RESIDENTIAL
Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning
Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown | Have the documents been reviewed? ☐ Yes ☐ No | Ground Rent (if applicable) $ /
Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)
Actual Use as of Effective Date: SINGLE FAMILY WITH ACCESSORY UNIT | Use as appraised in this report: SINGLE FAMILY WITH ACCESSORY UNIT
Summary of Highest & Best Use: SEE ADDENDUM.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	LOWER VALLEY
Gas	☒	☐	LOWER VALLEY
Water	☒	☐	TOWN
Sanitary Sewer	☒	☐	TOWN
Storm Sewer	☒	☐	TOWN

Off-site Improvements	Type	Public	Private
Street	ASPHALT	☒	☐
Curb/Gutter	NONE	☐	☐
Sidewalk	NONE	☐	☐
Street Lights	NONE	☐	☐
Alley	NONE	☐	☐

Topography	MOSTLY LEVEL
Size	TYPICAL
Shape	RECTANGULAR
Drainage	APPEARS ADEQUATE
View	RESIDENTIAL/MOUNTAIN

Other site elements: ☐ Inside Lot ☒ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)
FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone X | FEMA Map # 56039C2906D | FEMA Map Date 09/16/2015
Site Comments: SEE ATTACHED ADDENDUM.

DESCRIPTION OF THE IMPROVEMENTS

General Description		**Exterior Description**		**Foundation**		**Basement** ☒ None		**Heating**	FAU/B.B.
# of Units	1 ☒ Acc.Unit	Foundation	CONCRETE	Slab	A.U.	Area Sq. Ft.		Type	FAU/B.B.
# of Stories	1	Exterior Walls	HARDIE	Crawl Space	YES	% Finished		Fuel	ELEC
Type	☐ Det. ☒ Att. ☐	Roof Surface	ASPH SH	Basement	NONE	Ceiling			
Design (Style)	RANCH	Gutters & Dwnspts.	METAL	Sump Pump	☐	Walls		**Cooling**	NONE
☒ Existing	☐ Proposed ☐ Und.Cons.	Window Type	VINYL CLAD	Dampness	☐	Floor		Central	NONE
Actual Age (Yrs.)	55	Storm/Screens	YES	Settlement	NONE	Outside Entry		Other	NONE
Effective Age (Yrs.)	25			Infestation	NONE				

Interior Description		**Appliances**		**Attic** ☒ None		**Amenities**		**Car Storage** ☐ None	
Floors	PGO/CPT/TILE: GOOD	Refrigerator	☐	Stairs	☐	Fireplace(s) #	0	Garage # of cars	(4 Tot.)
Walls	DW/PNT: GOOD	Range/Oven	☒	Drop Stair	☐	Patio	NONE	Attach.	
Trim/Finish	WD/PNT/STN: GOOD	Disposal	☒	Scuttle	☐	Deck	1 WOOD	Detach.	
Bath Floor	TILE/VINYL: AVG	Dishwasher	☒	Doorway	☐	Porch	1 COVERED	Blt.-In	
Bath Wainscot	FIBERGLASS: AVG	Fan/Hood	☐	Floor	☐	Fence	YARD	Carport	
Doors	SOLID/HOLLOW	Microwave	☐	Heated	☐	Pool	NONE	Driveway	4 OPEN
		Washer/Dryer	☐	Finished	☐			Surface	CONCRETE

Woodstove(s) # NONE

Finished area **above** grade contains: 5 Rooms | 3 Bedrooms | 2.0 Bath(s) | 1,248 Square Feet of Gross Living Area Above Grade
Additional features: ASPHALT SHINGLE ROOF; HARDIE SIDING; VINYL CLAD WINDOWS; AVERAGE QUALITY KITCHENS AND BATHS; PERGO, VINYL, CARPET, AND TILE FLOORING; OPEN PARKING.
Describe the condition of the property (including physical, functional and external obsolescence): THE SUBJECT IS AN 55 YEAR OLD, AVERAGE QUALITY, WOOD FRAME (MODULAR) HOME WHICH HAS BEEN UPDATED (DATE UNKNOWN) AND WAS OBSERVED TO BE IN OVERALL AVERAGE CONDITION. PER COUNTY RECORDS, THE GARAGE WAS CONVERTED TO AN ACCESSORY UNIT IS 1998 (EXTERIOR INSPECTION ONLY). DETAILS FOR THE IMPROVEMENTS WERE OBTAINED DURING THE COURSE OF A PRIOR APPRAISAL. THE EFFECTIVE AGE IS LOWER THAN THE ACTUAL AGE DUE TO UPDATING.

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RESIDENTIAL APPRAISAL REPORT

File No.: 202205006

TRANSFER HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): MLS AND COUNTY RECORDS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: THE SUBJECT SOLD PREVIOUSLY AS INDICATED, THE INCREASE IN VALUE APPEARS TO BE DUE TO INCREASING VALUES IN THE SUBJECT'S IMMEDIATE MARKET AREAS. ADDITIONALLY A WARRANTY DEED WAS RECORDED ON 06/03/2020, THIS DOES NOT APPEAR TO BE AN ARMS LENGTH TRANSACTION (SEE ATTACHED). NO OTHER PRIOR SALES OR TRANSFERS OF THE SUBJECT WERE NOTED IN THE PRIOR 36 MONTHS, PER MLS AND COUNTY RECORDS. COMP 2 WAS TRANSFERRED PREVIOUSLY VIA QUIT CLAIM DEED ON 01/19/2021, THIS DOES NOT APPEAR TO BE AN ARMS LENGTH TRANSACTION. NO OTHER PRIOR SALES OR TRANSFERS OF THE COMPS WERE NOTED IN THE PRIOR 12 MONTHS.
Date: 06/03/2020	
Price: 0	
Source(s): TBOR MLS/COUNTY REC	
2nd Prior Subject Sale/Transfer	
Date: 10/18/2019	
Price: 995,000	
Source(s): TBOR MLS/COUNTY REC	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	910 Smith Ln Jackson, WY 83001	445 Stacy Ln Jackson, WY 83001		430 Scott Ln Jackson, WY 83001		637 Cache Creek Dr Jackson, WY 83001	
Proximity to Subject		0.09 miles SE		0.07 miles S		1.70 miles E	
Sale Price	$		$ 1,570,200		$ 1,020,000		$ 1,750,000
Sale Price/GLA	$ /sq.ft.	$ 1,478.53 /sq.ft.		$ 1,011.90 /sq.ft.		$ 1,520.42 /sq.ft.	
Data Source(s)	INSP./MLS	TBOR MLS #21-3055; DOM: 102		TBOR MLS #20-3166;DOM 47		TBOR MLS #21-3181;DOM 93	
Verification Source(s)	COUNTY REC.	WARRANTY DEED/AGENT		WARRANTY DEED/AGENT		WARRANTY DEED/AGENT	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	CONV. LOAN		CONV. LOAN		CONV. LOAN	
Concessions	N/A	NONE NOTED		NONE NOTED		NONE NOTED	
Date of Sale/Time	N/A	11/30/2021 COE	0	01/19/2021 COE	0	11/30/2021 COE	0
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	TRAFFIC	SUPERIOR	-225,000	TRAFFIC		SUPERIOR	-225,000
Site	5,200 Sq.Ft.	7,362 Sq.Ft.	-15,100	9,148 Sq.Ft.	-27,600	7,405 Sq.Ft.	-15,400
View	RESIDENTIAL/MTN	RESIDENTIAL/MTN		RESIDENTIAL/MTN		RESIDENTIAL/MTN	
Design (Style)	RANCH	SPLIT LEVEL	0	RANCH		SPLIT LEVEL	0
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Age	55	43	0	44	0	25	0
Condition	AVERAGE	AVERAGE		UPDATED	-50,400	AVERAGE	
Above Grade Room Count (Total / Bdrms / Baths)	5 / 3 / 2.0	4 / 3 / 1	0	5 / 3 / 1.1	0	4 / 2 / 1.0	0
Gross Living Area	1,248 sq.ft.	1,062 sq.ft.	+74,400	1,008 sq.ft.	+96,000	1,151 sq.ft.	0
Basement & Finished	NONE	504 SF FIN BSMT	-151,200	NONE		1056 SF FIN. BSMT	-316,800
Rooms Below Grade	NONE	1 BED/1 BATH	0	NONE		3 BED,1 BATH	0
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	FAU/B.B./NONE	B.B./NONE	0	COVE/NONE	0	RADIANT/NONE	0
Energy Efficient Items	NONE NOTED	NONE NOTED		NONE NOTED		NONE NOTED	
Garage/Carport	NONE	2 CAR GARAGE	-50,000	1 CAR GARAGE	-25,000	NONE	
Porch/Patio/Deck	PORCH/DECK	PORCH	0	PORCH	0	PORCH	0
AMENITIES	600 SF AU	NONE	+180,000	NONE	+180,000	NONE	+180,000
CONTRACT DATE	N/A	10/01/2021 CD	0	11/12/2020 CD	0	10/18/2021 CD	0
CLOSE OF ESCROW	N/A	11/30/2021 COE	0	01/19/2021 COE	0	11/30/2021 COE	0
MARKET CONDITIONS	N/A	2% X 7 MONTHS	+219,800	2% X 18 MONTHS	+367,200	2% X 6.5 MONTHS	+227,500
Net Adjustment (Total)		☒ + ☐ -	$ 32,900	☒ + ☐ -	$ 540,200	☐ + ☒ -	$ -149,700
Adjusted Sale Price of Comparables		Net 2.1 % Gross 58.3 %	$ 1,603,100	Net 53.0 % Gross 73.2 %	$ 1,560,200	Net 8.6 % Gross 55.1 %	$ 1,600,300

Summary of Sales Comparison Approach SEE ATTACHED ADDENDUM.

THE APPRAISAL IS BASED ON THE EXTRAORDINARY ASSUMPTION THAT THE INTERIOR OF THE IMPROVEMENTS HAVE A SIMILAR QUALITY AND CONDITION AS OBSERVED ON 08/05/2021. IF THE EXTRAORDINARY ASSUMPTION IS FOUND TO BE FALSE THERE MAYBE BE AN EFFECT ON THE APPRAISAL RESULTS.

Indicated Value by Sales Comparison Approach $ 1,600,000

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RESIDENTIAL APPRAISAL REPORT

File No.: 202205006

COST APPROACH

COST APPROACH TO VALUE (if developed) ☐ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): THE SITE VALUE WAS DERIVED THROUGH EXTRACTION DUE TO A LIMITED POOL OF APPROPRIATE COMPARABLE LAND SALES. SITE VALUE ESTIMATE IS TYPICAL FOR THE SUBJECT'S MARKET AREA, AND IS A REFLECTION OF THE LIMITED PRIVATE LAND AVAILABLE FOR DEVELOPMENT IN TETON COUNTY, WYOMING (97% PUBLIC LAND).

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data: LOCAL BUILDERS & SUPPLIERS

Quality rating from cost service: AVG Effective date of cost data: 05/05/2022

Comments on Cost Approach (gross living area calculations, depreciation, etc.): THE COST APPROACH HAS BEEN COMPLETED FOR ILLUSTRATION PURPOSES ONLY. LOCAL BUILDERS COSTS UTILIZED AS THIS BEST REFLECTS THE REPLACEMENT COST IN THIS AREA.

Estimated Remaining Economic Life (if required): 50 Years

OPINION OF SITE VALUE			=$	950,000
DWELLING	1,248 Sq.Ft. @ $	500.00	=$	624,000
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
600 SF AU			=$	300,000
Garage/Carport	Sq.Ft. @ $		=$	
Total Estimate of Cost-New			=$	924,000
Less Depreciation	Physical 307,969	Functional	External =$(	307,969)
Depreciated Cost of Improvements			=$	616,031
"As-is" Value of Site Improvements			=$	25,000
			=$	
			=$	
INDICATED VALUE BY COST APPROACH			**=$**	1,591,031

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM): INCOME APPROACH NOT COMPLETED DUE TO LACK OF RELEVANCE IN THIS MARKET FOR THE SUBJECT PROPERTY TYPE.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 1,600,000 **Cost Approach (if developed) $** 1,591,031 **Income Approach (if developed) $**

Final Reconciliation: EXCLUSIVE EMPHASIS IS GIVEN TO THE SALES COMPARISON APPROACH, AS THE DATA IS EXTRACTED FROM THE MARKETPLACE. THE COST APPROACH WAS UTILIZED FOR ILLUSTRATION PURPOSES ONLY. THE INCOME APPROACH WAS NOT UTILIZED, AS THIS IS NOT CONSIDERED A RELIABLE METHOD OF ESTIMATING MARKET VALUE FOR A SINGLE FAMILY RESIDENTIAL PROPERTY.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: THIS APPRAISAL IS MADE "AS-IS". NO CONDITIONS ARE REQUIRED.

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 1,600,000 **, as of:** 05/05/2022 **, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

ATTACHMENTS

A true and complete copy of this report contains 28 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

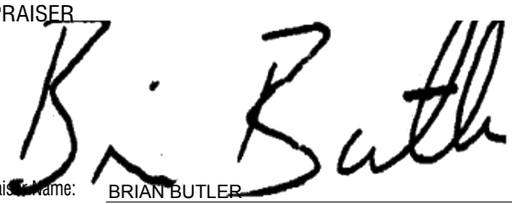
☒ Scope of Work	☒ Limiting Cond./Certifications	☒ Narrative Addendum	☒ Photograph Addenda	☒ Sketch Addendum
☒ Map Addenda	☒ Additional Sales	☐ Cost Addendum	☐ Flood Addendum	☐ Manuf. House Addendum
☐ Hypothetical Conditions	☐ Extraordinary Assumptions	☐	☐	☐

SIGNATURES

Client Contact: APRIL NORTON Client Name: JACKSON/TETON COUNTY HOUSING DEPARTMENT

E-Mail: ahnorton@tetoncountywy.gov Address: 320 S KING STREET, JACKSON, WY 83001

APPRAISER



Appraiser Name: BRIAN BUTLER

Company: RIZZOTTI & CO. INC.

Phone: 307-734-9488 Fax:

E-Mail: bbutlerwy@gmail.com

Date of Report (Signature): 05/10/2022

License or Certification #: 814 State: WY

Designation: CERTIFIED RESIDENTIAL APPRAISER

Expiration Date of License or Certification: 12/19/2022

Inspection of Subject: ☐ Interior & Exterior ☒ Exterior Only ☐ None

Date of Inspection: 05/05/2022

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

GP RESIDENTIAL

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ADDITIONAL COMPARABLE SALES

File No.: 202205006

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	910 Smith Ln Jackson, WY 83001	910 Smith Ln Jackson, WY 83001					
Proximity to Subject		Less than 0.01 miles					
Sale Price	$		$ 995,000		$		$
Sale Price/GLA	$ /sq.ft.	$ 797.28 /sq.ft.		$ /sq.ft.		$ /sq.ft.	
Data Source(s)	INSP./MLS	TBOR MLS #19-1807;DOM 109					
Verification Source(s)	COUNTY REC.	WARRANTY DEED/AGENT/INSP					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	CASH					
Concessions	N/A	NONE NOTED					
Date of Sale/Time	N/A	10/18/2019 COE	0				
Rights Appraised	Fee Simple	Fee Simple					
Location	TRAFFIC	TRAFFIC					
Site	5,200 Sq.Ft.	5,200 Sq.Ft.					
View	RESIDENTIAL/MTN	RESIDENTIAL/MTN					
Design (Style)	RANCH	RANCH					
Quality of Construction	AVERAGE	AVERAGE					
Age	55	52	0				
Condition	AVERAGE	AVERAGE					
Above Grade Room Count	Total 5 / Bdrms 3 / Baths 2.0	Total 5 / Bdrms 3 / Baths 2		Total / Bdrms / Baths		Total / Bdrms / Baths	
Gross Living Area	1,248 sq.ft.	1,248 sq.ft.		sq.ft.		sq.ft.	
Basement & Finished	NONE	NONE					
Rooms Below Grade	NONE	NONE					
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	FAU/B.B./NONE	B.B./NONE					
Energy Efficient Items	NONE NOTED	NONE NOTED					
Garage/Carport	NONE	NONE					
Porch/Patio/Deck	PORCH/DECK	PORCH/DECK					
AMENITIES	600 SF AU	600 SF AU					
CONTRACT DATE	N/A	08/26/2019 CD	0				
CLOSE OF ESCROW	N/A	10/18/2019 COE	0				
MARKET CONDITIONS	N/A	2% X 32.5 MONTHS	+646,800				
Net Adjustment (Total)		☒ + ☐ -	$ 646,800	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net 65.0 % Gross 65.0 %	$ 1,641,800	Net % Gross %	$	Net % Gross %	$

Summary of Sales Comparison Approach: SEE ADDENDUM.

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Market Conditions Addendum to the Appraisal Report

File No. 202205006

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 910 Smith Ln City Jackson State WY ZIP Code 83001

Borrower

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	19	5	4	☐ Increasing	☐ Stable	☒ Declining
Absorption Rate (Total Sales/Months)	3.17	1.67	1.33	☐ Increasing	☐ Stable	☒ Declining
Total # of Comparable Active Listings	3	2	3	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.9	1.2	2.3	☐ Declining	☐ Stable	☒ Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Median Comparable Sale Price	1,771,250	1,750,000	2,137,500	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Sales Days on Market	64	93	74	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	1,800,000	1,899,000	1,795,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	122	161.5	40	☒ Declining	☐ Stable	☐ Increasing
Median Sale Price as % of List Price	98	92	100	☒ Increasing	☐ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No				☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). SELLER CONCESSIONS HAVE NOT BEEN TYPICAL IN THE PRIOR 12 MONTHS, HOWEVER ISOLATED SALES CONCESSIONS MAY OCCUR.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

REO & SHORT SALES ARE NOT A FACTOR IN THIS MARKET SEGMENT.

Cite data sources for above information. TETON BOARD OF REALTORS MLS.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

SEARCH PARAMETERS: SINGLE FAMILY HOMES LOCATED IN THE TOWN OF JACKSON MARKET AREA WITH A LIST PRICE LESS THAN $2,500,000. DUE TO A LACK OF DATA IN THIS SEGMENT, IT IS DIFFICULT TO DRAW MARKET TREND CONCLUSIONS. VALUES APPEAR TO BE INCREASING IN THE SUBJECT'S IMMEDIATE AND GENERAL MARKET AREAS (SEE PAIRED SALES ATTACHED).

NOTE: THERE CURRENTLY IS A SHORTAGE OF SUPPLY IN THE SUBJECT'S MARKET SEGMENT. SUBJECT'S MARKET AREA IS BENEFITING FROM STRONG DEMAND AS A RESULT OF SIGNIFICANT MIGRATION FROM BUYERS RESIDING IN OTHER AREAS OF THE COUNTRY WHO ARE SEEKING AN ENVIRONMENT WHICH BENEFITS FROM MORE OPEN SPACES, LOWER DENSITY, NUMEROUS RECREATIONAL OPPORTUNITIES, PROXIMITY TO AN AIRPORT, AND LACK OF STATE INCOME TAXES.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following: **Project Name:**

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☐ Declining	☐ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				☐ Declining	☐ Stable	☐ Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature	Signature
Appraiser Name BRIAN BUTLER	Supervisory Appraiser Name
Company Name RIZZOTTI & CO. INC.	Company Name
Company Address BOX 1630, WILSON, WY 83014	Company Address
State License/Certification # 814 State WY	State License/Certification # State
Email Address bbutlerwy@gmail.com	Email Address

Form 1004MC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Supplemental Addendum

File No. 202205006

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							

*THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL TO ESTABLISH AN OPINION OF CURRENT MARKET VALUE, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THE APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

*SCOPE OF THE APPRAISAL:
IN THE PREPARATION OF THIS APPRAISAL THE APPRAISER HAS MADE AN INSPECTION OF THE SUBJECT SITE AND IMPROVEMENTS FROM THE STREET (EXTERIOR INSPECTION ONLY) AND TAKING SUFFICIENT PHOTOGRAPHS TO ADEQUATELY CHARACTERIZE THE PROPERTY APPRAISED. APPRAISER HAS NOTED ALL READILY OBSERVABLE CONDITIONS OF THE SUBJECT PROPERTY, THAT IS CONDITIONS THAT ARE IMMEDIATELY NOTICEABLE AND DISCERNIBLE DURING A TYPICAL EXTERIOR ONLY APPRAISAL INSPECTION. THE SUBJECT NEIGHBORHOOD WAS ALSO INSPECTED TO ASSIST IN THE DETERMINATION OF THE NEIGHBORHOOD CHARACTERISTICS. THIS INFORMATION WAS ANALYZED IN ORDER TO DOCUMENT THE VARIOUS ENVIRONMENTAL, SOCIAL, GOVERNMENTAL AND ECONOMIC FACTORS THAT INFLUENCE VALUE. DATA REGARDING THE SALES OF RESIDENTIAL LAND AND IMPROVED PROPERTIES WERE COLLECTED AND VERIFIED. THE VALUATION OF THE PROPERTY IS BASED EXCLUSIVELY ON THE SALES COMPARISON APPROACH, AS THIS IT THE MOST RELIABLE METHOD OF ESTIMATING MARKET VALUE FOR A SINGLE FAMILY RESIDENTIAL PROPERTY. THE COST APPROACH WAS COMPLETED FOR ILLUSTRATION PURPOSES, HOWEVER THIS IS NOT CONSIDERED A RELIABLE METHOD OF ESTIMATING MARKET VALUE FOR A SINGLE FAMILY RESIDENTIAL PROPERTY. THE INCOME APPROACH WAS NOT UTILIZED, AS THIS IS NOT CONSIDERED A RELIABLE METHOD OF ESTIMATING MARKET VALUE FOR A SINGLE FAMILY PROPERTY.

THE APPRAISER HAS NO KNOWLEDGE OF ANY HIDDEN OR UNAPPARENT CONDITION OF THE PROPERTY THAT WOULD MAKE THE PROPERTY MORE OR LESS VALUABLE, AND MAKES NO GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE CONDITION OF THE PROPERTY.

THE APPRAISAL IS BASED ON THE EXTRAORDINARY ASSUMPTION THAT THE INTERIOR OF THE IMPROVEMENTS HAVE A SIMILAR QUALITY AND CONDITION AS OBSERVED ON 08/05/2021. IF THE EXTRAORDINARY ASSUMPTION IS FOUND TO BE FALSE THERE MAYBE BE AN EFFECT ON THIS APPRAISAL.

*PROPERTY RIGHTS APPRAISED:
THE PROPERTY RIGHTS BEING APPRAISED IS A FEE SIMPLE ESTATE. THIS IS DEFINED AS: ABSOLUTE OWNERSHIP UNENCUMBERED BY ANY OTHER INTEREST OR ESTATE, SUBJECT ONLY TO THE FOUR POWERS OF GOVERNMENT.

*NEIGHBORHOOD BOUNDARIES: THE SUBJECT NEIGHBORHOOD IS THE TOWN OF JACKSON, LOCATED IN TETON COUNTY, WYOMING.

*NEIGHBORHOOD DESCRIPTION:
SUBJECT IS LOCATED IN THE TOWN OF JACKSON, AND IS CONVENIENT TO MOST PUBLIC AND PRIVATE SERVICES, AND THE DOWNTOWN COMMERCIAL CORE, WHICH HAS STRONG APPEAL DUE TO THE NUMEROUS AMENITIES, INCLUDING RESTAURANTS, SHOPPING, SNOW KING RESORT, CENTER FOR THE ARTS, NATIONAL ELK REFUGE AND NATIONAL FOREST TRAILS. JACKSON IS CONSIDERED THE SOUTHERN GATEWAY TO GRAND TETON AND YELLOWSTONE NATIONAL PARKS.

SUBJECT'S GENERAL AREA IS REFERRED TO AS JACKSON HOLE, WHICH IS A POPULAR MOUNTAIN COMMUNITY, ENCOMPASSING APPROXIMATELY 750 SQUARE MILES, OF WHICH 97% IS FEDERALLY OWNED (NATIONAL FOREST, NATIONAL PARKS, BLM). SUBDIVISIONS ARE SCATTERED THROUGHOUT THE COUNTY, WITH THE MAJORITY CONCENTRATED WITHIN 180 SQUARE MILES. THIS REGION IS DIVIDED BY SEVERAL MAJOR RIVERS, AND A NUMBER OF BUTTES, HILLS AND MOUNTAINS. DUE TO THE TOPOGRAPHY, AND THE PREDOMINANCE OF PUBLIC LAND, THE DISTANCES BETWEEN COMPETING SUBDIVISIONS ARE TYPICALLY GREATER THAN ONE MILE.

THE SUBJECT'S MARKET AREA CONTAINS A VARIETY OF HOUSING TYPES, INCLUDING OLDER SMALL AVERAGE QUALITY CABINS, TOWN HOMES, CONDOS, LOG HOMES, MULTI-LEVEL WOOD AND GLASS CONTEMPORARY STYLE HOMES. THIS AREA CONTAINS A COMPATIBLE DIVERSITY OF HOUSING STYLES.

THIS AREA IS WORLD RENOWN FOR ITS SUMMER AND WINTER RECREATIONAL OPPORTUNITIES. JACKSON IS HOME OF THE JACKSON HOLE MOUNTAIN RESORT LOCATED AT TETON VILLAGE AND SNOW KING SKI RESORTS. COMMERCIAL JET SERVICE IS AVAILABLE AT THE JACKSON HOLE AIRPORT APPROXIMATELY 6 MILES NORTH OF THE TOWN OF JACKSON.

*MARKET CONDITIONS:
PROPERTY VALUES IN THE SUBJECT'S MARKET SEGMENT IN TETON COUNTY APPEAR TO BE INCREASING DUE TO STRONG DEMAND AND A LIMITED SUPPLY. BASED ON DATA FROM THE ATTACHED MC ADDENDUM, IN THE SUBJECT'S MARKET SEGMENT, THERE CURRENTLY APPEARS TO BE A SHORTAGE OF SUPPLY CONDITION. BASED ON DATA FROM THE ATTACHED MC ADDENDUM, ESTIMATED EXPOSURE & MARKETING TIME FOR THE SUBJECT'S PRICE SEGMENT IS UNDER 3 MONTHS. CASH & NEW LOANS ARE COMMON IN THIS AREA. SELLER PAID DISCOUNTS ARE NOT COMMON. HOWEVER, SELLERS WILL CUSTOMARILY SHARE IN THE CLOSING COSTS INVOLVED IN A SALE TRANSACTION. SALES AND FINANCING CONCESSIONS DO OCCUR BUT ARE NOT TYPICAL. NO ADVERSE MARKETING CONDITIONS WERE NOTED.

USPAP DEFINES EXPOSURE TIME AS THE ESTIMATED LENGTH OF TIME THAT THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL. A HYPOTHETICAL CONDITION IS MADE THAT THE SUBJECT PROPERTY IS BEING SOLD AND A REASONABLE EXPOSURE TIME, IN THE SUBJECT MARKET, FOR THE PROPERTY TO SELL AT THE APPRAISED VALUE IS UNDER 3 MONTHS.

A REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY DEVELOPED INDEPENDENTLY FROM THE STATED MARKETING TIME IS UNDER 3 MONTHS.

MARKETING TIME IS DEEMED TO START AT THE EFFECTIVE DATE OF THE APPRAISAL, LOOKING FORWARD IN TIME. IT IS A PREDICTION OF HOW LONG A PROPERTY WOULD REQUIRE EXPOSURE TO A COMPETITIVE AND OPEN MARKET IN ORDER TO FIND A BUYER, UNDER EITHER TYPICAL OR PRESCRIBED CIRCUMSTANCES.

*ENVIRONMENTAL COMMENTS:
NO ADVERSE ENVIRONMENTAL CONDITIONS WERE NOTED OR KNOWN IN THE SUBJECTS IMPROVEMENTS, ON THE SUBJECT SITE OR IN THE IMMEDIATE VICINITY OF THE SUBJECT PROPERTY. HOWEVER, THE EXISTENCE OF POTENTIALLY HAZARDOUS MATERIALS USED IN THE CONSTRUCTION OR MAINTENANCE OF THE BUILDING, SUCH AS THE PRESENCE OF UREA-FORMALDEHYDE FOAM INSULATION, ASBESTOS, LEAD BASED PAINT, AND/OR THE EXISTENCE OF TOXIC WASTE OR RADON MAY OR MAY NOT BE PRESENT. ADDITIONALLY, THIS APPRAISAL DOES NOT GUARANTEE THAT THE PROPERTY IS FREE OF DEFECTS OR ENVIRONMENTAL PROBLEMS. THE APPRAISER PERFORMS AN INSPECTION OF VISIBLE AND ACCESSIBLE AREAS ONLY. MOLD MAY BE PRESENT IN AREAS THE APPRAISER CAN NOT SEE. A PROFESSIONAL HOME INSPECTION OR ENVIRONMENTAL INSPECTION IS RECOMMENDED. THE APPRAISER IS A TRAINED AND EXPERIENCED OBSERVER OF REAL ESTATE, BUT RECOGNIZING, DETECTING OR MEASURING CONTAMINATION IS BEYOND THE SCOPE OF THE APPRAISERS EXPERTISE.

THE PROFESSIONAL COMPETENCY OF THE APPRAISER SHOULD NOT BE PRESUMED TO INCLUDE THE KNOWLEDGE OR

Supplemental Addendum

File No. 202205006

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							

EXPERIENCE OF A PROFESSIONAL SURVEYOR, ARCHITECT, ENGINEER, TITLE LAWYER OR OTHER SPECIALIST.

*THE APPRAISER IS NOT A HOME INSPECTOR, AND DOES NOT GUARANTEE THAT THE SUBJECT IS FREE OF DEFECTS NOR SHOULD THIS REPORT BE RELIED UPON TO DISCLOSE ANY POTENTIAL NEGATIVE CONDITIONS PRESENT IN THE SUBJECT PROPERTY. A PROFESSIONAL HOME OR ENVIRONMENTAL INSPECTION IS RECOMMENDED TO ADDRESS SUCH MATTERS.

*SITE COMMENTS:
SUBJECT IS A LEVEL, RECTANGULAR SHAPED, CORNER SITE, LOCATED ON A TYPICAL RESIDENTIAL STREET IN THE TOWN OF JACKSON. SUBJECT HAS MOUNTAIN AND RESIDENTIAL VIEWS TYPICAL FOR AREA. SUBJECT HAS CONCRETE DRIVEWAYS, AND LANDSCAPING TYPICAL FOR THE AREA. NO ADVERSE CONDITIONS WERE NOTED.

NOTE: THE SUBJECT IS LOCATED ON THE CORNER OF SMITH LANE AND SCOTT LANE, SCOTT LANE IS AN ARTERIAL ROADWAY. THIS LOCATION HAS SOME ADVERSE EFFECT ON MARKETABILITY. COMPS 2 & 4 HAVE SIMILAR TRAFFIC LOCATIONS.

HIGHEST AND BEST USE: DEFINITION: THE REASONABLY PROBABLE AND LEGAL USE OF THE PROPERTY, THAT IS PHYSICALLY POSSIBLE, APPROPRIATELY SUPPORTED, AND FINANCIALLY FEASIBLE, AND THAT RESULTS IN THE HIGHEST VALUE. THE HIGHEST AND BEST USE AS VACANT IS FOR RESIDENTIAL USE. SUBJECT'S CURRENT USE AS A SINGLE FAMILY HOME WITH AN ACCESSORY UNIT IS LEGAL, PHYSICALLY POSSIBLE, APPROPRIATELY SUPPORTED AND FINANCIALLY FEASIBLE, RESULTING IN THE HIGHEST VALUE. THEREFORE, THE SUBJECT'S CURRENT USE AS A SINGLE FAMILY HOME WITH AN ACCESSORY UNIT IS CONSIDERED TO BE ITS HIGHEST AND BEST USE (BOTH AS VACANT AND IMPROVED).

*SALES COMPARISON COMMENTS:
THE COMPS UTILIZED REPRESENT THE BEST INDICATORS OF VALUE AVAILABLE IN THE SUBJECTS MARKET AREA OF JACKSON, WY. NO OTHER COMPS WERE NOTED THAT WOULD PROVIDE A BETTER INDICATION OF THE SUBJECTS MARKET VALUE.

EXPLANATION OF ADJUSTMENTS:

THE LOCATION ADJUSTMENTS MADE TO COMPS 1 & 3 REFLECT SUPERIOR NON-TRAFFIC LOCATIONS. THESE ADJUSTMENTS ARE BASED ON HISTORICAL DATA, THE COMPARABLE SALES UTILIZED IN THIS APPRAISAL, APPRAISER EXPERIENCE, AGENT AND APPRAISER INTERVIEWS.

SITE SIZE ADJUSTMENTS MADE TO THE COMPS ARE MADE AT $300,000/ACRE OR $7/SF AND ARE BASED ON THE FOLLOWING PAIRED SALES, APPRAISER EXPERIENCE, AGENT AND APPRAISER INTERVIEWS.

25 RANCHER STREET (MLS #16-366) A .26 ACRE VACANT SITE SOLD 04/2016 FOR $575,000. 845 WHEATLEIGH WAY (MLS #16-1589) A .16 ACRE VACANT SITE SOLD 08/2016 FOR $510,000. THE $65,000 DIFFERENCE IN SALE PRICE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $65,000/.1 ACRE = $650,000/ACRE OR $15/SF

605 E SIMPSON (MLS #12-632) A .02 ACRE VACANT SITE SOLD 01/2013 FOR $220,000. 560 E SIMPSON (MLS #12-2580) A .17 ACRE VACANT SITE SOLD 01/2013 FOR $265,000. THE $45,000 DIFFERENCE IN SALE PRICE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $45,000/.15 ACRE = $300,000/ACRE OR $7/SF.

675 UPPER CACHE CREEK DRIVE (MLS #13-717) A .34 ACRE VACANT SITE SOLD 07/2013 FOR $300,000. 763 CACHE CREEK DRIVE (MLS #12-1711) A .18 ACRE VACANT SITE SOLD 02/2013 FOR $250,000. THE $50,000 DIFFERENCE IN SITE SIZE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $50,000/.16 ACRE = $312,500/ACRE OR $7/SF

287 RANCHER STREET (MLS #09-980) A .17 ACRE VACANT SITE SOLD 09/2012 FOR $260,000. 25 RANCHER STREET A .26 ACRE VACANT SITE SOLD 06/2012 FOR $300,000. THE $40,000 DIFFERENCE IN SITE SIZE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $50,000/.09 ACRE = $555,555/ACRE OR $13/SF.

675 UPPER CACHE CREEK DRIVE (MLS #13-717) A .34 ACRE VACANT SITE SOLD 07/2013 FOR $300,000. 667 CACHE CREEK DRIVE (MLS #13-715) A .17 ACRE VACANT SITE SOLD 05/2013 FOR $295,000. THE $5,000 DIFFERENCE IN SALE PRICE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $5,000/.17 ACRE = $29,412/ACRE OR $0.7/SF.

DESIGN ADJUSTMENTS ARE GENERALLY NOT MADE AS MOST OF THE HOMES IN THIS MARKET AREA ARE CUSTOM BUILT. THERE ARE A VARIETY OF HOME DESIGN TYPES IN THIS MARKET AREA WITH NO MARKET EVIDENCE TO SUGGEST SUPERIOR OR INFERIOR MARKETABILITY OF A SPECIFIC DESIGN TYPE.

AGE ADJUSTMENTS IN THIS MARKET SEGMENT ARE NOT GENERALLY MADE. TYPICALLY, BUYERS IN THIS MARKET SEGMENT ARE MORE CONCERNED WITH OVERALL CONDITION. IN THIS MARKET AREA, SIGNIFICANTLY OLDER HOMES WHICH HAVE BEEN UPDATED AND OR RENOVATED HAVE A SIMILAR MARKETABILITY AS NEWER HOMES.

THE CONDITION ADJUSTMENT MADE TO COMP 2 REFLECTS SUPERIOR INTERIOR UPDATING INCLUDING THE KITCHEN AND BATHS. THIS ADJUSTMENT IS MADE AT $50/SF AND IS BASED ON HISTORICAL DATA, THE COMPARABLE SALES UTILIZED IN THIS APPRAISAL, APPRAISER EXPERIENCE, AGENT AND APPRAISER INTERVIEWS.

GLA ADJUSTMENTS MADE TO THE COMPS ARE BASED ON AN ADJUSTMENT RATE RANGE OF $300/SF TO $500/SF, AND IS BASED ON: HISTORICAL DATA, THE COMPARABLE SALES UTILIZED IN THIS APPRAISAL, APPRAISER'S EXPERIENCE WITH SALES IN THIS MARKET SEGMENT, AGENT AND APPRAISER INTERVIEWS, WITH REPLACEMENT COSTS BEING IN THE $450/SF - $550+/SF RANGE. GLA ADJUSTMENTS ARE MADE AT $400/SF; BASEMENT ADJUSTMENTS ARE MADE AT $300/SF; ACCESSORY UNIT ADJUSTMENTS ARE MADE AT $300/SF.

ROOM COUNT ADJUSTMENTS ARE DIFFICULT TO EXTRACT FROM MARKET DATA AND ARE ACCOUNTED FOR IN THE DIFFERENCES IN GROSS BUILDING AREA.

MARKET CONDITIONS ADJUSTMENTS MADE TO THE SALES COMPS REFLECT INCREASING VALUES DUE TO LIMITED SUPPLY AND STRONG DEMAND. THE ADJUSTMENTS MADE TO THE COMPARABLE SALES ARE MADE AT +2%/MONTH FROM THEIR RESPECTIVE CONTRACT DATES (ROUNDED TO THE NEAREST .5 MONTH) AND ARE BASED ON PAIRED SALES (SEE ATTACHED PAIRED SALES FOR TIME ADJUSTMENTS) AND THE COMPARABLE SALES UTILIZED IN THIS APPRAISAL.

COMP 1 IS A 4 - 6 MONTH SALE LOCATED IN THE SUBJECT'S NEIGHBORHOOD WITH A SUPERIOR NON-TRAFFIC LOCATION. ADDITIONAL ADJUSTMENTS WERE MADE FOR SUPERIOR SITE SIZE, INFERIOR GLA, A SUPERIOR BASEMENT AREA, SUPERIOR COVERED AUTO STORAGE AND LACK OF AN ACCESSORY UNIT AND MARKET CONDITIONS.

COMP 2 IS A 16 MONTH SALE OF AN UPDATED HOME WITH A SIMILAR TRAFFIC LOCATION. ADDITIONAL ADJUSTMENTS WERE MADE FOR SUPERIOR SITE SIZE, INFERIOR GLA, SUPERIOR COVERED AUTO STORAGE, LACK OF AN ACCESSORY UNIT AND MARKET CONDITIONS.

COMP 3 IS A 4 - 6 MONTH SALE OF A SIMILAR QUALITY HOME WITH A SUPERIOR NON-TRAFFIC LOCATION. ADDITIONAL ADJUSTMENTS WERE MADE FOR SUPERIOR SITE SIZE, SUPERIOR BASEMENT AREA, LACK OF AN ACCESSORY UNIT AND MARKET CONDITIONS.

Supplemental Addendum

File No. 202205006

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							

COMP 4 IS A PRIOR SALE OF THE SUBJECT ADJUSTED FOR MARKET CONDITIONS.

IN ARRIVING AT THE FINAL OPINION OF VALUE, COMP 4 IS A PRIOR SALE OF THE SUBJECT WAS GIVEN GREATEST WEIGHT (50%). COMP 2 HAS A SIMILAR OVERALL LOCATION AND WAS GIVEN SECONDARY CONSIDERATION (25%). COMPS 1 & 3 HAVE SUPERIOR LOCATIONS AND WERE GIVEN TERTIARY CONSIDERATION (12.5% EACH).

*ADDITIONAL SCOPE OF WORK COMMENTS:
I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:
-THE STATEMENTS OF FACT CONTAINED IN THIS REPORT ARE TRUE AND CORRECT
-THE REPORTED ANALYSES, OPINIONS, AND CONCLUSIONS ARE LIMITED ONLY BY THE REPORTED ASSUMPTIONS AND LIMITING CONDITIONS, AND ARE MY PERSONAL, IMPARTIAL, AND UNBIASED PROFESSIONAL ANALYSES, OPINIONS AND CONCLUSIONS.
-I HAVE NO PRESENT OR PROSPECTIVE INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AND NO PERSONAL INTEREST WITH RESPECT TO THE PARTIES INVOLVED.
-I HAVE NO BIAS WITH RESPECT TO THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT OR TO THE PARTIES INVOLVED WITH THE ASSIGNMENT.
-MY ENGAGEMENT IN THIS ASSIGNMENT WAS NOT CONTINGENT UPON DEVELOPING OR REPORTING PREDETERMINED RESULTS.
-MY COMPENSATION FOR COMPLETING THIS ASSIGNMENT IS NOT CONTINGENT UPON THE DEVELOPMENT OR REPORTING OF A PREDETERMINED VALUE OR DIRECTION IN VALUE THAT FAVORS THE CAUSE OF THE CLIENT, THE AMOUNT OF THE VALUE OPINION, THE ATTAINMENT OF A STIPULATED RESULT, OR THE OCCURRENCE OF A SUBSEQUENT EVENT DIRECTLY RELATED TO THE INTENDED USE OF THIS APPRAISAL.
-MY ANALYSES, OPINIONS, AND CONCLUSIONS WERE DEVELOPED , AND THIS REPORT HAS BEEN PREPARED, IN CONFORMITY WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE.
-I HAVE MADE A PERSONAL INSPECTION OF THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT (EXTERIOR ONLY).
-I HAVE PERFORMED SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

PRIOR APPRAISAL COMPLETED 08/05/2021. I HAVE PERFORMED NO ADDITIONAL SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

*APPRAISER COMPETENCY: APPRAISER HAS COMPLETED IN EXCESS OF 50 APPRAISALS IN THE SUBJECT'S MARKET SEGMENT IN THE PAST 12 MONTHS. SUBJECT PROPERTY IS LOCATED WITHIN 10 MILES OF THE APPRAISER'S OFFICE. APPRAISER HAS ACCESS TO THE TETON BOARD OF REALTORS MLS; TETON COUNTY CLERK RECORDS; LOCAL APPRAISER DATABASE; COST DATA FROM LOCAL CONTRACTORS AND MATERIAL SUPPLIERS.

TBOR MLS Listing and Listing History - Page 1

910 SMITH LN, Jackson, WY 83001 — **19-1807** Residential Closed **$995,000**

Provided as a courtesy of
Brian Butler
Rizzotti Real Estate
1495 N West Street
PO Box 1630
Wilson, WY 83014
Office Phone - (307) 734-5242
Cell - (208) 709-5466
bbutlerwy@gmail.com



Non-Public:		**Start Showing Date:**			
House Style:	1 Story	**Year Built:**	1967	**Last Major Remod:**	
Main House Total Bedrooms:	5	**Main House Baths-Full:**	3	**Main House Baths-3/4:**	0
Main House Baths-Half:	0	**Main House Total Baths:**	3	**Main House 2nd Flr & Above SqFt:**	0
Main House-Main Level SqFt:	1,848	**Main House Garage Type:**	None	**Main House # Stalls:**	0
Main House Garage SqFt:		**Main House-BG SqFt Finished:**	0	**Main House-BG SqFt Unfinished:**	
Main House SqFt:	1,848	**Guest House Bedrooms:**		**Guest House Baths:**	
Guest House Garage SqFt:		**Guest House SqFt:**		**Overall Total Bedrooms:**	5
Overall Total Baths:	3	**Overall Garage SqFt:**		**Overall Livable SqFt:**	1,848
Acres:	0.12	**Lot Size:**		**Horses Allowed:**	No
# Horses Allowed:					
Common Name:		**Owner:**	BISHOP, MICHAEL J. & JUDY L.	**Assessed Value:**	
Area:	08 - Town of Jackson	**Subdivision:**	Town of Jackson	**Lot #:**	
Zoning:	Single Family	**Occupant:**		**Flood Zone:**	
Flood Class:		**PIDN:**	22-41-16-32-4-05-001	**Plat #:**	
Ann. HOA Fee $:	0	**Other Assess.:**		**Section:**	
Township:		**Range:**		**Taxes:**	3,515.85
Tax Year:	2018				
Possession:	At Closing	**In-House Listing #:**		**Directions:**	
Exclusions:					
County:	Teton	**Ownership:**	Single Family		

Legal Description: LOT 25, JACKSON HOLE MEADOWS

Public Remarks: Great location in the Town of Jackson! The main house has 3 bedrooms, 2 baths, while the attached additional unit has 2 bedrooms and 1 bath. Both units have separate entrances and private out door areas. Great investment property.

Private Remarks: Both units are leased until the fall. 3 bedroom rented for $3,000/month and 2 bedroom $1,600/month

Water: Public	**Construction:** Stick Built On Site	**Ground Flr Mstr Bdrm:** Ground Flr Mst Bdrm: Yes
Sewer: Public	**Exterior:** Wood	**Amenities:** Deck; Fenced
Basement: None	**Furnished:** Unfurnished	**Financing:** Cash / Conventional

Agent Owned:	N	**Listing Type:**	Exclusive Right to Sell	**Bonus:**	
Min Comm:		**Buyer Agent:**	Y	**Buyer Agent % or $:**	3
Sub Agent:	Y	**Sub Agent % or $:**	3	**Non Agent:**	Y
Non Agent % or $:	3	**Customer Agent:**	Y	**Customer Agnt % or $:**	3
Dual Variable:	N	**Key Location:**		**Showing Inst.:**	
Seller Represent:	Sellers' Agent				
Closing Company:		**Closing Agent:**		**Seller Concessions:**	No
Arms Length:	Yes				
County:	Teton	**Ownership:**	Single Family		
Effective Date:	07/01/2019	**Agent Days On Market:**	109	**Listing Price:**	1,050,000
Orig. List Price:	1,050,000	**Sold Date:**	10/18/2019	**Sold Price:**	995,000
Sold Financing:	Conventional	**Under Cont. Date:**	08/26/2019	**Status Change Date:**	10/21/2019

LA: Tyler Davis
LO: Jackson Hole Real Estate Associates, LLC; info@jhrea.com
SA: Reynolds Pomeroy II; reynoldspomeroy@jhrea.com
SO: Jackson Hole Real Estate Associates, LLC; (307)733-6060; info@jhrea.com

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Brian Butler on Tuesday, July 13, 2021 11:59 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

TBOR MLS Listing and Listing History - Page 2

History for MLS # 19-1807 910 SMITH LN, Jackson, WY 83001 $995,000

+	MLS #	Status	Price	% Change	Date	ADOM	Address
-	19-1807	Closed	$995,000	-5.2%	10/21/2019	109	910 SMITH LN
	+	Status	$1,050,000		10/21/2019		
	+	Arms Length	$1,050,000		10/21/2019		
	+	Status	$1,050,000		08/27/2019		
	+	Under Cont. Date	$1,050,000		08/27/2019		
	+	Text	$1,050,000		07/23/2019		
	+	New	$1,050,000		07/02/2019		
-	19-2112	Cancelled	$1,050,000	128.3%	10/21/2019	109	910 SMITH LN
	+	Status	$1,050,000		10/21/2019		
	+	Status	$1,050,000		10/21/2019		
	+	Arms Length	$1,050,000		10/21/2019		
	+	Status	$1,050,000		08/27/2019		
	+	Under Cont. Date	$1,050,000		08/27/2019		
	+	New	$1,050,000		07/23/2019		
	+	Copy	$1,050,000		07/23/2019		
-	13-1031	Closed	$460,000		07/09/2013	49	910 SMITH LN
	+	Status	$489,000		07/09/2013		
	+	Seller Concessions	$489,000		07/09/2013		
	+	Status	$489,000		06/12/2013		
	+	Contingency Remarks	$489,000		06/12/2013		
	+	Contingency	$489,000		06/04/2013		
	+	Text	$489,000		05/24/2013		
	+	New	$489,000		05/21/2013		

Paired Sales for Market Conditions Adjustments

Borrower					
Property Address	910 Smith Ln				
City	Jackson	County Teton	State WY	Zip Code	83001
Lender/Client					

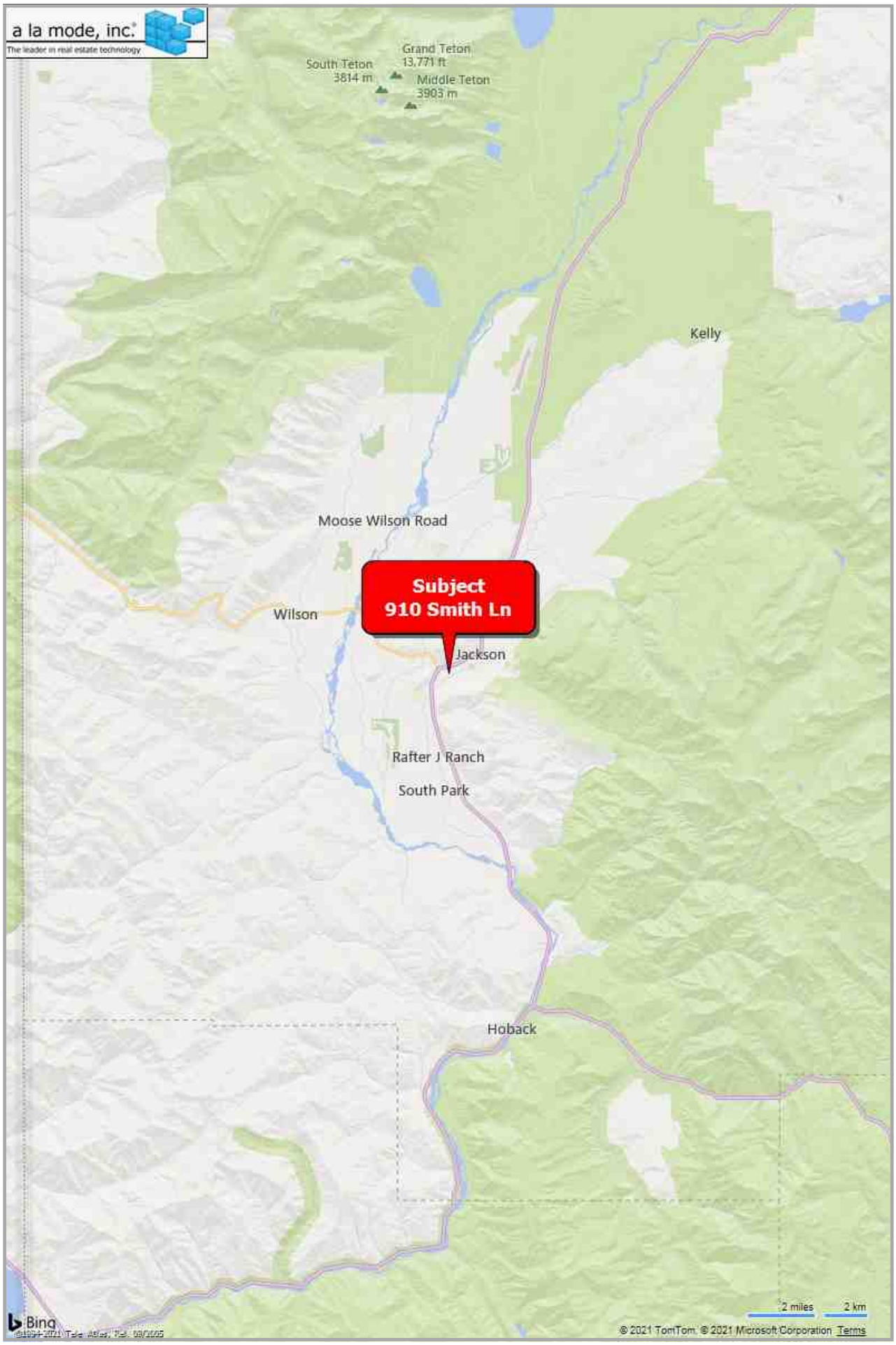
Paired Sales
Teton County Wyoming
Residential 2021 -2022

Rng .26- 5.9%

Address	Prior	Prior Sale	Current	Current Sale	Price Change	% Change	# Days	# Months	$ Change	Percentage
450 W Saddle Butte	8/23/2019	$1,750,000	02/10/22	$2,860,000	$1,110,000	63.43%	902	30.1	$36,918	2.11%
360 E Simpson Ave #20	8/6/2018	$535,000	2/23/2022	$1,100,000	$565,000	105.61%	1297	43.2	$13,069	2.44%
465 E Broadway D/A	5/22/2017	$480,000	02/23/22	$1,190,000	$710,000	147.92%	1738	57.9	$12,255	2.55%
6050 Burcher Road	12/8/2017	$5,175,000	3/1/2022	$11,200,000	$6,025,000	116.43%	1544	51.5	$117,066	2.26%
59 Virginian Ln 59-1	6/10/2019	$435,000	3/17/2022	$775,000	$340,000	78.16%	1011	33.7	$10,089	2.32%
610 Highlands Dr	12/31/2020	$499,000	04/19/22	$610,000	$111,000	22.24%	474	15.8	$7,025	1.41%
6305 N Junegrass	12/23/2017	$745,000	04/28/22	$1,800,000	$1,055,000	141.61%	1587	52.9	$19,943	2.68%
199 E Pearl 301	9/19/2016	$1,550,000	05/03/22	$3,175,000	$1,625,000	104.84%	2052	68.4	$23,757	1.53%
3940 Lake Cr #8	6/6/2016	$430,000	05/05/22	$1,200,000	$770,000	179.07%	2159	72.0	$10,699	2.49%
663 S Millward St	9/11/2015	$785,000	10/11/21	$1,750,000	$965,000	122.93%	2222	74.1	$13,029	1.66%
872 Snow King	9/19/2014	$970,000	10/18/21	$2,600,000	$1,630,000	168.04%	2586	86.2	$18,910	1.95%
1187 Melody Creek Ln	2/6/2015	$1,038,000	11/2/2021	$2,925,000	$1,887,000	181.79%	2461	82.0	$23,003	2.22%
3453 Box Elder Ln	7/2/2019	$1,825,000	11/2/2021	$3,100,000	$1,275,000	69.86%	854	28.5	$44,789	2.45%
625 E Simpson Ave #2	11/15/2018	$965,000	11/10/21	$1,950,000	$985,000	102.07%	1091	36.4	$27,085	2.81%
980 Wenzel Lane	9/16/2019	$1,110,000	11/19/21	$2,015,000	$905,000	81.53%	795	26.5	$34,151	3.08%
700 Ne Yate Rd	10/14/2020	$7,750,000	4/4/2021	$8,500,000	$750,000	9.68%	172	5.7	$130,814	1.69%
3385 W Village Dr 520	3/8/2019	$1,380,000	12/7/2021	$1,500,000	$120,000	8.70%	1005	33.5	$3,582	0.26%
3030 White Pine	6/29/2018	$2,650,000	12/8/2021	$5,700,000	$3,050,000	115.09%	1258	41.9	$72,734	2.74%
3325 W Village Dr	9/25/2018	$865,000	12/14/21	$1,100,000	$235,000	27.17%	1176	39.2	$5,995	0.69%
514 E Kelly Ave	9/15/2016	$850,000	12/17/21	$2,250,000	$1,400,000	164.71%	1919	64.0	$21,886	2.57%
205 Nelson #9	4/3/2020	$740,000	12/27/21	$1,340,000	$600,000	81.08%	633	21.1	$28,436	3.84%
2 Riverbend Road	5/24/2021	$4,125,000	1/21/2022	$4,900,000	$775,000	18.79%	242	8.1	$96,074	2.33%

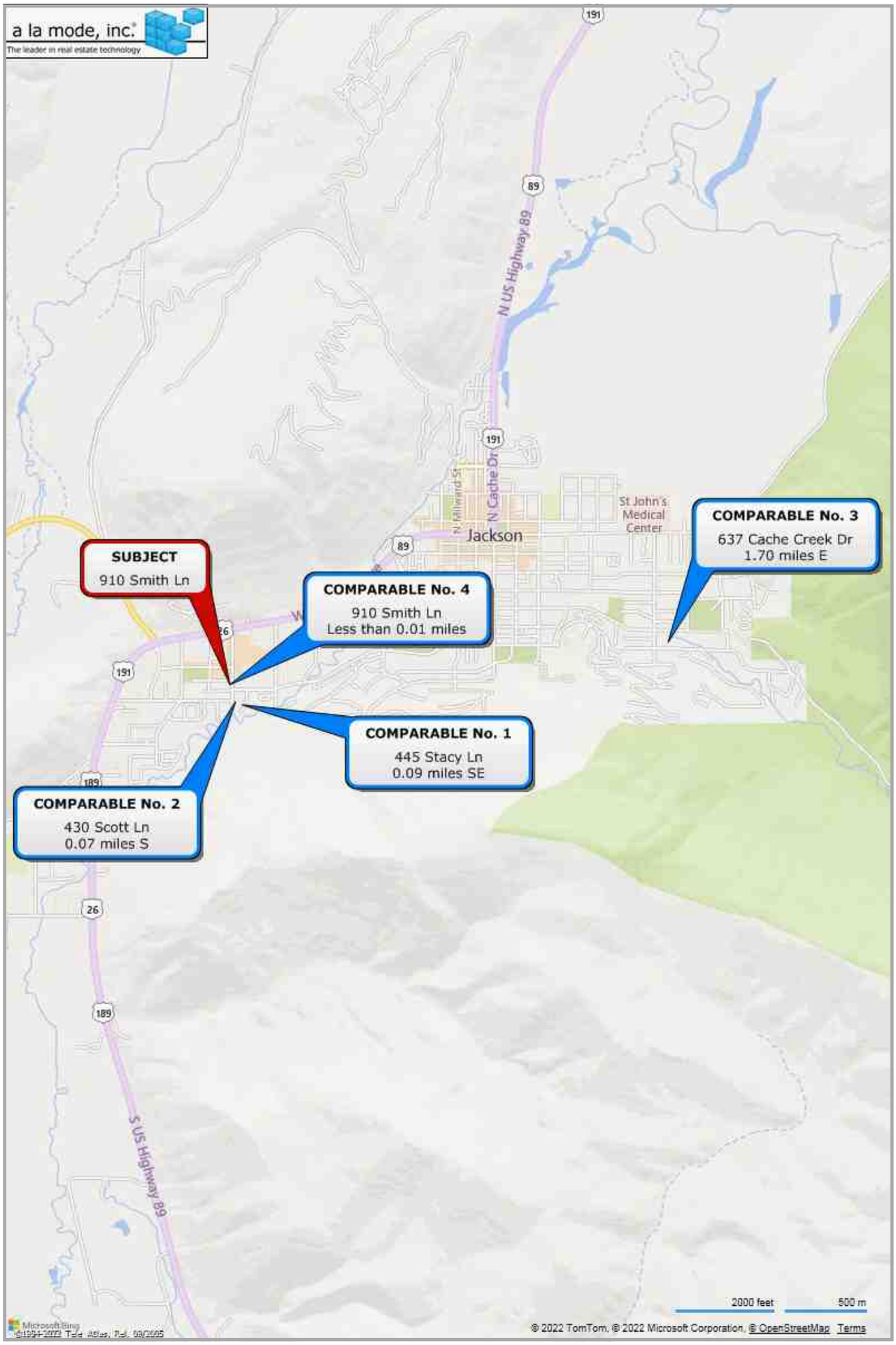
Location Map

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							



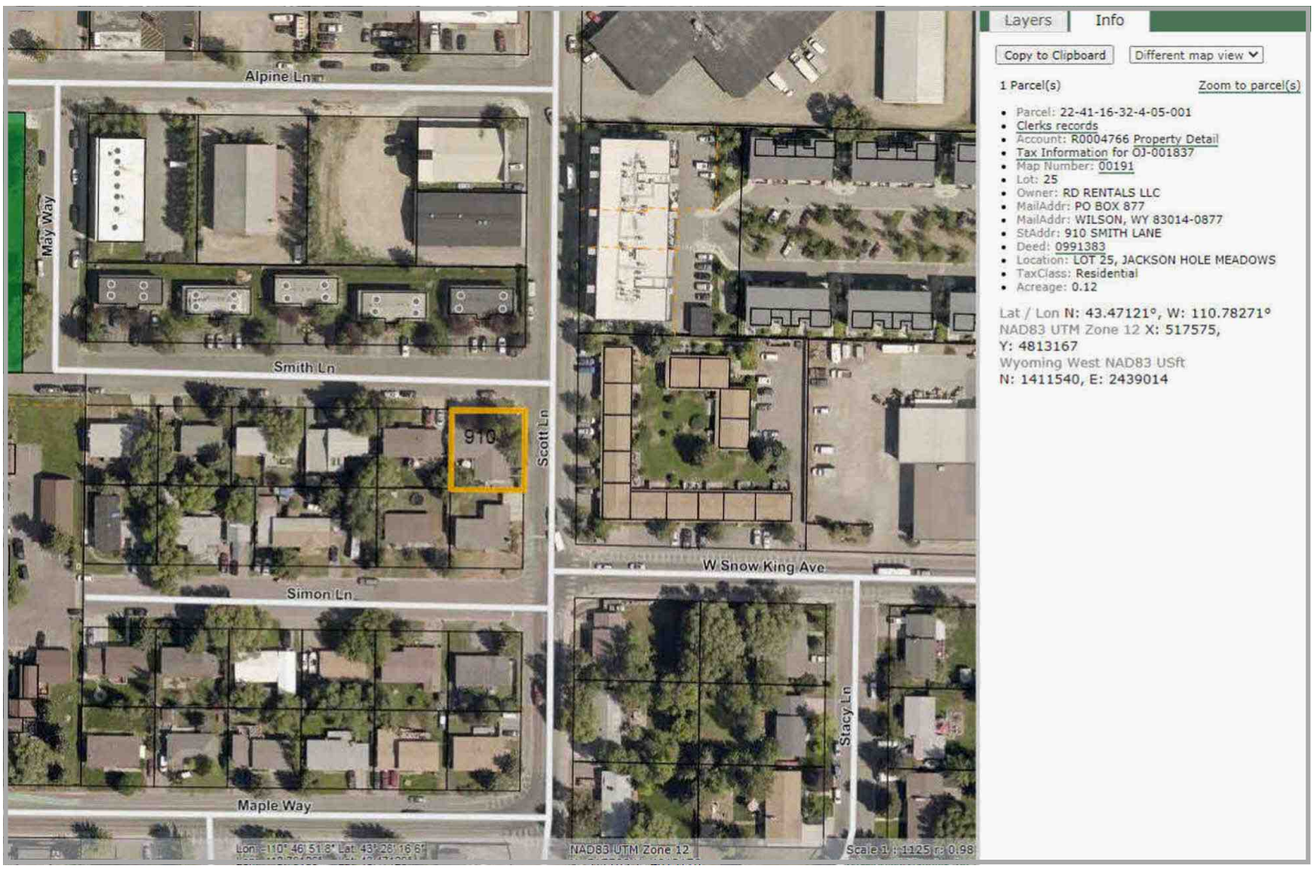
Comparable Sales Map

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							

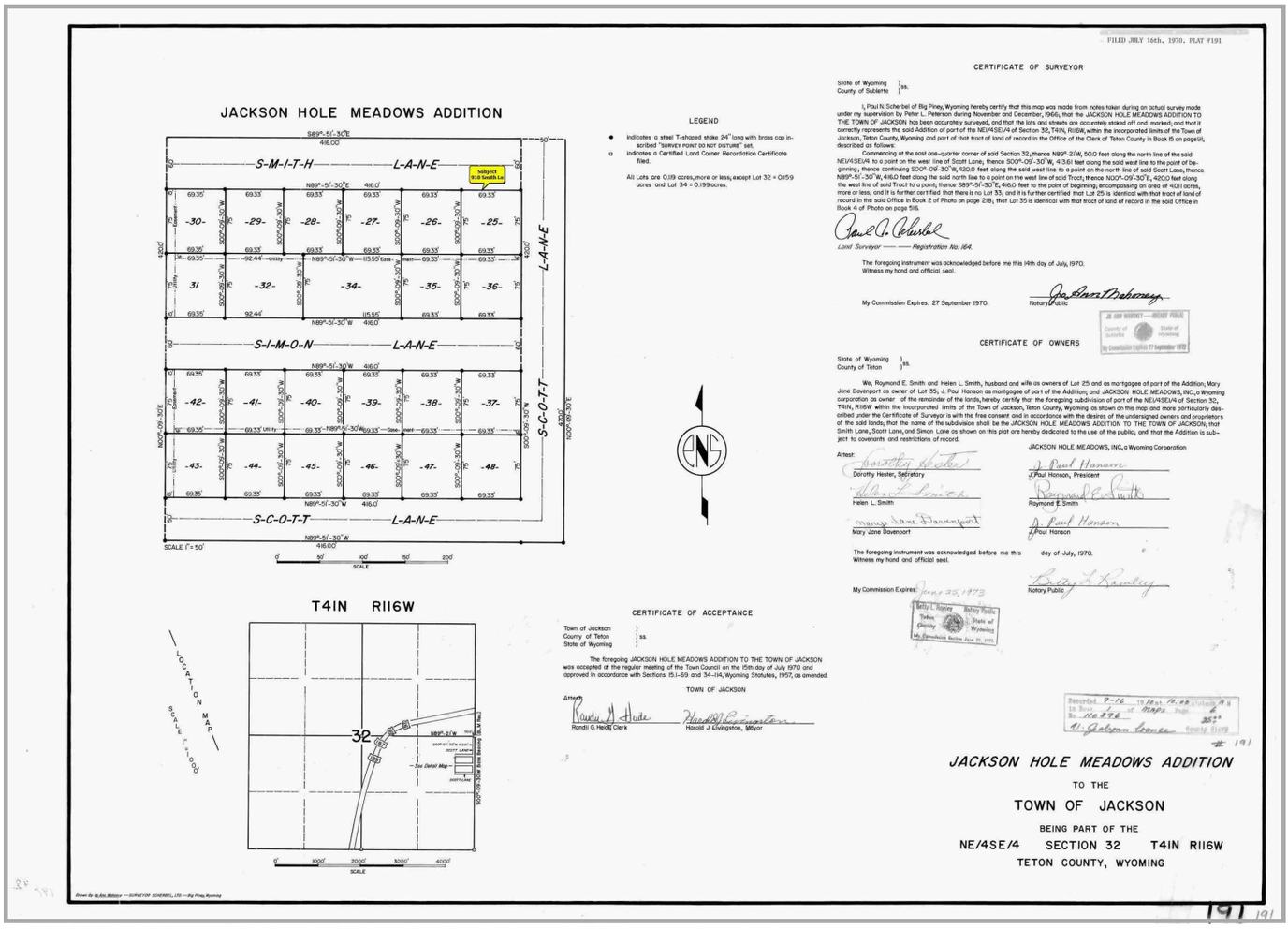


Aerial Map

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							



Plat Map


JACKSON HOLE MEADOWS ADDITION
S-M-I-T-H L-A-N-E
S-I-M-O-N L-A-N-E
S-C-O-T-T L-A-N-E
L-A-N-E
Subject 910 South Ln
-30- -29- -28- -27- -26- -25-
31 -32- -34- -35- -36-
-42- -41- -40- -39- -38- -37-
-43- -44- -45- -46- -47- -48-
SCALE 1" = 50'
SCALE
T41N R116W
LOCATION MAP
SCALE 1" = 1000'
32
SCALE
LEGEND
indicates a steel T-shaped stake 24" long with brass cap inscribed "SURVEY POINT DO NOT DISTURB" set.
indicates a Certified Land Corner Recordation Certificate filed.
All Lots are 0.19 acres, more or less, except Lot 32 = 0.159 acres and Lot 34 = 0.199 acres.
CERTIFICATE OF ACCEPTANCE
Town of Jackson)
County of Teton) ss.
State of Wyoming)
The foregoing JACKSON HOLE MEADOWS ADDITION TO THE TOWN OF JACKSON was accepted at the regular meeting of the Town Council on the 15th day of July 1970 and approved in accordance with Sections 15-1-69 and 34-114, Wyoming Statutes, 1957, as amended.
TOWN OF JACKSON
Attest:
Randi G. Hade, Clerk
Harold J. Livingston, Mayor
FILED JULY 16th, 1970. PLAT #191
CERTIFICATE OF SURVEYOR
State of Wyoming)
County of Sublette) ss.
I, Paul N. Scherbel of Big Piney, Wyoming hereby certify that this map was made from notes taken during an actual survey made under my supervision by Peter L. Peterson during November and December, 1969; that the JACKSON HOLE MEADOWS ADDITION TO THE TOWN OF JACKSON has been accurately surveyed, and that the lots and streets are accurately staked off and marked; and that it correctly represents the said Addition of part of the NE1/4SE1/4 of Section 32, T41N, R116W, within the incorporated limits of the Town of Jackson, Teton County, Wyoming and part of that tract of land of record in the Office of the Clerk of Teton County in Book 15 on page 61, described as follows:
Commencing at the east one-quarter corner of said Section 32; thence N89°-21'W, 500 feet along the north line of the said NE1/4SE1/4 to a point on the west line of Scott Lane, thence S00°-09'-30"W, 413.61 feet along the said west line to the point of beginning; thence continuing S00°-09-30"W, 420.0 feet along the said west line to a point on the north line of said Scott Lane; thence N89°-51'-30"W, 416.0 feet along the said north line to a point on the west line of said Tract; thence N00°-09'-30"E, 420.0 feet along the west line of said Tract to a point; thence S89°-51'-30"E, 416.0 feet to the point of beginning; encompassing an area of 4.011 acres, more or less; and it is further certified that there is no Lot 33, and it is further certified that Lot 25 is identical with that tract of land of record in the said Office in Book 2 of Photo on page 218; that Lot 35 is identical with that tract of land of record in the said Office in Book 4 of Photo on page 516.
Land Surveyor — Registration No. 164.
The foregoing instrument was acknowledged before me this 14th day of July, 1970.
Witness my hand and official seal.
My Commission Expires: 27 September 1970.
Notary Public
CERTIFICATE OF OWNERS
State of Wyoming)
County of Teton) ss.
We, Raymond E. Smith and Helen L. Smith, husband and wife as owners of Lot 25 and as mortgagee of part of the Addition; Mary Jane Davenport as owner of Lot 35; J. Paul Hanson as mortgagee of part of the Addition; and JACKSON HOLE MEADOWS, INC., a Wyoming corporation as owner of the remainder of the lands, hereby certify that the foregoing subdivision of part of the NE1/4SE1/4 of Section 32, T41N, R116W within the incorporated limits of the Town of Jackson, Teton County, Wyoming as shown on this map and more particularly described under the Certificate of Surveyor is with the free consent and in accordance with the desires of the undersigned owners and proprietors of the said lands, that the name of the subdivision shall be the JACKSON HOLE MEADOWS ADDITION TO THE TOWN OF JACKSON; that Smith Lane, Scott Lane, and Simon Lane as shown on this plat are hereby dedicated to the use of the public, and that the Addition is subject to covenants and restrictions of record.
JACKSON HOLE MEADOWS, INC., a Wyoming Corporation
Attest:
Dorothy Hester, Secretary
J. Paul Hanson, President
Helen L. Smith
Raymond E. Smith
Mary Jane Davenport
J. Paul Hanson
The foregoing instrument was acknowledged before me this day of July, 1970.
Witness my hand and official seal.
My Commission Expires: June 25, 1973
Notary Public
Recorded 7-16 19 70 at 10:00 o'clock A M in Book 4 of Maps Page 2 No. 116796 352.00
Ex-Officio County Clerk
#191
JACKSON HOLE MEADOWS ADDITION
TO THE
TOWN OF JACKSON
BEING PART OF THE
NE/4SE/4 SECTION 32 T41N R116W
TETON COUNTY, WYOMING
191

Plat Map

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							



Deed for Legal Description (2019 Sale) - Page 1

Wyoming Title & Escrow - Jackson
211 E Broadway
Jackson, Wyoming 83001

WARRANTY DEED

Michael J. Bishop and Judy L. Bishop, husband and wife, GRANTOR(S), of PO Box 4471, Jackson, WY 83001, for Ten Dollars ($10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) TO Tobin S. Dennis and Holly Delacruz Dennis, husband and wife, tenants by the entirety, GRANTEE(S), whose address is 63 Coalmine Rd, Lander, WY 82520, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 25 of the Jackson Hole Meadows Addition to the Town of Jackson, Teton County, Wyoming according to that plat recorded in the Office of the Teton County Clerk on July 16, 1970 as Plat No. 191.

PIDN: 22-41-16-32-4-05-001

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

GRANTOR: BISHOP,MICHAEL J ET UX
GRANTEE: DENNIS,TOBIN S ET UX
Doc 0979665 Filed At 14:33 ON 10/18/19
Sherry L. Daigle Teton County Clerk fees: 15.00
By Mary Smith Deputy Clerk

Deed for Legal Description (2019 Sale) - Page 2

WITNESS the due execution and delivery of this Warranty Deed this 11th day of October, 2019.

Michael J. Bishop

Judy L. Bishop

STATE OF Wyoming)
) ss.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Michael J. Bishop and Judy L. Bishop this 11th day of October, 2019.

WITNESS my hand and official seal.

Notary Public

[S E A L]

My commission expires:_____

MARTHA GRAY McKINNEY
NOTARY PUBLIC - WYOMING
Teton County
My Commission Expires Jan. 25, 2020

Warranty Deed (2020 Transfer)

WARRANTY DEED

Tobin S. Dennis, M.D. and Holly D. Dennis, husband and wife, as Tenants by the Entireties, GRANTORS, residing in Teton County, Wyoming, for and in consideration of Ten dollars ($10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to RD Rentals LLC, a Wyoming limited liability company, GRANTEE, whose address is 63 Coalmine Rd., Lander, Wyoming 82520, the following described real estate, situate in Teton County, State of Wyoming, hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of this state, to-wit:

Lot 25 of the Jackson Hole Meadows Addition to the town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 16, 1970 as Plat No. 191.

PIDN: 22-41-16-32-4-05-001.

Together with and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of record.

DATED: May 29, 2020.

Tobin S. Dennis, M.D., Grantor

Holly D. Dennis, Grantor

STATE OF WYOMING)
) SS
COUNTY OF TETON)

The foregoing warranty deed was acknowledged before me by Tobin S. Dennis, M.D. and Holly D. Dennis, husband and wife, Grantors, this 29th day of May, 2020. Witness my hand and official seal.
My commission expires: 12-12-2021.

SEAL

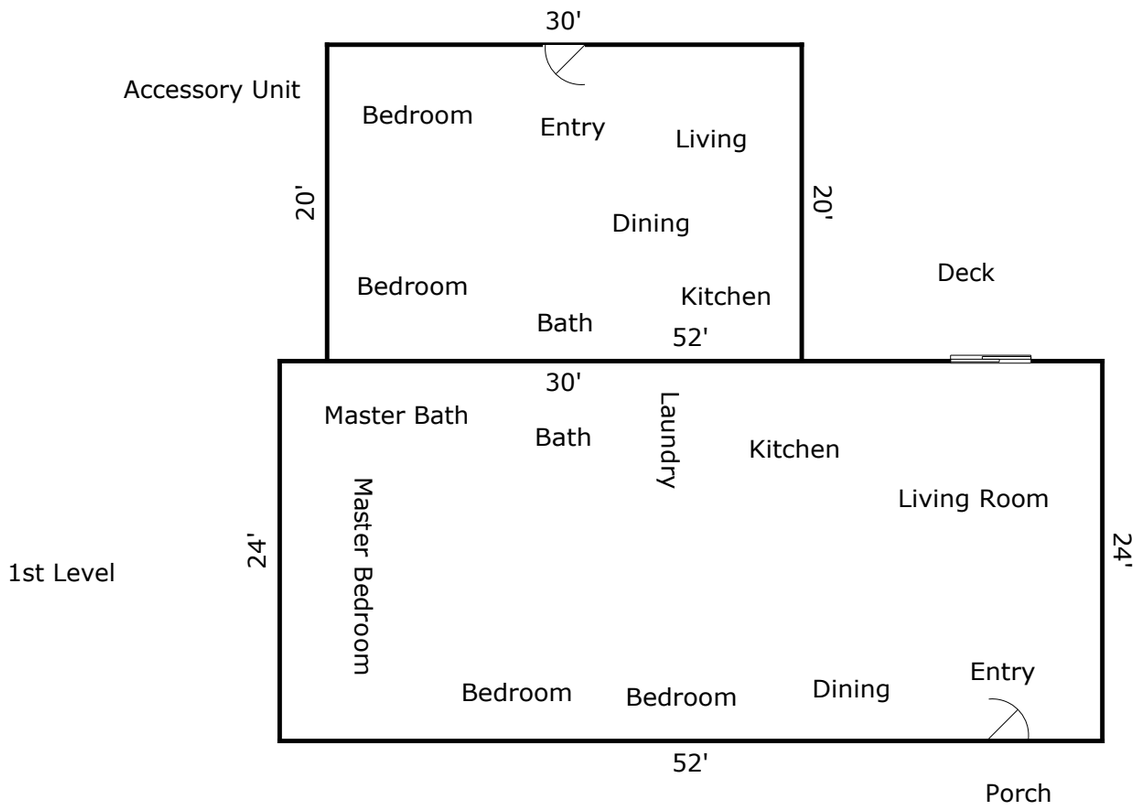
THOMAS L. HARTNETT - NOTARY PUBLIC
COUNTY OF TETON STATE OF WYOMING
MY COMMISSION EXPIRES DECEMBER 12, 2021

Notary Public

GRANTOR: DENNIS, TOBIN S MD ET UX
GRANTEE: RD RENTALS LLC
Doc 0991383 Filed At 14:48 ON 06/03/20
Maureen Murphy Teton County Clerk fees: 12.00
By Corrina Dorman Deputy

Building Sketch

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		**Calculation Details**
First Floor	1248 Sq ft	24 × 52 = 1248
Total Living Area (Rounded):	**1248 Sq ft**	
Non-living Area		
Accessory Unit	600 Sq ft	30 × 20 = 600

Subject Photo Page

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							



Subject Front

910 Smith Ln

Sales Price	
G.L.A.	1,248
Tot. Rooms	5
Tot. Bedims.	3
Tot. Bathrms.	2.0
Location	TRAFFIC
View	RESIDENTIAL/MTN
Site	5,200 Sq.Ft.
Quality	AVERAGE
Age	55



Subject Rear



Subject Street

Comparable Photo Page

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							



Comparable 1

445 Stacy Ln



Comparable 2

430 Scott Ln



Comparable 3

637 Cache Creek Dr

Comparable Photo Page

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							



Comparable 4

910 Smith Ln

Comparable 5

Comparable 6

Brian Butler's Certified Residential Appraiser License

WYOMING REAL ESTATE
COMMISSION & CERTIFIED APPRAISER BOARD

License Number 814 NON TRANSFERABLE

CERTIFIED REAL ESTATE APPRAISER PERMIT

Issued : 12/20/2020
Expires: 12/19/2022

Brian E. Butler
Certified Residential Appraiser Permit
AS PROVIDED FOR BY THE LAWS OF WYOMING.

Rizzotti & Co, Inc
PO Box 1630
1466 N Old Schoolhouse Ln
Wilson WY 83014

AUTHORIZED BY THE WYOMING CERTIFIED
REAL ESTATE APPRAISER BOARD
WITNESS MY HAND AND THE
OFFICIAL SEAL AT CHEYENNE, WYOMING.

Rosann R David Interim Executive Director

INVOICE

FROM:

RIZZOTTI & CO., INC.
BOX 1630
WILSON, WY 83014

Telephone Number: 307-734-5242 **Fax Number:** 208-246-1002

TO:

APRIL NORTON
JACKSON/TETON COUNTY HOUSING DEPARTMENT
320 S KING STREET
JACKSON, WY 83001

Telephone Number: **Fax Number:**
Alternate Number: **E-Mail:**

INVOICE NUMBER
202205007
DATE
05/09/2022

REFERENCE

Internal Order #: 202205007
Lender Case #:
Client File #:
Main File # on form: 202205007
Other File # on form:
Federal Tax ID: 83-0326481
Employer ID:

DESCRIPTION

Lender: **Client:** JACKSON/TETON COUNTY HOUSING DEPARTMENT
Purchaser/Borrower:
Property Address: 915 Simon Ln
City: Jackson
County: Teton **State:** WY **Zip:** 83001
Legal Description: LOT 36, JACKSON HOLE MEADOWS

FEES	AMOUNT
SINGLE FAMILY EXTERIOR APPRAISAL	650.00
SUBTOTAL	650.00

PAYMENTS			AMOUNT
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
		SUBTOTAL	0.00
		TOTAL DUE	$ 650.00

Borrower				File No.	202205007		
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						

TABLE OF CONTENTS



Agreement for Appraisal Services - Page 1 1
Agreement for Appraisal Services - Page 2 2
Letter of Transmittal 3
USPAP Identification Addendum 4
GP Residential 5
GP Residential 6
GP Residential 7
Additional Comparables 4-6 8
Market Conditions Addendum to the Appraisal Report 9
General Text Addendum 10
Paired Sales for Market Conditions Adjustments 13
Location Map 14
Comparable Sales Map 15
Aerial Map 16
Plat Map 17
Plat Map 18
Teton County Property Information 19
Teton County Building Sketch 20
Subject Photos 21
Comparable Photos 1-3 22
Comparable Photos 4-6 23
Brian Butler's Certified Residential Appraiser License 24

Agreement for Appraisal Services - Page 1

Rizzotti & Co. Inc.

AGREEMENT FOR APPRAISAL SERVICES

File No.

1. PARTIES JACKSON/TETON COUNTY HOUSING DEPARTMENT Client
hereby agrees to employ Brian Butler Appraiser

2. PROPERTY located in Teton County, State of Wyoming legally described as:
LOT 36, JACKSON HOLE MEADOWS

STREET ADDRESS 915 Simon Ln
CITY Jackson STATE WY ZIPCODE 83001 hereinafter called Property.

3. APPRAISAL REPORT. Appraiser agrees to prepare, in writing, an Appraisal Report, in conformity with any professional organizations to which Appraiser may belong, with an opinion of value. The purpose of this appraisal is:

☐ Purchase ☐ Sale ☐ Estate Tax ☐ Lessee ☐ Insurance ☐ Ad valorem Tax ☐ Mortgage Financing ☐ Condemnation
☐ General Information ☒ Other ESTABLISH CURRENT MARKET VALUE

4. INTEREST to be appraised shall be ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other

5. COMPLETION of the appraisal shall be by 05/13/2022 subject to unforeseen circumstances or conditions beyond the control of the Appraiser. The number of copies to be prepared is 1 PDF

6. PAYMENTS FOR SERVICES:

☒ AGREED FEE. Client agrees to pay Appraiser a cash fee of $ 650

☐ HOURLY-PER DIEM. Client agrees to pay Appraiser a cash fee of $ _____ per ☐ hour ☐ day for time expended on Client's behalf, to an estimated maximum of $ _____

☐ EXPENSES. Appraiser shall be additionally paid usual and necessary expenses for the following

☒ LITIGATION. In the event Appraiser is called upon, voluntarily or otherwise, to testify in court or deposition regarding the Appraisal Report herein, Client agrees to pay an additional sum of $ 250 for each HOUR plus Appraiser's usual and customary expenses.

☐ CANCELLATION. If this agreement is canceled at any time prior to the delivery of the Appraisal Report, Client agrees to pay a fee of

☒ RETAINER fee in the amount of $ 650 is payable prior to the start of work to apply toward the total fee herein.

All sums due hereunder shall be paid on delivery of the Appraisal Report to Client, and are payable in the County of Appraiser's principal residence. The Appraiser's fee is in no way based on the opinion of value of the appraised Property, and all sums hereunder are due and payable regardless of the amount of the opinion of value. In the event it is necessary to employ an attorney to collect any sums due herein, Client agrees to pay reasonable attorney's fees and court costs expended by Appraiser.

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Agreement for Appraisal Services - Page 2

AGREEMENT FOR APPRAISAL SERVICES
(continued)

File No.

7. AUTHORITY. Appraiser and his subcontractors are hereby authorized to make on-site inspections of subject property at all reasonable times to obtain supporting property data, including but not limited to: Building plans, plats, deeds, legal descriptions, abstracts, income and expense data, leases, options. Further to interview Client's attorneys, accountants, managers, agents, present and prospective tenants. To be furnished copies of relevant information, to copy same and use as documentation for the Appraisal Report. To obtain such information that in the Appraiser's judgment may be relevant to the appraisal. CLIENT'S AUTHORITY to execute this agreement is hereby warranted, and that client is either owner of the subject property or has authority of the owner to enter into this agreement.

8. CONDITIONS. The Appraisal Report shall be subject to Appraiser's conditions and limitations standard form or as shown on attachment hereto. The Appraisal Report will be prepared for the sole and exclusive use of the Client, and shall not be reproduced, printed or distributed in any manner without written consent of Appraiser, as it consists of "trade secrets and commercial and financial information" which is privileged and confidential and exempted from disclosure under 5USC(b)(4).

9. WARRANTIES AND INDEMNITY. Appraiser does not make any warranties or guarantees of any kind regarding the condition of the property, sufficiency of title, areas and boundaries, mechanical and structural conditions of the improvements and with the agreement that the Appraisal Report represents Appraiser's opinion of value only, without any warranty that the property will sell for the appraised value. Client agrees to indemnify Appraiser, his employees and independent contractors from all claims, suits and charges of any nature that may arise out of this agreement.

10. ADDITIONAL AGREEMENTS:
Appraisal Fee: $650.00 for opinion of current market value

Exterior only property inspection on 05/10/2022 at 10:00 am.

Please return a signed copy of this agreement (pdf or hard copy with the payment).

Thank you for your business. Brian

Brian Butler
Po Box 1996
Wilson, WY 83014

Executed in duplicate originals on this day, 05/04/2022

Client Signature	Appraiser Signature
JACKSON/TETON COUNTY HOUSING DEPARTMENT	Brian Butler
Client Name	Appraiser Name
320 S KING STREET, JACKSON, WY 83001	Box 1630, BOX 1, Wilson, WY 83014
Client Address	Appraiser Address
	307-734-9488
Client Telephone	Appraiser Telephone

Page 2 of 2

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Rizzotti & Co. Inc.
Box 1630, BOX 1
Wilson, WY 83014
307-734-9488

05/10/2022

APRIL NORTON
320 S KING STREET
JACKSON, WY 83001

Re: Property: 915 Simon Ln
Jackson, WY 83001
Borrower:
File No.: 202205007

Opinion of Value: $ 1,400,000
Effective Date: 05/05/2022

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

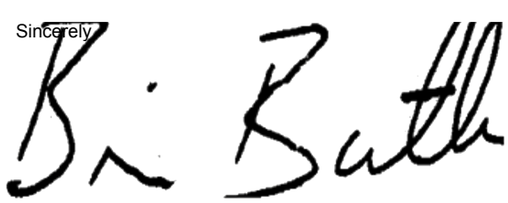
The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

Due to the limited amount of sales data in the subject's immediate area, it was necessary to use comparable sales in excess of 6 months. While every attempt was made to comply with standard underwriting guidelines, such as proximity to the subject, the sales dates of the comps used and line item, net and gross adjustments applied to the comps, the limited quantity of data in the subject's market area makes this difficult.

The comparable sales used in this report are, in the opinion of the appraiser, the best available, and all of the adjustments applied to the comps are necessary in order to reflect the differences between the comps and the subject property. All of the adjustments applied are supported by market data.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Brian Butler
Certified Residential Appraiser
License or Certification #: 814
State: WY Expires: 12/19/2022
bbutlerwy@gmail.com

USPAP ADDENDUM

File No. 202205007

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender							

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: UNDER 3 MONTHS.

Additional Certifications

I certify that, to the best of my knowledge and belief:

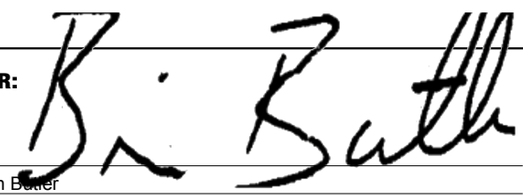
☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER:

Signature: 

Name: Brian Butler

Date Signed: 05/10/2022

State Certification #: 814

or State License #:

State: WY

Expiration Date of Certification or License: 12/19/2022

Effective Date of Appraisal: 05/05/2022

SUPERVISORY APPRAISER: (only if required)

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

RESIDENTIAL APPRAISAL REPORT

File No.: 202205007

SUBJECT

Property Address: 915 Simon Ln | City: Jackson | State: WY | Zip Code: 83001
County: Teton | Legal Description: LOT 36, JACKSON HOLE MEADOWS
Assessor's Parcel #: 22-41-16-32-4-05-011
Tax Year: 2021 | R.E. Taxes: $ 4,721 | Special Assessments: $ 0 | Borrower (if applicable):
Current Owner of Record: TOWN OF JACKSON | Occupant: ☐ Owner ☒ Tenant ☐ Vacant | ☐ Manufactured Housing
Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe) | HOA: $ 0 ☐ per year ☐ per month
Market Area Name: TOWN OF JACKSON | Map Reference: PLAT # 191 | Census Tract: 9677.04

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☒ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: ESTABLISH CURRENT MARKET VALUE.

Intended User(s) (by name or type): JACKSON/TETON COUNTY HOUSING DEPARTMENT
Client: JACKSON/TETON COUNTY HOUSING DEPARTME | Address: 320 S KING STREET, JACKSON, WY 83001
Appraiser: Brian Butler | Address: Box 1630, BOX 1, Wilson, WY 83014

MARKET AREA DESCRIPTION

Location:	☒ Urban	☐ Suburban	☐ Rural	**Predominant Occupancy**		**One-Unit Housing**	PRICE	AGE	**Present Land Use**		**Change in Land Use**
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%	☒ Owner	80	$(000)		(yrs)	One-Unit	60 %	☒ Not Likely
Growth rate:	☐ Rapid	☒ Stable	☐ Slow	☒ Tenant	20	800	Low	0	2-4 Unit	10 %	☐ Likely * ☐ In Process *
Property values:	☒ Increasing	☐ Stable	☐ Declining	☒ Vacant (0-5%)		6,500	High	85	Multi-Unit	10 %	* To:
Demand/supply:	☒ Shortage	☐ In Balance	☐ Over Supply	☐ Vacant (>5%)		2,000	Pred	20	Comm'l	10 %	
Marketing time:	☒ Under 3 Mos.	☐ 3-6 Mos.	☐ Over 6 Mos.						VACANT	10 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): SEE ADDENDUM.

SITE DESCRIPTION

Dimensions: 69.33' X 75' | Site Area: 5,200 Sq.Ft.
Zoning Classification: NH-1 | Description: RESIDENTIAL
Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning
Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown | Have the documents been reviewed? ☐ Yes ☐ No | Ground Rent (if applicable) $ /
Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)
Actual Use as of Effective Date: SINGLE FAMILY HOME | Use as appraised in this report: SINGLE FAMILY HOME
Summary of Highest & Best Use: SEE ADDENDUM.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	LOWER VALLEY
Gas	☒	☐	LOWER VALLEY
Water	☒	☐	TOWN
Sanitary Sewer	☒	☐	TOWN
Storm Sewer	☒	☐	TOWN

Off-site Improvements	Type	Public	Private
Street	ASPHALT	☒	☐
Curb/Gutter	NONE	☐	☐
Sidewalk	NONE	☐	☐
Street Lights	NONE	☐	☐
Alley	NONE	☐	☐

Topography	MOSTLY LEVEL
Size	TYPICAL
Shape	RECTANGULAR
Drainage	APPEARS ADEQUATE
View	RESIDENTIAL/MOUNTAIN

Other site elements: ☐ Inside Lot ☒ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)
FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone X | FEMA Map # 56039C2906D | FEMA Map Date 09/16/2015
Site Comments: SEE ATTACHED ADDENDUM.

DESCRIPTION OF THE IMPROVEMENTS

General Description		**Exterior Description**		**Foundation**		**Basement** ☒ None		**Heating**	UNK
# of Units	1 ☒ Acc.Unit	Foundation	CONCRETE	Slab	GARAGE	Area Sq. Ft.		Type	UNK
# of Stories	1	Exterior Walls	WD SIDING: AVG	Crawl Space	YES	% Finished		Fuel	UNK
Type	☐ Det. ☒ Att. ☐	Roof Surface	ASPH SH	Basement	NONE	Ceiling			
Design (Style)	RANCH	Gutters & Dwnspts.	METAL	Sump Pump	☐	Walls		**Cooling**	UNK
☒ Existing	☐ Proposed ☐ Und.Cons.	Window Type	VINYL CLAD	Dampness	☐	Floor		Central	UNK
Actual Age (Yrs.)	48	Storm/Screens	YES	Settlement	NONE	Outside Entry		Other	UNK
Effective Age (Yrs.)	30			Infestation	NONE				

Interior Description		**Appliances**		**Attic** ☒ None		**Amenities**			**Car Storage** ☐ None	
Floors	UNKNOWN	Refrigerator	☐	Stairs	☐	Fireplace(s) #	0	Woodstove(s) # NONE	Garage	# of cars (2 Tot.)
Walls	UNKNOWN	Range/Oven	☐	Drop Stair	☐	Patio	NONE		Attach.	1 CAR
Trim/Finish	UNKNOWN	Disposal	☐	Scuttle	☐	Deck	NONE		Detach.	
Bath Floor	UNKNOWN	Dishwasher	☐	Doorway	☐	Porch	1		Blt.-In	
Bath Wainscot	UNKNOWN	Fan/Hood	☐	Floor	☐	Fence	YARD		Carport	
Doors	UNKNOWN	Microwave	☐	Heated	☐	Pool	NONE		Driveway	1 OPEN
		Washer/Dryer	☐	Finished	☐				Surface	CONCRETE

Finished area **above** grade contains: 5 Rooms | 3 Bedrooms | 1.0 Bath(s) | 1,152 Square Feet of Gross Living Area Above Grade
Additional features: WOOD SIDING; ASPHALT SHINGLE ROOF; VINYL CLAD WINDOWS; PORCH; 1 CAR GARAGE; TYPICAL LANDSCAPING.

Describe the condition of the property (including physical, functional and external obsolescence): THE SUBJECT IS A 48 YEAR OLD, AVERAGE QUALITY, WOOD FRAME HOME WHICH APPEARS TO HAVE BEEN ADEQUATELY MAINTAINED AND WAS OBSERVED TO BE IN OVERALL AVERAGE CONDITION (EXTERIOR INSPECTION ONLY). DETAILS FOR THE IMPROVEMENTS WERE OBTAINED VIA COUNTY RECORDS. THE EFFECTIVE AGE IS LOWER THAN THE ACTUAL AGE DUE TO UPDATING.

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RESIDENTIAL APPRAISAL REPORT

File No.: 202205007

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): MLS AND COUNTY RECORDS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: NO PRIOR SALES OR TRANSFERS OF THE SUBJECT WERE NOTED IN THE PRIOR 36 MONTHS, PER MLS AND COUNTY RECORDS. COMP 2 WAS TRANSFERRED PREVIOUSLY VIA QUIT CLAIM DEED ON 01/19/2021, THIS DOES NOT APPEAR TO BE AN ARMS LENGTH TRANSACTION. NO OTHER PRIOR SALES OR TRANSFERS OF THE COMPS WERE NOTED IN THE PRIOR 12 MONTHS.
Date:	
Price:	
Source(s): TBOR MLS/COUNTY REC	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s): TBOR MLS/COUNTY REC	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	915 Simon Ln Jackson, WY 83001	445 Stacy Ln Jackson, WY 83001		430 Scott Ln Jackson, WY 83001		637 Cache Creek Dr Jackson, WY 83001	
Proximity to Subject		0.08 miles SE		0.06 miles SE		1.71 miles E	
Sale Price	$		$ 1,570,200		$ 1,020,000		$ 1,750,000
Sale Price/GLA	$ /sq.ft.	$ 1,478.53 /sq.ft.		$ 1,011.90 /sq.ft.		$ 1,520.42 /sq.ft.	
Data Source(s)	INSP./MLS	TBOR MLS #21-3055; DOM: 102		TBOR MLS #20-3166;DOM 47		TBOR MLS #21-3181;DOM 93	
Verification Source(s)	COUNTY REC.	WARRANTY DEED/AGENT		WARRANTY DEED/AGENT		WARRANTY DEED/AGENT	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	CONV. LOAN		CONV. LOAN		CONV. LOAN	
Concessions	N/A	NONE NOTED		NONE NOTED		NONE NOTED	
Date of Sale/Time	N/A	11/30/2021 COE	0	01/19/2021 COE	0	11/30/2021 COE	0
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	TRAFFIC	SUPERIOR	-225,000	TRAFFIC		SUPERIOR	-225,000
Site	5,200 Sq.Ft.	7,362 Sq.Ft.	-15,100	9,148 Sq.Ft.	-27,600	7,405 Sq.Ft.	-15,400
View	RESIDENTIAL/MTN	RESIDENTIAL/MTN		RESIDENTIAL/MTN		RESIDENTIAL/MTN	
Design (Style)	RANCH	SPLIT LEVEL	0	RANCH		SPLIT LEVEL	0
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Age	48	43	0	44	0	25	0
Condition	AVERAGE	AVERAGE		UPDATED	-50,400	AVERAGE	
Above Grade Room Count (Total / Bdrms / Baths)	5 / 3 / 1.0	4 / 3 / 1	0	5 / 3 / 1.1	0	4 / 2 / 1.0	0
Gross Living Area	1,152 sq.ft.	1,062 sq.ft.		1,008 sq.ft.	+57,600	1,151 sq.ft.	0
Basement & Finished	NONE	504 SF FIN BSMT	-151,200	NONE		1056 SF FIN. BSMT	-316,800
Rooms Below Grade	NONE	1 BED/1 BATH	0	NONE		3 BED,1 BATH	0
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	UNKNOWN	B.B./NONE	0	COVE/NONE	0	RADIANT/NONE	0
Energy Efficient Items	NONE NOTED	NONE NOTED		NONE NOTED		NONE NOTED	
Garage/Carport	1 CAR GARAGE	2 CAR GARAGE	-25,000	1 CAR GARAGE	0	NONE	+25,000
Porch/Patio/Deck	PORCH	PORCH	0	PORCH	0	PORCH	0
AMENITIES	NONE	NONE		NONE	0	NONE	
CONTRACT DATE	N/A	10/01/2021 CD	0	11/12/2020 CD	0	10/18/2021 CD	0
CLOSE OF ESCROW	N/A	11/30/2021 COE	0	01/19/2021 COE	0	11/30/2021 COE	0
MARKET CONDITIONS	N/A	2% X 7 MONTHS	+219,800	2% X 18 MONTHS	+367,200	2% X 6.5 MONTHS	+227,500
Net Adjustment (Total)		☐ + ☒ -	$ -196,500	☒ + ☐ -	$ 346,800	☐ + ☒ -	$ -304,700
Adjusted Sale Price of Comparables			$ 1,373,700		$ 1,366,800		$ 1,445,300

Summary of Sales Comparison Approach SEE ATTACHED ADDENDUM.

THE APPRAISAL IS BASED ON THE EXTRAORDINARY ASSUMPTION THAT THE INTERIOR OF THE IMPROVEMENTS HAVE A SIMILAR QUALITY AND CONDITION AS THE EXTERIOR OF THE IMPROVEMENTS. IF THE EXTRAORDINARY ASSUMPTION IS FOUND TO BE FALSE THERE MAYBE BE AN EFFECT ON THE APPRAISAL RESULTS.

Indicated Value by Sales Comparison Approach $ 1,400,000

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RESIDENTIAL APPRAISAL REPORT

File No.: 202205007

COST APPROACH

COST APPROACH TO VALUE (if developed) ☐ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): THE SITE VALUE WAS DERIVED THROUGH EXTRACTION DUE TO A LIMITED POOL OF APPROPRIATE COMPARABLE LAND SALES. SITE VALUE ESTIMATE IS TYPICAL FOR THE SUBJECT'S MARKET AREA, AND IS A REFLECTION OF THE LIMITED PRIVATE LAND AVAILABLE FOR DEVELOPMENT IN TETON COUNTY, WYOMING (97% PUBLIC LAND).

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data: LOCAL BUILDERS & SUPPLIERS

Quality rating from cost service: AVG Effective date of cost data: 05/05/2022

Comments on Cost Approach (gross living area calculations, depreciation, etc.): THE COST APPROACH HAS BEEN COMPLETED FOR ILLUSTRATION PURPOSES ONLY. LOCAL BUILDERS COSTS UTILIZED AS THIS BEST REFLECTS THE REPLACEMENT COST IN THIS AREA.

Estimated Remaining Economic Life (if required): 45 Years

OPINION OF SITE VALUE			=$	950,000
DWELLING	1,152 Sq.Ft. @ $	500.00	=$	576,000
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
			=$	
Garage/Carport	330 Sq.Ft. @ $	250.00	=$	82,500
Total Estimate of Cost-New			=$	658,500
Less Depreciation	Physical 263,400	Functional	External	=$(263,400)
Depreciated Cost of Improvements			=$	395,100
"As-is" Value of Site Improvements			=$	25,000
			=$	
			=$	
INDICATED VALUE BY COST APPROACH			**=$**	1,370,100

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM): INCOME APPROACH NOT COMPLETED DUE TO LACK OF RELEVANCE IN THIS MARKET FOR THE SUBJECT PROPERTY TYPE.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 1,400,000 **Cost Approach (if developed) $** 1,370,100 **Income Approach (if developed) $**

Final Reconciliation: EXCLUSIVE EMPHASIS IS GIVEN TO THE SALES COMPARISON APPROACH, AS THE DATA IS EXTRACTED FROM THE MARKETPLACE. THE COST APPROACH WAS UTILIZED FOR ILLUSTRATION PURPOSES ONLY. THE INCOME APPROACH WAS NOT UTILIZED, AS THIS IS NOT CONSIDERED A RELIABLE METHOD OF ESTIMATING MARKET VALUE FOR A SINGLE FAMILY RESIDENTIAL PROPERTY.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: THIS APPRAISAL IS MADE "AS-IS". NO CONDITIONS ARE REQUIRED.

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 1,400,000 **, as of:** 05/05/2022 **, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

ATTACHMENTS

A true and complete copy of this report contains 24 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work	☒ Limiting Cond./Certifications	☒ Narrative Addendum	☒ Photograph Addenda	☒ Sketch Addendum
☒ Map Addenda	☒ Additional Sales	☐ Cost Addendum	☐ Flood Addendum	☐ Manuf. House Addendum
☐ Hypothetical Conditions	☐ Extraordinary Assumptions	☐	☐	☐

Client Contact: APRIL NORTON Client Name: JACKSON/TETON COUNTY HOUSING DEPARTMENT

E-Mail: ahnorton@tetoncountywy.gov Address: 320 S KING STREET, JACKSON, WY 83001

SIGNATURES

APPRAISER

Appraiser Name: Brian Butler

Company: Rizzotti & Co. Inc.

Phone: 307-734-9488 Fax:

E-Mail: bbutlerwy@gmail.com

Date of Report (Signature): 05/10/2022

License or Certification #: 814 State: WY

Designation: Certified Residential Appraiser

Expiration Date of License or Certification: 12/19/2022

Inspection of Subject: ☐ Interior & Exterior ☒ Exterior Only ☐ None

Date of Inspection: 05/05/2022

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

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ADDITIONAL COMPARABLE SALES

File No.: 202205007

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	915 Simon Ln Jackson, WY 83001	910 Smith Ln Jackson, WY 83001					
Proximity to Subject		0.01 miles N					
Sale Price	$		$ 995,000		$		$
Sale Price/GLA	$ /sq.ft.	$ 797.28 /sq.ft.		$ /sq.ft.		$ /sq.ft.	
Data Source(s)	INSP./MLS	TBOR MLS #19-1807;DOM 109					
Verification Source(s)	COUNTY REC.	WARRANTY DEED/AGENT/INSP					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	CASH					
Concessions	N/A	NONE NOTED					
Date of Sale/Time	N/A	10/18/2019 COE	0				
Rights Appraised	Fee Simple	Fee Simple					
Location	TRAFFIC	TRAFFIC					
Site	5,200 Sq.Ft.	5,200 Sq.Ft.					
View	RESIDENTIAL/MTN	RESIDENTIAL/MTN					
Design (Style)	RANCH	RANCH					
Quality of Construction	AVERAGE	AVERAGE					
Age	48	52	0				
Condition	AVERAGE	AVERAGE					
Above Grade Room Count	Total 5 / Bdrms 3 / Baths 1.0	Total 5 / Bdrms 3 / Baths 2	0	Total / Bdrms / Baths		Total / Bdrms / Baths	
			0				
Gross Living Area	1,152 sq.ft.	1,248 sq.ft.	0	sq.ft.		sq.ft.	
Basement & Finished	NONE	NONE					
Rooms Below Grade	NONE	NONE					
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	UNKNOWN	B.B./NONE	0				
Energy Efficient Items	NONE NOTED	NONE NOTED					
Garage/Carport	1 CAR GARAGE	NONE	+25,000				
Porch/Patio/Deck	PORCH	PORCH/DECK					
AMENITIES	NONE	600 SF AU	-180,000				
CONTRACT DATE	N/A	08/26/2019 CD	0				
CLOSE OF ESCROW	N/A	10/18/2019 COE	0				
MARKET CONDITIONS	N/A	2% X 32.5 MONTHS	+646,800				
Net Adjustment (Total)		☒ + ☐ -	$ 491,800	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables			$ 1,486,800		$		$

Summary of Sales Comparison Approach: SEE ADDENDUM.

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Market Conditions Addendum to the Appraisal Report

File No. 202205007

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 915 Simon Ln City Jackson State WY ZIP Code 83001

Borrower

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	19	5	4	☐ Increasing	☐ Stable	☒ Declining
Absorption Rate (Total Sales/Months)	3.17	1.67	1.33	☐ Increasing	☐ Stable	☒ Declining
Total # of Comparable Active Listings	3	2	3	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.9	1.2	2.3	☐ Declining	☐ Stable	☒ Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Median Comparable Sale Price	1,771,250	1,750,000	2,137,500	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Sales Days on Market	64	93	74	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	1,800,000	1,899,000	1,795,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	122	161.5	40	☒ Declining	☐ Stable	☐ Increasing
Median Sale Price as % of List Price	98	92	100	☒ Increasing	☐ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No				☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). SELLER CONCESSIONS HAVE NOT BEEN TYPICAL IN THE PRIOR 12 MONTHS, HOWEVER ISOLATED SALES CONCESSIONS MAY OCCUR.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

REO & SHORT SALES ARE NOT A FACTOR IN THIS MARKET SEGMENT.

Cite data sources for above information. TETON BOARD OF REALTORS MLS.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

SEARCH PARAMETERS: SINGLE FAMILY HOMES LOCATED IN THE TOWN OF JACKSON MARKET AREA WITH A LIST PRICE LESS THAN $2,500,000. DUE TO A LACK OF DATA IN THIS SEGMENT, IT IS DIFFICULT TO DRAW MARKET TREND CONCLUSIONS. VALUES APPEAR TO BE INCREASING IN THE SUBJECT'S IMMEDIATE AND GENERAL MARKET AREAS (SEE PAIRED SALES ATTACHED).

NOTE: THERE CURRENTLY IS A SHORTAGE OF SUPPLY IN THE SUBJECT'S MARKET SEGMENT. SUBJECT'S MARKET AREA IS BENEFITING FROM STRONG DEMAND AS A RESULT OF SIGNIFICANT MIGRATION FROM BUYERS RESIDING IN OTHER AREAS OF THE COUNTRY WHO ARE SEEKING AN ENVIRONMENT WHICH BENEFITS FROM MORE OPEN SPACES, LOWER DENSITY, NUMEROUS RECREATIONAL OPPORTUNITIES, PROXIMITY TO AN AIRPORT, AND LACK OF STATE INCOME TAXES.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following: **Project Name:**

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☐ Declining	☐ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				☐ Declining	☐ Stable	☐ Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature	Signature
Appraiser Name Brian Butler	Supervisory Appraiser Name
Company Name Rizzotti & Co. Inc.	Company Name
Company Address Box 1630, BOX 1, Wilson, WY 83014	Company Address
State License/Certification # 814 State WY	State License/Certification # State
Email Address bbutlerwy@gmail.com	Email Address

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Supplemental Addendum

File No. 202205007

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						

*THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL TO ESTABLISH AN OPINION OF CURRENT MARKET VALUE, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THE APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

*SCOPE OF THE APPRAISAL:
IN THE PREPARATION OF THIS APPRAISAL THE APPRAISER HAS MADE AN INSPECTION OF THE SUBJECT SITE AND IMPROVEMENTS FROM THE STREET (EXTERIOR INSPECTION ONLY) AND TAKING SUFFICIENT PHOTOGRAPHS TO ADEQUATELY CHARACTERIZE THE PROPERTY APPRAISED. APPRAISER HAS NOTED ALL READILY OBSERVABLE CONDITIONS OF THE SUBJECT PROPERTY, THAT IS CONDITIONS THAT ARE IMMEDIATELY NOTICEABLE AND DISCERNIBLE DURING A TYPICAL EXTERIOR ONLY APPRAISAL INSPECTION. THE SUBJECT NEIGHBORHOOD WAS ALSO INSPECTED TO ASSIST IN THE DETERMINATION OF THE NEIGHBORHOOD CHARACTERISTICS. THIS INFORMATION WAS ANALYZED IN ORDER TO DOCUMENT THE VARIOUS ENVIRONMENTAL, SOCIAL, GOVERNMENTAL AND ECONOMIC FACTORS THAT INFLUENCE VALUE. DATA REGARDING THE SALES OF RESIDENTIAL LAND AND IMPROVED PROPERTIES WERE COLLECTED AND VERIFIED. THE VALUATION OF THE PROPERTY IS BASED EXCLUSIVELY ON THE SALES COMPARISON APPROACH, AS THIS IT THE MOST RELIABLE METHOD OF ESTIMATING MARKET VALUE FOR A SINGLE FAMILY RESIDENTIAL PROPERTY. THE COST APPROACH WAS COMPLETED FOR ILLUSTRATION PURPOSES, HOWEVER THIS IS NOT CONSIDERED A RELIABLE METHOD OF ESTIMATING MARKET VALUE FOR A SINGLE FAMILY RESIDENTIAL PROPERTY. THE INCOME APPROACH WAS NOT UTILIZED, AS THIS IS NOT CONSIDERED A RELIABLE METHOD OF ESTIMATING MARKET VALUE FOR A SINGLE FAMILY PROPERTY.

THE APPRAISER HAS NO KNOWLEDGE OF ANY HIDDEN OR UNAPPARENT CONDITION OF THE PROPERTY THAT WOULD MAKE THE PROPERTY MORE OR LESS VALUABLE, AND MAKES NO GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE CONDITION OF THE PROPERTY.

THE APPRAISAL IS BASED ON THE EXTRAORDINARY ASSUMPTION THAT THE INTERIOR OF THE IMPROVEMENTS HAVE A SIMILAR QUALITY AND CONDITION AS THE EXTERIOR OF THE IMPROVEMENTS. IF THE EXTRAORDINARY ASSUMPTION IS FOUND TO BE FALSE THERE MAYBE BE AN EFFECT ON THE APPRAISAL RESULTS.

*PROPERTY RIGHTS APPRAISED:
THE PROPERTY RIGHTS BEING APPRAISED IS A FEE SIMPLE ESTATE. THIS IS DEFINED AS: ABSOLUTE OWNERSHIP UNENCUMBERED BY ANY OTHER INTEREST OR ESTATE, SUBJECT ONLY TO THE FOUR POWERS OF GOVERNMENT.

*NEIGHBORHOOD BOUNDARIES: THE SUBJECT NEIGHBORHOOD IS THE TOWN OF JACKSON, LOCATED IN TETON COUNTY, WYOMING.

*NEIGHBORHOOD DESCRIPTION:
SUBJECT IS LOCATED IN THE TOWN OF JACKSON, AND IS CONVENIENT TO MOST PUBLIC AND PRIVATE SERVICES, AND THE DOWNTOWN COMMERCIAL CORE, WHICH HAS STRONG APPEAL DUE TO THE NUMEROUS AMENITIES, INCLUDING RESTAURANTS, SHOPPING, SNOW KING RESORT, CENTER FOR THE ARTS, NATIONAL ELK REFUGE AND NATIONAL FOREST TRAILS. JACKSON IS CONSIDERED THE SOUTHERN GATEWAY TO GRAND TETON AND YELLOWSTONE NATIONAL PARKS.

SUBJECT'S GENERAL AREA IS REFERRED TO AS JACKSON HOLE, WHICH IS A POPULAR MOUNTAIN COMMUNITY, ENCOMPASSING APPROXIMATELY 750 SQUARE MILES, OF WHICH 97% IS FEDERALLY OWNED (NATIONAL FOREST, NATIONAL PARKS, BLM). SUBDIVISIONS ARE SCATTERED THROUGHOUT THE COUNTY, WITH THE MAJORITY CONCENTRATED WITHIN 180 SQUARE MILES. THIS REGION IS DIVIDED BY SEVERAL MAJOR RIVERS, AND A NUMBER OF BUTTES, HILLS AND MOUNTAINS. DUE TO THE TOPOGRAPHY, AND THE PREDOMINANCE OF PUBLIC LAND, THE DISTANCES BETWEEN COMPETING SUBDIVISIONS ARE TYPICALLY GREATER THAN ONE MILE.

THE SUBJECT'S MARKET AREA CONTAINS A VARIETY OF HOUSING TYPES, INCLUDING OLDER SMALL AVERAGE QUALITY CABINS, TOWN HOMES, CONDOS, LOG HOMES, MULTI-LEVEL WOOD AND GLASS CONTEMPORARY STYLE HOMES. THIS AREA CONTAINS A COMPATIBLE DIVERSITY OF HOUSING STYLES.

THIS AREA IS WORLD RENOWN FOR ITS SUMMER AND WINTER RECREATIONAL OPPORTUNITIES. JACKSON IS HOME OF THE JACKSON HOLE MOUNTAIN RESORT LOCATED AT TETON VILLAGE AND SNOW KING SKI RESORTS. COMMERCIAL JET SERVICE IS AVAILABLE AT THE JACKSON HOLE AIRPORT APPROXIMATELY 6 MILES NORTH OF THE TOWN OF JACKSON.

*MARKET CONDITIONS:
PROPERTY VALUES IN THE SUBJECT'S MARKET SEGMENT IN TETON COUNTY APPEAR TO BE INCREASING DUE TO STRONG DEMAND AND A LIMITED SUPPLY. BASED ON DATA FROM THE ATTACHED MC ADDENDUM, IN THE SUBJECT'S MARKET SEGMENT, THERE CURRENTLY APPEARS TO BE A SHORTAGE OF SUPPLY CONDITION. BASED ON DATA FROM THE ATTACHED MC ADDENDUM, ESTIMATED EXPOSURE & MARKETING TIME FOR THE SUBJECT'S PRICE SEGMENT IS UNDER 3 MONTHS. CASH & NEW LOANS ARE COMMON IN THIS AREA. SELLER PAID DISCOUNTS ARE NOT COMMON. HOWEVER, SELLERS WILL CUSTOMARILY SHARE IN THE CLOSING COSTS INVOLVED IN A SALE TRANSACTION. SALES AND FINANCING CONCESSIONS DO OCCUR BUT ARE NOT TYPICAL. NO ADVERSE MARKETING CONDITIONS WERE NOTED.

USPAP DEFINES EXPOSURE TIME AS THE ESTIMATED LENGTH OF TIME THAT THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL. A HYPOTHETICAL CONDITION IS MADE THAT THE SUBJECT PROPERTY IS BEING SOLD AND A REASONABLE EXPOSURE TIME, IN THE SUBJECT MARKET, FOR THE PROPERTY TO SELL AT THE APPRAISED VALUE IS UNDER 3 MONTHS.

A REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY DEVELOPED INDEPENDENTLY FROM THE STATED MARKETING TIME IS UNDER 3 MONTHS.

MARKETING TIME IS DEEMED TO START AT THE EFFECTIVE DATE OF THE APPRAISAL, LOOKING FORWARD IN TIME. IT IS A PREDICTION OF HOW LONG A PROPERTY WOULD REQUIRE EXPOSURE TO A COMPETITIVE AND OPEN MARKET IN ORDER TO FIND A BUYER, UNDER EITHER TYPICAL OR PRESCRIBED CIRCUMSTANCES.

*ENVIRONMENTAL COMMENTS:
NO ADVERSE ENVIRONMENTAL CONDITIONS WERE NOTED OR KNOWN IN THE SUBJECTS IMPROVEMENTS, ON THE SUBJECT SITE OR IN THE IMMEDIATE VICINITY OF THE SUBJECT PROPERTY. HOWEVER, THE EXISTENCE OF POTENTIALLY HAZARDOUS MATERIALS USED IN THE CONSTRUCTION OR MAINTENANCE OF THE BUILDING, SUCH AS THE PRESENCE OF UREA-FORMALDEHYDE FOAM INSULATION, ASBESTOS, LEAD BASED PAINT, AND/OR THE EXISTENCE OF TOXIC WASTE OR RADON MAY OR MAY NOT BE PRESENT. ADDITIONALLY, THIS APPRAISAL DOES NOT GUARANTEE THAT THE PROPERTY IS FREE OF DEFECTS OR ENVIRONMENTAL PROBLEMS. THE APPRAISER PERFORMS AN INSPECTION OF VISIBLE AND ACCESSIBLE AREAS ONLY. MOLD MAY BE PRESENT IN AREAS THE APPRAISER CAN NOT SEE. A PROFESSIONAL HOME INSPECTION OR ENVIRONMENTAL INSPECTION IS RECOMMENDED. THE APPRAISER IS A TRAINED AND EXPERIENCED OBSERVER OF REAL ESTATE, BUT RECOGNIZING, DETECTING OR MEASURING CONTAMINATION IS BEYOND THE SCOPE OF THE APPRAISERS EXPERTISE.

THE PROFESSIONAL COMPETENCY OF THE APPRAISER SHOULD NOT BE PRESUMED TO INCLUDE THE KNOWLEDGE OR

Supplemental Addendum

File No. 202205007

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						

EXPERIENCE OF A PROFESSIONAL SURVEYOR, ARCHITECT, ENGINEER, TITLE LAWYER OR OTHER SPECIALIST.

*THE APPRAISER IS NOT A HOME INSPECTOR, AND DOES NOT GUARANTEE THAT THE SUBJECT IS FREE OF DEFECTS NOR SHOULD THIS REPORT BE RELIED UPON TO DISCLOSE ANY POTENTIAL NEGATIVE CONDITIONS PRESENT IN THE SUBJECT PROPERTY. A PROFESSIONAL HOME OR ENVIRONMENTAL INSPECTION IS RECOMMENDED TO ADDRESS SUCH MATTERS.

*SITE COMMENTS:
SUBJECT IS A LEVEL, RECTANGULAR SHAPED, CORNER SITE, LOCATED ON A TYPICAL RESIDENTIAL STREET IN THE TOWN OF JACKSON. SUBJECT HAS MOUNTAIN AND RESIDENTIAL VIEWS TYPICAL FOR AREA. SUBJECT HAS CONCRETE DRIVEWAYS, AND LANDSCAPING TYPICAL FOR THE AREA. NO ADVERSE CONDITIONS WERE NOTED.

NOTE: THE SUBJECT IS LOCATED ON THE CORNER OF SIMON LANE AND SCOTT LANE, SCOTT LANE IS AN ARTERIAL ROADWAY. THIS LOCATION HAS SOME ADVERSE EFFECT ON MARKETABILITY. COMPS 2 & 4 HAVE SIMILAR TRAFFIC LOCATIONS.

HIGHEST AND BEST USE: DEFINITION: THE REASONABLY PROBABLE AND LEGAL USE OF THE PROPERTY, THAT IS PHYSICALLY POSSIBLE, APPROPRIATELY SUPPORTED, AND FINANCIALLY FEASIBLE, AND THAT RESULTS IN THE HIGHEST VALUE. THE HIGHEST AND BEST USE AS VACANT IS FOR RESIDENTIAL USE. SUBJECT'S CURRENT USE AS A SINGLE FAMILY HOME IS LEGAL, PHYSICALLY POSSIBLE, APPROPRIATELY SUPPORTED AND FINANCIALLY FEASIBLE, RESULTING IN THE HIGHEST VALUE. THEREFORE, THE SUBJECT'S CURRENT USE AS A SINGLE FAMILY HOME IS CONSIDERED TO BE ITS HIGHEST AND BEST USE (BOTH AS VACANT AND IMPROVED).

*SALES COMPARISON COMMENTS:
THE COMPS UTILIZED REPRESENT THE BEST INDICATORS OF VALUE AVAILABLE IN THE SUBJECTS MARKET AREA OF JACKSON, WY. NO OTHER COMPS WERE NOTED THAT WOULD PROVIDE A BETTER INDICATION OF THE SUBJECTS MARKET VALUE.

EXPLANATION OF ADJUSTMENTS:

THE LOCATION ADJUSTMENTS MADE TO COMPS 1 & 3 REFLECT SUPERIOR NON-TRAFFIC LOCATIONS. THESE ADJUSTMENTS ARE BASED ON HISTORICAL DATA, THE COMPARABLE SALES UTILIZED IN THIS APPRAISAL, APPRAISER EXPERIENCE, AGENT AND APPRAISER INTERVIEWS.

SITE SIZE ADJUSTMENTS MADE TO THE COMPS ARE MADE AT $300,000/ACRE OR $7/SF AND ARE BASED ON THE FOLLOWING PAIRED SALES, APPRAISER EXPERIENCE, AGENT AND APPRAISER INTERVIEWS.

25 RANCHER STREET (MLS #16-366) A .26 ACRE VACANT SITE SOLD 04/2016 FOR $575,000. 845 WHEATLEIGH WAY (MLS #16-1589) A .16 ACRE VACANT SITE SOLD 08/2016 FOR $510,000. THE $65,000 DIFFERENCE IN SALE PRICE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $65,000/.1 ACRE = $650,000/ACRE OR $15/SF

605 E SIMPSON (MLS #12-632) A .02 ACRE VACANT SITE SOLD 01/2013 FOR $220,000. 560 E SIMPSON (MLS #12-2580) A .17 ACRE VACANT SITE SOLD 01/2013 FOR $265,000. THE $45,000 DIFFERENCE IN SALE PRICE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $45,000/.15 ACRE = $300,000/ACRE OR $7/SF.

675 UPPER CACHE CREEK DRIVE (MLS #13-717) A .34 ACRE VACANT SITE SOLD 07/2013 FOR $300,000. 763 CACHE CREEK DRIVE (MLS #12-1711) A .18 ACRE VACANT SITE SOLD 02/2013 FOR $250,000. THE $50,000 DIFFERENCE IN SITE SIZE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $50,000/.16 ACRE = $312,500/ACRE OR $7/SF

287 RANCHER STREET (MLS #09-980) A .17 ACRE VACANT SITE SOLD 09/2012 FOR $260,000. 25 RANCHER STREET A .26 ACRE VACANT SITE SOLD 06/2012 FOR $300,000. THE $40,000 DIFFERENCE IN SITE SIZE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $50,000/.09 ACRE = $555,555/ACRE OR $13/SF.

675 UPPER CACHE CREEK DRIVE (MLS #13-717) A .34 ACRE VACANT SITE SOLD 07/2013 FOR $300,000. 667 CACHE CREEK DRIVE (MLS #13-715) A .17 ACRE VACANT SITE SOLD 05/2013 FOR $295,000. THE $5,000 DIFFERENCE IN SALE PRICE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $5,000/.17 ACRE = $29,412/ACRE OR $0.7/SF.

DESIGN ADJUSTMENTS ARE GENERALLY NOT MADE AS MOST OF THE HOMES IN THIS MARKET AREA ARE CUSTOM BUILT. THERE ARE A VARIETY OF HOME DESIGN TYPES IN THIS MARKET AREA WITH NO MARKET EVIDENCE TO SUGGEST SUPERIOR OR INFERIOR MARKETABILITY OF A SPECIFIC DESIGN TYPE.

AGE ADJUSTMENTS IN THIS MARKET SEGMENT ARE NOT GENERALLY MADE. TYPICALLY, BUYERS IN THIS MARKET SEGMENT ARE MORE CONCERNED WITH OVERALL CONDITION. IN THIS MARKET AREA, SIGNIFICANTLY OLDER HOMES WHICH HAVE BEEN UPDATED AND OR RENOVATED HAVE A SIMILAR MARKETABILITY AS NEWER HOMES.

THE CONDITION ADJUSTMENT MADE TO COMP 2 REFLECTS SUPERIOR INTERIOR UPDATING INCLUDING THE KITCHEN AND BATHS. THIS ADJUSTMENT IS MADE AT $50/SF AND IS BASED ON HISTORICAL DATA, THE COMPARABLE SALES UTILIZED IN THIS APPRAISAL, APPRAISER EXPERIENCE, AGENT AND APPRAISER INTERVIEWS.

GLA ADJUSTMENTS MADE TO THE COMPS ARE BASED ON AN ADJUSTMENT RATE RANGE OF $300/SF TO $500/SF, AND IS BASED ON: HISTORICAL DATA, THE COMPARABLE SALES UTILIZED IN THIS APPRAISAL, APPRAISER'S EXPERIENCE WITH SALES IN THIS MARKET SEGMENT, AGENT AND APPRAISER INTERVIEWS, WITH REPLACEMENT COSTS BEING IN THE $450/SF - $550+/SF RANGE. GLA ADJUSTMENTS ARE MADE AT $400/SF; BASEMENT ADJUSTMENTS ARE MADE AT $300/SF; ACCESSORY UNIT ADJUSTMENTS ARE MADE AT $300/SF.

ROOM COUNT ADJUSTMENTS ARE DIFFICULT TO EXTRACT FROM MARKET DATA AND ARE ACCOUNTED FOR IN THE DIFFERENCES IN GROSS BUILDING AREA.

MARKET CONDITIONS ADJUSTMENTS MADE TO THE SALES COMPS REFLECT INCREASING VALUES DUE TO LIMITED SUPPLY AND STRONG DEMAND. THE ADJUSTMENTS MADE TO THE COMPARABLE SALES ARE MADE AT +2%/MONTH FROM THEIR RESPECTIVE CONTRACT DATES (ROUNDED TO THE NEAREST .5 MONTH) AND ARE BASED ON PAIRED SALES (SEE ATTACHED PAIRED SALES FOR TIME ADJUSTMENTS) AND THE COMPARABLE SALES UTILIZED IN THIS APPRAISAL.

COMP 1 IS A 4 - 6 MONTH SALE LOCATED IN THE SUBJECT'S NEIGHBORHOOD WITH A SUPERIOR NON-TRAFFIC LOCATION. ADDITIONAL ADJUSTMENTS WERE MADE FOR SUPERIOR SITE SIZE, A SUPERIOR BASEMENT AREA, SUPERIOR COVERED AUTO STORAGE AND MARKET CONDITIONS.

COMP 2 IS A 16 MONTH SALE OF AN UPDATED HOME WITH A SIMILAR TRAFFIC LOCATION. ADDITIONAL ADJUSTMENTS WERE MADE FOR SUPERIOR SITE SIZE, INFERIOR GLA AND MARKET CONDITIONS.

COMP 3 IS A 4 - 6 MONTH SALE OF A SIMILAR QUALITY HOME WITH A SUPERIOR NON-TRAFFIC LOCATION. ADDITIONAL ADJUSTMENTS WERE MADE FOR SUPERIOR SITE SIZE, SUPERIOR BASEMENT AREA, INFERIOR COVERED AUTO STORAGE AND MARKET CONDITIONS.

Supplemental Addendum

File No. 202205007

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						

COMP 4 IS A DATED SALE LOCATED ADJACENT TO THE NORTH OF THE SUBJECT. ADJUSTMENTS WERE MADE FOR A LACK OF COVERED AUTO STORAGE, A SUPERIOR ACCESSORY UNIT AND MARKET CONDITIONS.

IN ARRIVING AT THE FINAL OPINION OF VALUE, COMP 2 IS THE MOST RECENT SALE NOTED FROM THE SUBJECT'S IMMEDIATE NEIGHBORHOOD WITH A SIMILAR LOCATION AND WAS GIVEN GREATEST WEIGHT (50%). COMPS 1 & 3 HAVE SUPERIOR LOCATIONS AND WERE GIVEN SECONDARY CONSIDERATION (16.6% EACH). COMP 4 IS A DATED SALE AND WAS GIVEN SECONDARY CONSIDERATION (16.6%).

*ADDITIONAL SCOPE OF WORK COMMENTS:
I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:
-THE STATEMENTS OF FACT CONTAINED IN THIS REPORT ARE TRUE AND CORRECT
-THE REPORTED ANALYSES, OPINIONS, AND CONCLUSIONS ARE LIMITED ONLY BY THE REPORTED ASSUMPTIONS AND LIMITING CONDITIONS, AND ARE MY PERSONAL, IMPARTIAL, AND UNBIASED PROFESSIONAL ANALYSES, OPINIONS AND CONCLUSIONS.
-I HAVE NO PRESENT OR PROSPECTIVE INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AND NO PERSONAL INTEREST WITH RESPECT TO THE PARTIES INVOLVED.
-I HAVE NO BIAS WITH RESPECT TO THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT OR TO THE PARTIES INVOLVED WITH THE ASSIGNMENT.
-MY ENGAGEMENT IN THIS ASSIGNMENT WAS NOT CONTINGENT UPON DEVELOPING OR REPORTING PREDETERMINED RESULTS.
-MY COMPENSATION FOR COMPLETING THIS ASSIGNMENT IS NOT CONTINGENT UPON THE DEVELOPMENT OR REPORTING OF A PREDETERMINED VALUE OR DIRECTION IN VALUE THAT FAVORS THE CAUSE OF THE CLIENT, THE AMOUNT OF THE VALUE OPINION, THE ATTAINMENT OF A STIPULATED RESULT, OR THE OCCURRENCE OF A SUBSEQUENT EVENT DIRECTLY RELATED TO THE INTENDED USE OF THIS APPRAISAL.
-MY ANALYSES, OPINIONS, AND CONCLUSIONS WERE DEVELOPED , AND THIS REPORT HAS BEEN PREPARED, IN CONFORMITY WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE.
-I HAVE MADE A PERSONAL INSPECTION OF THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT (EXTERIOR ONLY).
-I HAVE PERFORMED NO SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

*APPRAISER COMPETENCY: APPRAISER HAS COMPLETED IN EXCESS OF 50 APPRAISALS IN THE SUBJECT'S MARKET SEGMENT IN THE PAST 12 MONTHS. SUBJECT PROPERTY IS LOCATED WITHIN 10 MILES OF THE APPRAISER'S OFFICE. APPRAISER HAS ACCESS TO THE TETON BOARD OF REALTORS MLS; TETON COUNTY CLERK RECORDS; LOCAL APPRAISER DATABASE; COST DATA FROM LOCAL CONTRACTORS AND MATERIAL SUPPLIERS.

Paired Sales for Market Conditions Adjustments

Borrower					
Property Address	915 Simon Ln				
City	Jackson	County Teton	State WY	Zip Code	83001
Lender/Client	APRIL NORTON				

Paired Sales
Teton County Wyoming
Residential 2021 -2022

Rng .26- 5.9%

Address	Prior	Prior Sale	Current	Current Sale	Price Change	% Change	# Days	# Months	$ Change	Percentage
450 W Saddle Butte	8/23/2019	$1,750,000	02/10/22	$2,860,000	$1,110,000	63.43%	902	30.1	$36,918	2.11%
360 E Simpson Ave #20	8/6/2018	$535,000	2/23/2022	$1,100,000	$565,000	105.61%	1297	43.2	$13,069	2.44%
465 E Broadway D/A	5/22/2017	$480,000	02/23/22	$1,190,000	$710,000	147.92%	1738	57.9	$12,255	2.55%
6050 Burcher Road	12/8/2017	$5,175,000	3/1/2022	$11,200,000	$6,025,000	116.43%	1544	51.5	$117,066	2.26%
59 Virginian Ln 59-1	6/10/2019	$435,000	3/17/2022	$775,000	$340,000	78.16%	1011	33.7	$10,089	2.32%
610 Highlands Dr	12/31/2020	$499,000	04/19/22	$610,000	$111,000	22.24%	474	15.8	$7,025	1.41%
6305 N Junegrass	12/23/2017	$745,000	04/28/22	$1,800,000	$1,055,000	141.61%	1587	52.9	$19,943	2.68%
199 E Pearl 301	9/19/2016	$1,550,000	05/03/22	$3,175,000	$1,625,000	104.84%	2052	68.4	$23,757	1.53%
3940 Lake Cr #8	6/6/2016	$430,000	05/05/22	$1,200,000	$770,000	179.07%	2159	72.0	$10,699	2.49%
663 S Millward St	9/11/2015	$785,000	10/11/21	$1,750,000	$965,000	122.93%	2222	74.1	$13,029	1.66%
872 Snow King	9/19/2014	$970,000	10/18/21	$2,600,000	$1,630,000	168.04%	2586	86.2	$18,910	1.95%
1187 Melody Creek Ln	2/6/2015	$1,038,000	11/2/2021	$2,925,000	$1,887,000	181.79%	2461	82.0	$23,003	2.22%
3453 Box Elder Ln	7/2/2019	$1,825,000	11/2/2021	$3,100,000	$1,275,000	69.86%	854	28.5	$44,789	2.45%
625 E Simpson Ave #2	11/15/2018	$965,000	11/10/21	$1,950,000	$985,000	102.07%	1091	36.4	$27,085	2.81%
980 Wenzel Lane	9/16/2019	$1,110,000	11/19/21	$2,015,000	$905,000	81.53%	795	26.5	$34,151	3.08%
700 Ne Yate Rd	10/14/2020	$7,750,000	4/4/2021	$8,500,000	$750,000	9.68%	172	5.7	$130,814	1.69%
3385 W Village Dr 520	3/8/2019	$1,380,000	12/7/2021	$1,500,000	$120,000	8.70%	1005	33.5	$3,582	0.26%
3030 White Pine	6/29/2018	$2,650,000	12/8/2021	$5,700,000	$3,050,000	115.09%	1258	41.9	$72,734	2.74%
3325 W Village Dr	9/25/2018	$865,000	12/14/21	$1,100,000	$235,000	27.17%	1176	39.2	$5,995	0.69%
514 E Kelly Ave	9/15/2016	$850,000	12/17/21	$2,250,000	$1,400,000	164.71%	1919	64.0	$21,886	2.57%
205 Nelson #9	4/3/2020	$740,000	12/27/21	$1,340,000	$600,000	81.08%	633	21.1	$28,436	3.84%
2 Riverbend Road	5/24/2021	$4,125,000	1/21/2022	$4,900,000	$775,000	18.79%	242	8.1	$96,074	2.33%

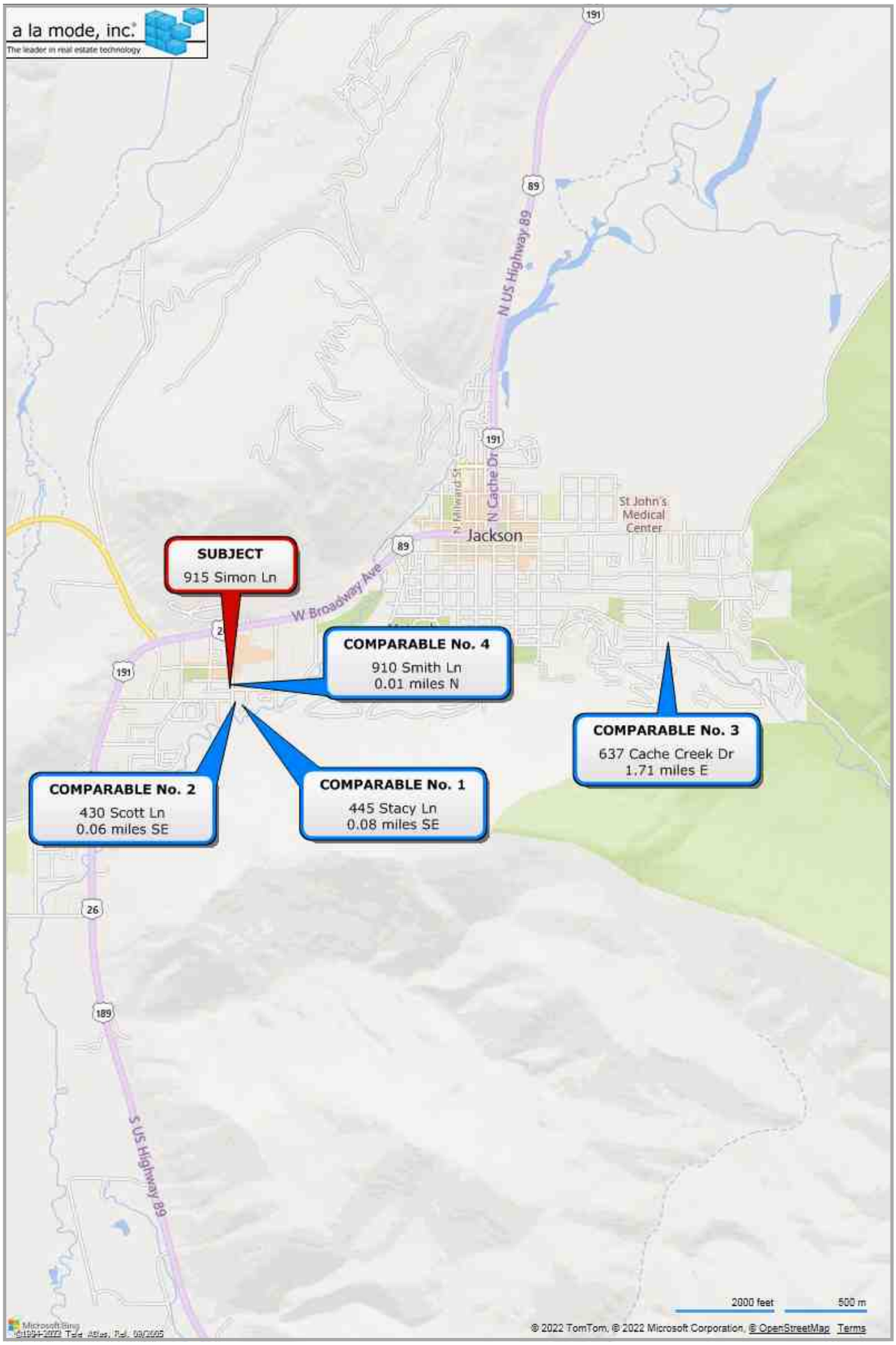
Location Map

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						



Comparable Sales Map

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						

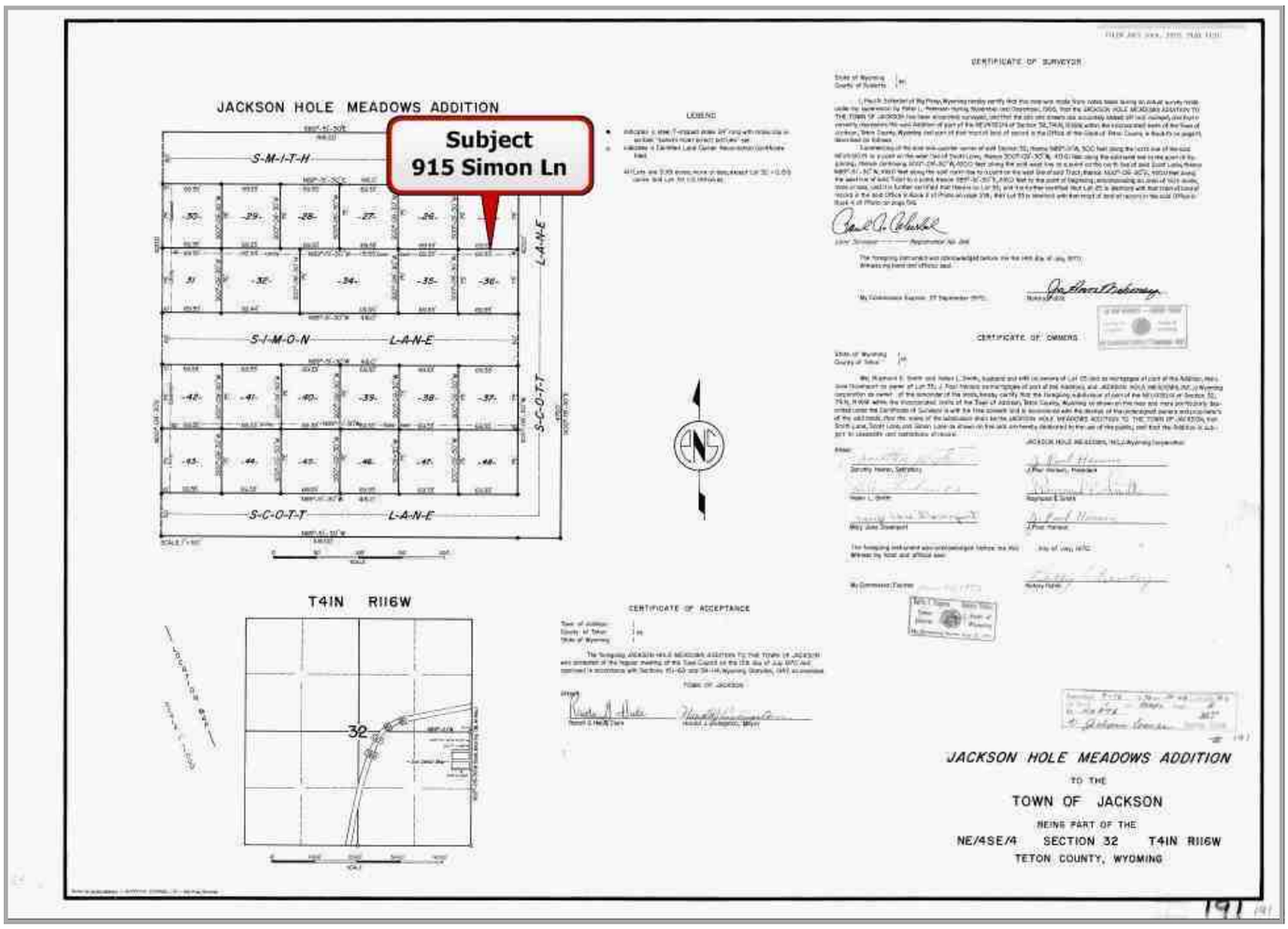


Aerial Map

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						

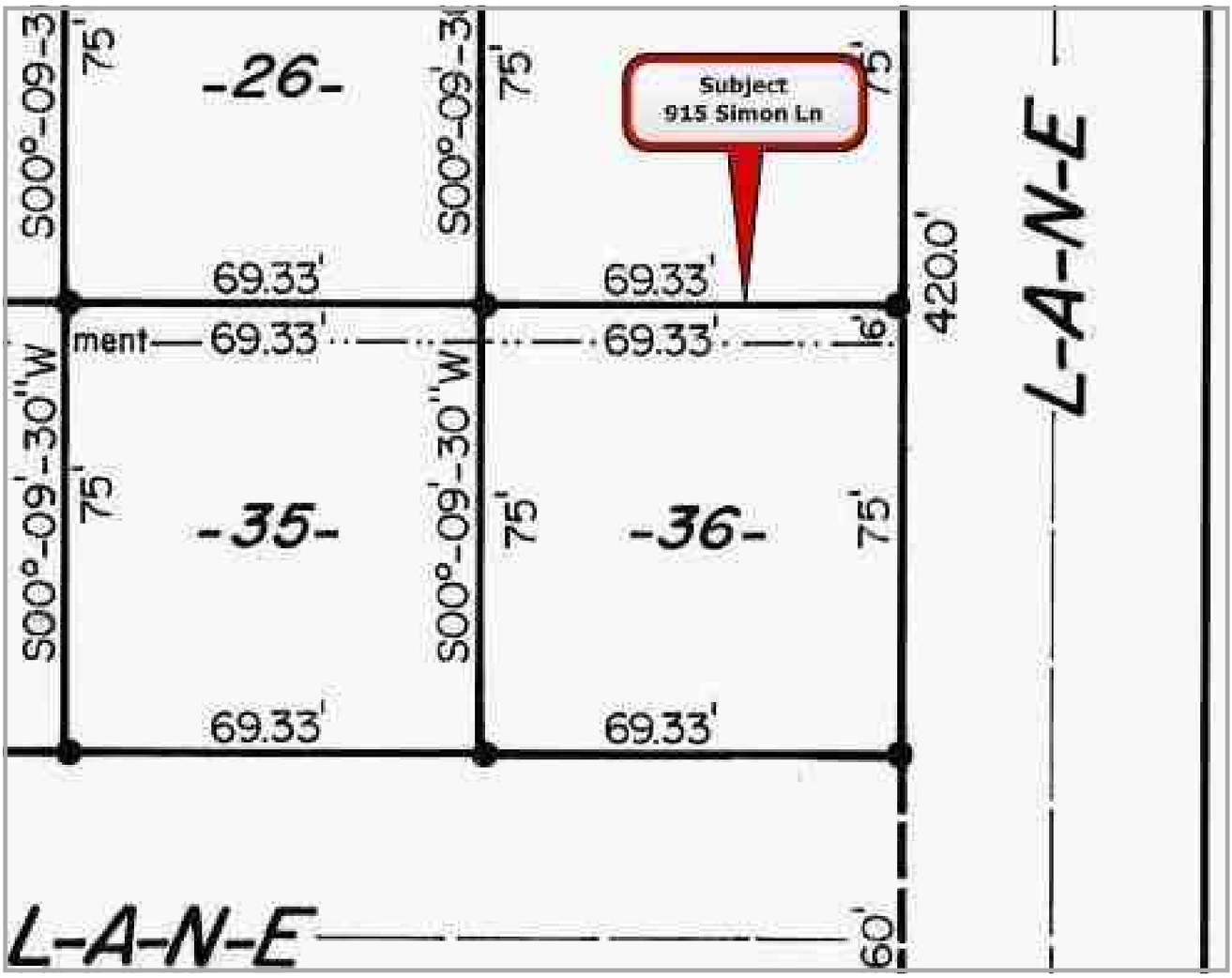


Plat Map


JACKSON HOLE MEADOWS ADDITION
Subject
915 Simon Ln
S-M-I-T-H
S-I-M-O-N
S-C-O-T-T
L-A-N-E
T41N R116W
CERTIFICATE OF SURVEYOR
CERTIFICATE OF OWNERS
CERTIFICATE OF ACCEPTANCE
JACKSON HOLE MEADOWS ADDITION
TO THE
TOWN OF JACKSON
BEING PART OF THE
NE/4SE/4 SECTION 32 T41N R116W
TETON COUNTY, WYOMING

Plat Map

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						



Teton County Property Information

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						

Detail of R0004776

Parcel

PIDN:	22-41-16-32-4-05-011
Tax ID:	OJ-001257 Property Taxes
Tax District:	0150
Property Owner(s):	TOWN OF JACKSON
Mailing Address:	PO BOX 1687
	JACKSON, WY 83001-1687
Street Address:	915 SIMON LANE
Deed:	0294 WD 00721, 08/23/1994
Location:	LOT 36, JACKSON HOLE MEADOWS
2022 Market Value:	$ 1,133,288 ($ 420,000 Land + $ 713,288 Improvements)
2022 Assessed Value:	$ 107,662

Land

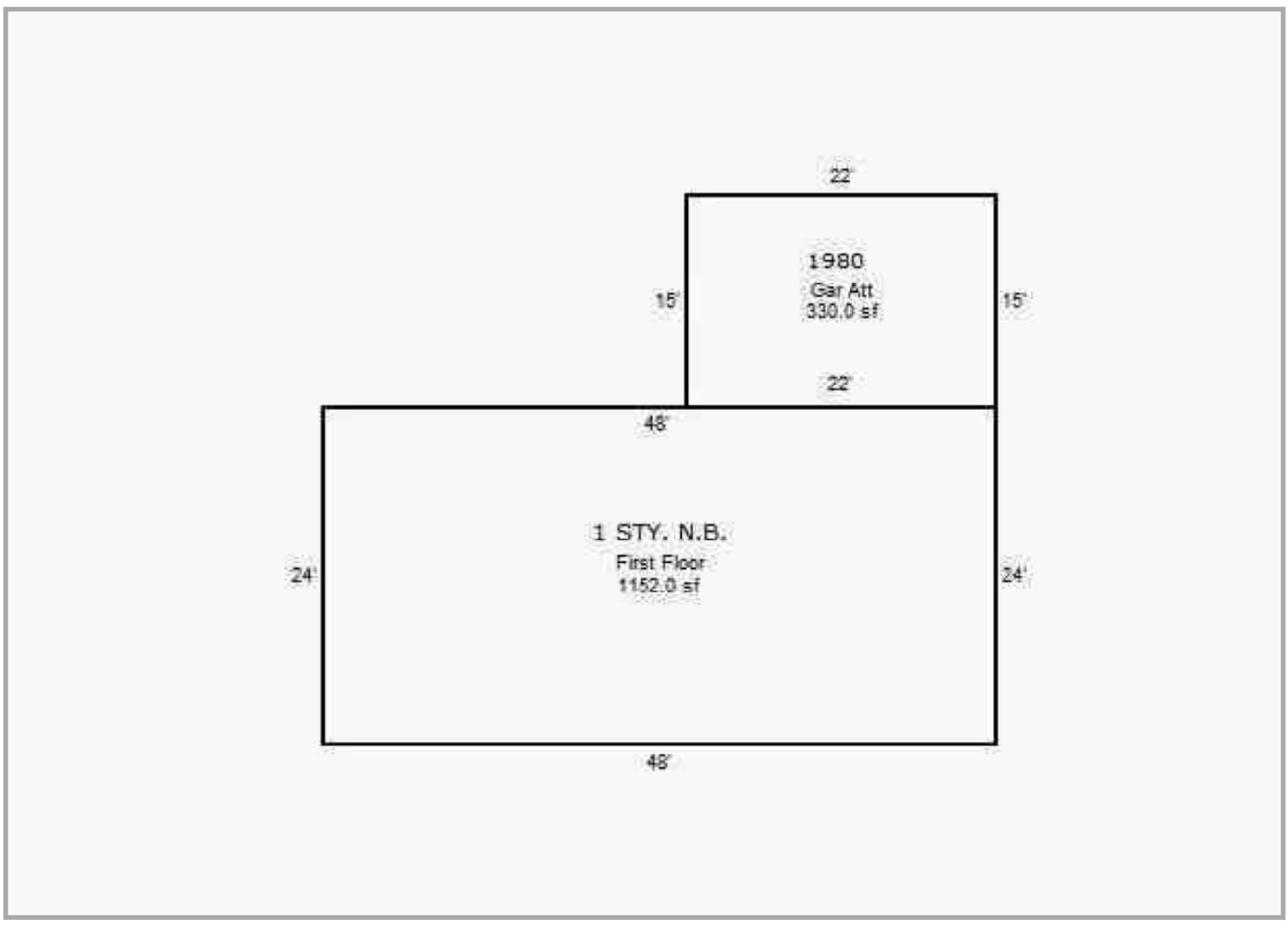
Acres	Class
0.12	Residential
0.12	**Total Acres**

Residential 1	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)
Ranch 1 Story	1.0	1152	Frame Siding	Composition Shingle	1974	#1
1 bath with 3 fixtures						
Garage Attached		330				

*Year built may not be original year built due to remodeling and additions.

Teton County Building Sketch

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						



Subject Photo Page

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						



Subject Front

915 Simon Ln
Sales Price
G.L.A. 1,152
Tot. Rooms 5
Tot. Bedims. 3
Tot. Bathrms. 1.0
Location TRAFFIC
View RESIDENTIAL/MTN
Site 5,200 Sq.Ft.
Quality AVERAGE
Age 48



Subject Rear



Subject Street

Comparable Photo Page

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						



Comparable 1

445 Stacy Ln



Comparable 2

430 Scott Ln



Comparable 3

637 Cache Creek Dr

Comparable Photo Page

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						



Comparable 4

910 Smith Ln

Comparable 5

Comparable 6

Brian Butler's Certified Residential Appraiser License

WYOMING REAL ESTATE COMMISSION & CERTIFIED APPRAISER BOARD

License Number 814 NON TRANSFERABLE

CERTIFIED REAL ESTATE APPRAISER PERMIT

Issued : 12/20/2020
Expires: 12/19/2022

Brian E. Butler
Certified Residential Appraiser Permit
AS PROVIDED FOR BY THE LAWS OF WYOMING.

Rizzotti & Co, Inc
PO Box 1630
1466 N Old Schoolhouse Ln
Wilson WY 83014

AUTHORIZED BY THE WYOMING CERTIFIED
REAL ESTATE APPRAISER BOARD
WITNESS MY HAND AND THE
OFFICIAL SEAL AT CHEYENNE, WYOMING.

Rosann R David Interim Executive Director

STAFF REPORT

Meeting Date:	January 20, 2026	**Meeting Title:**	Regular Town Council Meeting
Submitting Department:	Internal Services	**Presenter:**	Riley Hovorka
Agenda Item:	U.S.F.S. Nelson Drive Annexation Public Hearing	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for the Council to conduct the required public hearing regarding the U.S.F.S Nelson Drive petition for annexation. It is appropriate for the Mayor to open a public hearing on this item, accept public comment, close the public hearing, and then provide for discussion. The Council may also open the public hearing, take comment, and continue the hearing to a specific date in the future without closing the public hearing if they have not concluded their discussion or deliberation.

Recommendations.
Staff recommend the Council determine whether the conditions required by Wyo. Stat. §15-1-402 exist and required procedures have been met.

Background.
A petition for annexation was submitted by the United States Forest Service on November 3, 2025 (Attachment 1). The petition substantially complied with Article 4 of Title 15 of the Wyoming Statutes. Said compliance was certified by the Town Clerk on November 10, 2025 (Attachment 2). A public hearing date of January 20, 2026 was set by Council during the November 17, 2025 Town Council meeting. The public hearing notice containing a summary of the annexation report (Attachment 3) was sent to all landowners within 330 feet of the territory via certified mail on December 19, 2025. The public hearing notice was published as a display advertisement in Jackson Hole News and Guide on December 24 and 31, 2025 (Attachment 4). The annexation report contained all information and the map required by Wyo. Stat. §15-1-402(c) (Attachment 5). An annexation ordinance was prepared for first reading, should Council be able to make the required findings (Attachment 6). The annexation ordinance must be approved at three readings before it becomes effective.

Staff acknowledge that community members raised concerns related to transportation, including sidewalk infrastructure and the current and future traffic conditions on Nelson Drive. Staff find that while these concerns are relevant to the Town as a whole in light of the development on Nelson Drive in recent years, they are not relevant to the findings for this annexation. Staff notes also that in November of 2025, Councilor Viehman added the existing and future infrastructure condition of Nelson Drive to the Council's Potential Item (PI) List, which will be discussed at the Council's annual retreat.

Analysis & Key Policy Questions.
Wyo. Stat. §15-1-406(a) states, "If after the hearing the governing body finds that conditions required by Wyo. Stat. §15-1-402 exist and that the required procedures have been met, it shall by ordinance annex the territory." As such, Council must answer the following key policy questions:

1) *Key Policy Question #1*: Do the findings required by Wyo. Stat. §15-1-402(a) exist?

i. An annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town;
   - Yes. As a general matter, annexing property prior to development timely and efficiently extends municipal services – for example, police, fire, electric, water, stormwater, and sewer– thus protecting the health, safety, and welfare.

ii. The urban development of the area sought to be annexed would constitute a natural, geographical, economical and social part of the annexing city or town;
    - Yes. The property is 100% contiguous with the existing corporate boundaries of the Town.

iii. The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed;
    - Yes. The property is contiguous with the existing corporate boundaries of the Town; it is both logical and feasible to annex it. Basic and other customary services of the Town – water, sewer, fire protection, police services, franchisee service, and the like – are readily available from the immediately adjacent Town boundary.

iv. The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area meets the requirements of Wyo. Stat. §15-1-407;
    - Yes. The property is contiguous with the Town limits. The owner of the property has signed and filed a voluntary petition to annex.

v. If the city or town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to Wyo. Stat. §15-1-410; and
    - Yes. There are electric and utility franchises in effect to serve this property.

vi. The annexing city or town, not less than twenty (20) business days prior to the public hearing required by Wyo. Stat. §15-1-405(a), has sent by certified mail to all landowners and affected public utilities within the territory and by first class mail to any persons owning property that is adjacent to or within three hundred (300) feet of the territory proposed to be annexed, regardless of whether the property is inside or outside the corporate limits of the annexing city or town and regardless of whether the city or town is exercising authority under Wyo. Stat. §15-3-202(b)(ii), a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by Wyo. Stat. §15-1-405(a).
    - Yes. A summary of the annexation report and notice of the time, date, and location of the public hearing were sent to landowners via certified mail on December 19, 2025.

Staff find at all required conditions have been met.

Key Policy Question #2: Have required procedures been met?

- Proceedings were initiated by landowners' petition – *Wyo. Stat. §15-1-403(a)*
- Clerk certified that petition was complete – *Wyo. Stat. §15-1-403(d)*
- Governing body set a public hearing that is 30-180 days after petition was certified complete – *Wyo. Stat. §15-1-405(a)*
- Public hearing was noticed twice, the first at least 15 business days prior to the hearing – *Wyo. Stat. §15-1-405(b)*
- Public hearing notice included a summary of the annexation report and map – *Wyo. Stat. §15-1-405(b)*
- Landowners, affected public utilities, and persons owning property within 300+ feet of the territory were provided with a summary of the annexation report and notice of the date, time, and location of the public hearing – *Wyo. Stat. §15-1-402(a)(vi)*

Staff find at all required procedures have been met.

Next Steps.

Should Council find that the required conditions exist and the required procedures have been met to date, the Clerk will:

- Present an ordinance to Council for three readings – *Wyo. Stat.§15-1-406(a)*
    - Should the Council determine the petition complies with Wyo. Stat.§15-1-402, staff will schedule first reading of the annexation ordinance for February 2, 2026.

- File a map of the area proposed to be annexed and a copy of the approved ordinance with the County Clerk - *Wyo. Stat.§15-1-406(a)*
- Give written notice of the annexation to all public utilities servicing the area – *Wyo. Stat.§15-1-410(b)*
- File a copy of an official map or legal description with the Department of Revenue – *Wyo. Stat.§15-1-413(c)*
- Update other online maps of the Town, where appropriate

Possible Alternatives.

1. If Council finds that the conditions required for annexation do not exist, Council can direct staff to inform the petitioner of this finding and inform them that the annexation will not proceed. Annexation is not required for future development of the site; the petitioner may request to connect to Town water and sewer through a Connection and Use Agreement. If the annexation does not proceed, the parcel will remain in Teton County.
2. If Council would like additional time to consider the annexation, they can continue the public hearing to a specific future date without closing the public hearing.

Comprehensive Plan & Priority Alignment.

Approval of the proposed annexation is consistent with Principles 4.1 and 4.3 of the Comprehensive Plan to maintain Town as the central Complete Neighborhood and develop desirable residential neighborhoods, respectively. Plans to deed restrict future development within the area advances Town goals to house at least 65% of the workforce locally.

Fiscal Impact.

- Land: The annexation will not change the current tax-exempt status of the land, because land owned by the federal government is exempt from property tax.
- Improvements: Assessor Shinkle confirmed that improvements for private or commercial use are taxable, however she was unable to confirm any tax amount without the specifics of the project.
- Annexation Cost: The cost of preparing the annexation report can be recovered from the petitioner, pursuant to Wyo. Stat.§15-1-402(d). Staff estimate the cost of the annexation report as:
    - Hard cost: $105
    - Staff cost: $6,204 (this is the average hourly cost of the five staff members that worked on this item ($141.00/hr) multiplied by 44 (the number of hours of staff time)
    - Total Cost: $6,309

Staff Impact.

Legal, Public Works, Engineering, Planning, Clerk and Administration Department staff spent approximately 44 hours preparing annexation proceedings.

Legal	15 hours
Public Works	9 hours
Planning	6 hours
Clerk	12 hours
Administration	2 hours

Attachments or Links.

1. U.S.F.S. Annexation Petition
2. Compliance Certification for Annexation Petition
3. Landowner Notice of Public Hearing and Summary of Annexation Report
4. Jackson Hole News & Guide Notice of Public Hearing and Summary of Annexation Report
5. Annexation Report

6. Ordinance C

Suggested Motions.

Annexation:

I find that the requested annexation complies with Wyo. Stat.§ 15-1-402 and move to direct staff to proceed with the requested annexation.

or

I find that the requested annexation does not comply with Wyo. Stat.§ 15-1-402 and move to direct staff to so inform the petitioners of this fact and inform them that the annexation will not proceed.

Cost of Annexation: Should Council seek to recover the cost of the annexation, the motion would be:

I move to direct staff to invoice the petitioner for $6,309 for the cost of the annexation report.

WYLIE | BAKER LLP

November 3, 2025

Via Hand Delivery
Riley Hovorka, Town Clerk
Town of Jackson
150 E. Pearl Ave.
Jackson, WY 83001

RE: Annexation Petition for USFS Property adjacent to Nelson Drive

Dear Riley:

Wylie Baker LLP represents the Jackson Hole Community Housing Trust, a Wyoming nonprofit corporation ("***CHT***"). CHT is partnered with the United States Forest Service (USFS) to develop a 3.5-acre area of land east of Nelson Drive, as legally described and shown on Exhibits A and B of the enclosed petition (the "***Property***"). Through this development partnership, USFS will permit the CHT to develop affordable rental housing for the Jackson Hole community, including USFS employees (the "***Project***"). The USFS is the sole owner of the Property and has signed the enclosed petition. The CHT wishes to provide this letter in support of the petition.

By the enclosed petition, filed today, the USFS requests that the Town of Jackson (the "***Town***") annex the Property into the Town pursuant to Wyoming Statutes §§ 15-1-401 et al. CHT has met with Town officials including Tyler Sinclair and Arne Jorgensen several times over the last few months. Based on those meetings and the mission of the Project, CHT and the USFS are confident that the Property is eligible for annexation based on the statutory factors set forth in Wyoming Statutes § 15-1-403(a). These factors and their applicability to the Property are set forth below for the Town's consideration and convenience:

> ***W.S. § 15-1-405(i): An annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town.***
>
> The annexation of the Property into the Town will allow the Town to extend utility services to the Property, which will, in turn, facilitate the development of the Project. CHT plans to construct 36 new housing units on the Property to address Teton County's affordable housing crisis. These units will provide critical housing resources for those living and working in our community. In addition, a portion of the proposed housing within the Project will be earmarked for USFS housing. The USFS employees of the Bridger-Teton National Forest provide firefighting, river safety, and avalanche forecasting services for Teton County residents. Keeping Jackson's essential workforce in town is a net positive for the community.
>
> In addition, based on CHT's meetings with the Town, CHT understands that the Property requested to be annexed has some chronic drainage problems at the entrance to the existing Nelson Drive Trailhead. Bringing this area of the Property into the Town's jurisdiction would allow the Town to address these drainage issues in coordination with the USFS.

60 East Simpson Ave.
P.O. Box 4211
Jackson, Wyoming 83001
o: 307.733.6688
f: 307.733.3758

W.S. § 15-1-405(ii): The urban development of the area sought to be annexed would constitute a natural, geographical, economical and social part of the annexing city or town.

The Property sits just to the east of the Town's current eastern boundary. The Project has been thoughtfully designed on the Property to integrate with the existing Nelson Drive residential development and accommodate the Nelson Trailhead, which provides a base for recreational activities including dog walking, mountain biking, and hiking. Including the Property in the Town would result in a cohesive eastern boundary.

W.S. § 15-1-405(iii): The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed.

The goal of annexation is to allow the Town to provide utility services to the Property. Based on CHT's meetings with the Town, CHT understands that annexation is the most logical way to extend water and sewer services to the Property and Project.

W.S. § 15-1-405(iv): The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area meets the requirements of W.S. § 15-1-407.

The Property is both contiguous and adjacent to the Town. The Property's western boundary abuts the current eastern boundary of the Town. Per W.S. § 15-1-402(b), a public road easement does not interrupt contiguity.

W.S. § 15-1-405(v): If the city or town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410

CHT understands that the current franchise holders in the Town should be able to serve the Property if annexed. CHT works closely with the public utility (Lower Valley); it is CHT's understanding that there is adequate capacity for the proposed units of the Project.

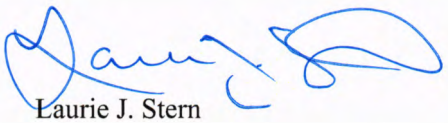
W.S. § 15-1-405(vi): The annexing city or town, not less than twenty (20) business days prior to the public hearing required by W.S. 15-1-405(a), has sent by certified mail to all landowners and affected public utilities within the territory a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by W.S. § 15-1-405(a).

We are happy to offer any assistance the Town may need to comply with this requirement.

We expect that the Town will find that the annexation of the Property into the Town will fulfill each of the requirements of W.S. § 15-1-405. Should you need any additional information to make these findings, please do not hesitate to contact us if we can be at all helpful in this regard.

We look forward to working through this process with you. Please contact me if you have any questions or concerns about this submittal.

Very Truly Yours,



Laurie J. Stern
Wylie Baker LLP
Attorney for CHT

Enclosures: Annexation Petition (copy)

Annexation Petition

For the Town of Jackson Clerk:

The United States Forest Service, as the sole owner of the real property located adjacent to the Teton County, Wyoming, which real property is legally described on **Exhibit A** and shown on the map attached hereto as **Exhibit B** (the "***Property***"), both Exhibits attached hereto an incorporated herein by reference, hereby petitions the Town of Jackson and respectfully requests that the Property be annexed into the Town of Jackson. The undersigned is the sole owner of the Property.

United States Forest Service

By: _____

Name: Nathan Haynes

Its: Director of Lands & Minerals, USDA Forest Service, Intermountain Region

Date signed: October 30, 2025

EXHIBIT A
LEGAL DESCRIPTION

A Parcel of Land located in the W 1/2 NW 1/4 of Section 35, Township 41 North, Range 116 West, 6th P.M, Teton County, Wyoming and more particularly described as follows:

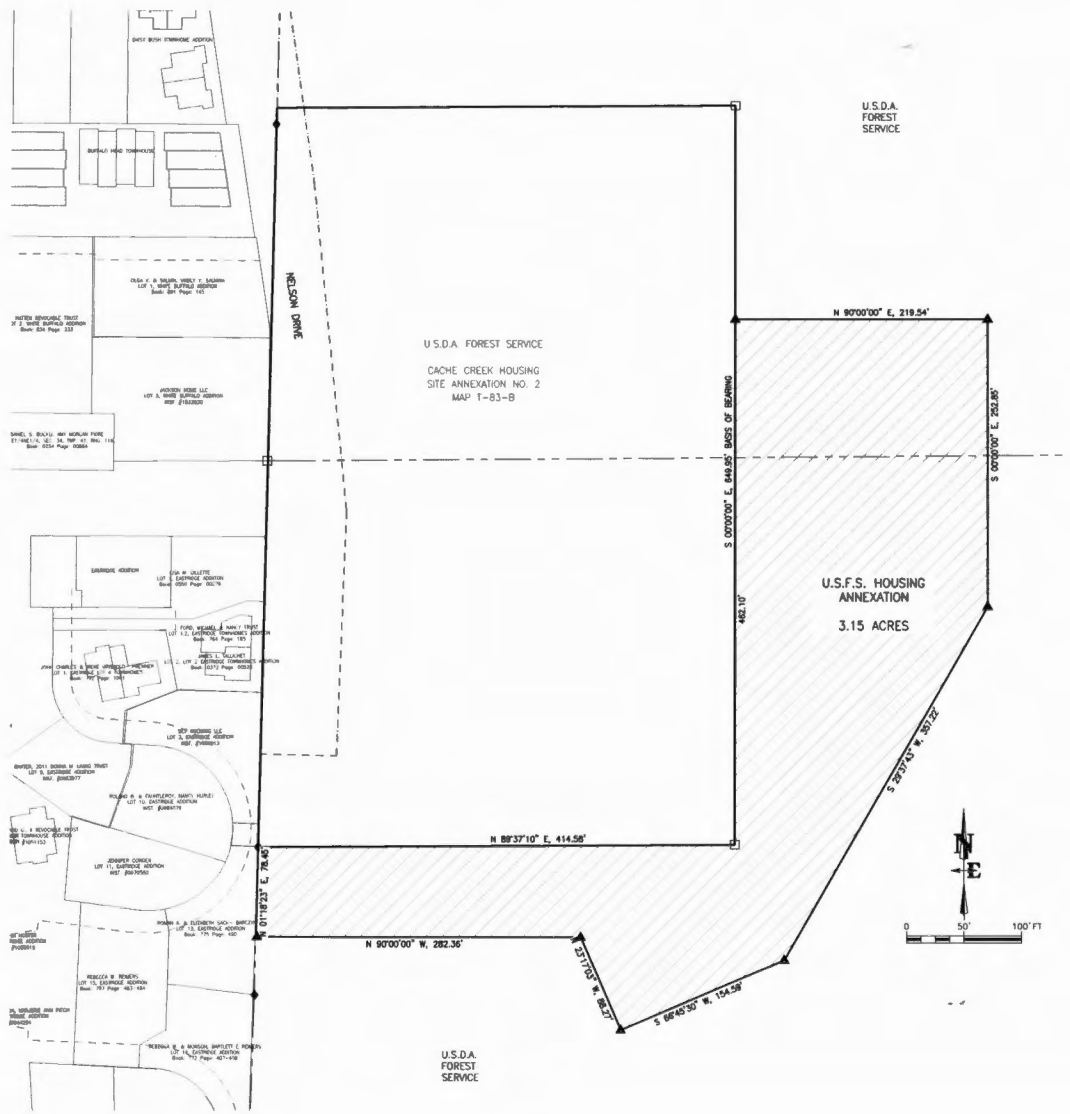
Beginning at the southwest corner of Cache Creek Housing Site Annexation No. 2, as shown on Map T-83B, records of the Clerk of Teton County;
Thence N89°37'10" E along the southerly line of said Cache Creek Housing Site Annexation No. 2, a distance of 414.58 feet to its southeast corner;
Thence N00°00'00" W, along the east line of said Cache Creek Housing Site Annexation No. 2, a distance of 462.10 feet;
Thence N90°00'00" E, leaving said line, a distance of 219.54 feet;
Thence S00°00'00" E, a distance of 252.85 feet;
Thence S29°37'43" W, a distance of 357.22 feet;
Thence S66°45'30" W, a distance of 154.59 feet;
Thence N23°17'03" W, a distance of 88.27 feet;
Thence N90°00'00" W, a distance of 282.36 feet to a point on the line common to Sections 34 and 35 of said T41N, R116W, said point also being on the easterly boundary line of Eastridge Addition to the Town of Jackson, Plat No. 730, records of Said Clerk;
Thence N01°18'23" E, along said line, a distance of 78.45 feet to the Point of Beginning.

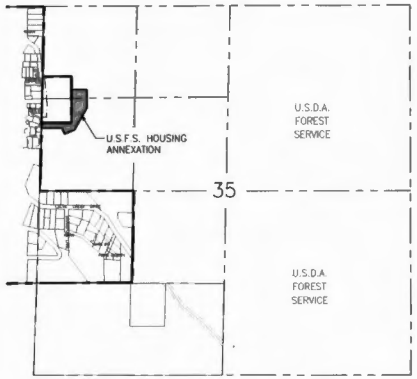
Said Parcel contains 3.15 acres more or less and is subject to easements, rights-of-way, reservations, and restrictions, of sight and/or of record.

Basis of bearing is N00°00'00" W along the east line of said Cache Creek Housing Site Annexation No. 2.

Lucas D. Rudolph
Wyoming PLS 15442
Nelson Engineering
Project 25-100-03
October 28, 2025

EXHIBIT B





VICINITY MAP
SECTION 35
T41N, R116W, 6th P.M.
Teton County, WY
scale: 1"= 800'

LEGEND

- ANNEXATION PARCEL AND BOUNDARY
- EXISTING TOWN OF JACKSON BOUNDARY
- SECTION LINE
- MISCELLANEOUS PROPERTY/BOUNDARY LINE
- ▲ INDICATES A 5/8" DIA. REBAR WITH ALUMINUM CAP INSCRIBED "NELSON ENGR. PLS 15422" SET THIS SURVEY
- ◈ FOUND REBAR WITH ALUMINUM CAP
- □ INDICATES A FOUND BRASS CAP

CERTIFICATE OF SURVEYOR

State of Wyoming)
County of Teton)ss.
Town of Jackson)

I, Lucas D. Rudolph, a Professional Land Surveyor in the State of Wyoming hereby certify, that this plat was made from the notes of surveys made by me, or under my direction, and from records in the Office of the Teton County Clerk; and correctly represents the shown hereon.

Lucas D. Rudolph, Wyoming Professional Land Surveyor 15442

MAP TO ACCOMPANY ANNEXATION to the TOWN OF JACKSON ORDINANCE NO. _____

Located In
W1/2 NW 1/4
Section 35
Township 41 North,
Range 116 West, 6th P.M.
Teton County, Wyoming

DATE	10/16/2025	REV
SURVEYED	KE	
ENGINEERED	NA	
DRAWN	SK	
CHECKED	LR	
APPROVED	LR	

NELSON ENGINEERING
P.O. BOX 1596, JACKSON WYOMING (307) 733-2087

DRAWING TITLE: MAP TO ACCOMPANY ANNEXATION ORDINANCE

JOB TITLE: TOWN OF JACKSON ANNEXATION PARCEL USA-USFS BRIDGER TETON NATIONAL FOREST

DRAWING NO: 1

JOB NO: 25-100-03

MEMORANDUM

TO: Mayor and Town Council

FR: Riley Hovorka, Town Clerk

DT: November 10, 2025

RE: Compliance Certification for Annexation Petition

On November 3, 2025, I received a petition for annexation from the United States Forest Service, dated the same, November 3. The land in question can generally be described as a 3.5-acre area of land east of Nelson Drive.

After reviewing the petition according to Wyoming Statute 15-1-403, I hereby certify that the petition itself substantially complies with Article 4 of Title 15 of the Wyoming Statutes.

Following the timeline set forth by Wyoming Statutes and upon this certification to the Town Council, the Council must then set a date for a public hearing to determine if the proposed annexation complies with Wyoming Statute 15-1-402. The hearing must be held between 30 and 180 days of the certification, or between December 10, 2025 and May 9, 2026. Once Council sets the public hearing date, staff will begin making the findings, preparing the necessary documents, and issuing public notices as required.

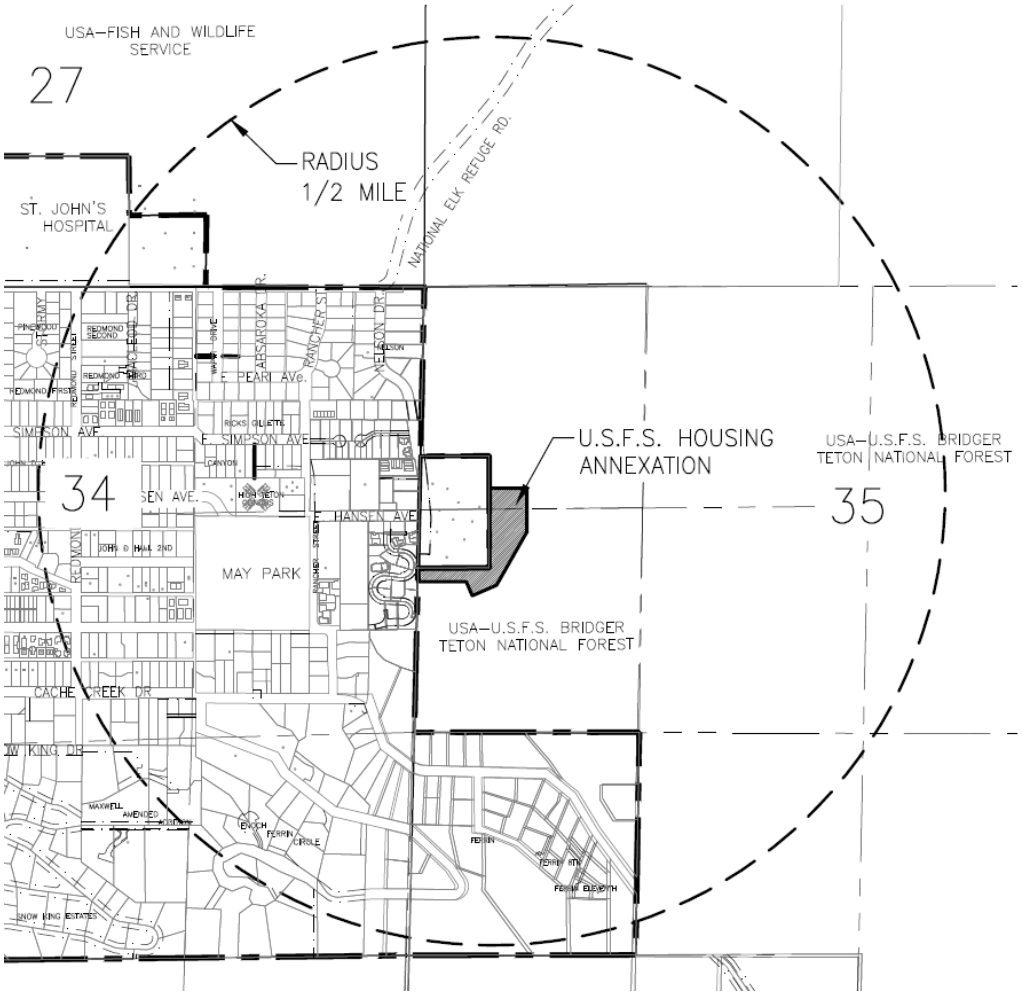
An agenda item will be added to the Matters from Mayor and Council section of the regularly scheduled November 17, 2025 meeting, as a reminder to discuss and set the date for the public hearing.

Public Hearing Notice

The Jackson Town Council will hold a public hearing for an annexation initiated by the United States Forest Service (USFS) to annex approximately 3+/- acres of undeveloped land accessed from Nelson Drive.

The public hearing will be held on **Tuesday, January 20 at 6:00PM**. The meeting will be held in the Council Chambers of Town Hall located at 150 East Pearl Avenue. The purpose of the hearing is for Council to determine if the requested annexation complies with the requirements of Wyoming Statute 15-1-402 regarding purpose for annexation. The proposed annexation report can be summarized as follows:

The area consists of approximately 3 +/- acres undeveloped and accessed from Nelson Drive. The land is presently owned by the United States Forest Service. A map of the area proposed to be annexed is below. The current total estimated cost of infrastructure improvements, to be paid by the landowner or developer, is $3.5 million, and all basic services available to other current Town residents will be available to the annexed area. The estimated projected annual fee or service cost charged by the Town for services is $12,000, and the estimated cost of infrastructure improvements required within the existing boundaries of the Town to accommodate this annexation is $0.



Publish: JHNAG 12/24 and 12/31

Jackson set for weird Christmas weather

After Teton Pass slides, forecasters warn of dangerous backcountry conditions.

By Billy Arnold
MANAGING EDITOR

Just before Christmas, Jackson Hole is a world of contrasts.

Up in the mountains, the Wyoming Department of Transportation unleashed a colossal avalanche on Teton Pass early Monday morning while conducting avalanche mitigation in Glory Bowl. Meanwhile, down in the valley, there's hardly any snow. Most of the precipitation that's fallen in the past few weeks has been rain. That isn't typical for this time of year, according to data compiled by Jim Woodmencey, a News&Guide columnist and Mountain Weather meteorologist.

"There were six years in the last 63 years that had no snow on the ground in Jackson on Christmas Day," Woodmencey wrote in an email with trivia about Jackson Hole's typical Christmas weather.

On Tuesday, the Jackson Climate Station reported zero inches of snow on the ground.

Meanwhile, avalanche forecasters are urging backcountry skiers and snowboarders to be cautious. On Saturday, a skier was hospitalized after a suspected wind slab avalanche broke and buried him on Teton Pass. Conditions remain hazardous in the backcountry.

"A very large avalanche in Glory Bowl was triggered by explosives and ran full path across Teton Pass yesterday. This is a clear sign of the dangerous conditions that exist in the backcountry," forecaster Alex Drinkard wrote Tuesday.



KATHRYN ZIESIG / NEWS&GUIDE

Two men stand atop avalanche debris Monday afternoon underneath Glory Bowl on Teton Pass. Crews worked on clearing 35 feet of dense snow and debris on Highway 22 after avalanche mitigation work triggered a massive slide early Monday morning. "This is the biggest slide I've seen come out of Glory," Avalanche Supervisor Don Lawless said.

"Give steep terrain a wide margin of safety, especially on wind-loaded terrain where avalanches are more likely," he added.

Weather trivia

Only two other years, going back to 1946, had a trace of snow at the Jackson Climate Station at Christmas, Woodmencey added.

The most recent year with a snowless Christmas was 1995. The earliest on record was 1962, according to Woodmencey's data. 1980 and 1946 were the years with trace snow amounts.

In contrast, there were eight years where the town of Jackson had more than 15 inches of settled snow on the ground, the most recent being 2022 and the earliest being 1978. That year set a record: 23 inches.

The average amount of snow on the ground in Jackson for Christmas is 7.8 inches.

The average high temperature is 27 degrees Fahrenheit, and the average low 5 degrees. The record high temperature is 47 degrees in 1950, and the record low is -32 in 1952.

Whether Jackson eclipses those temperature records remains to be seen. Mountain Weather is predicting a high of 47 degrees on Thursday, Christmas Day.

Snow is forecast in the mountains, but the valley is expected get rain, so Christmas may be more wet than white.

Avalanches

In the backcountry, the conditions are a tough mix.

Many Jackson residents buy cheaper ski passes at Jackson Hole Mountain Resort with holiday blackout dates starting Dec. 26, which can push more people into the backcountry. Former Jacksonites also often visit home for the holidays, and crowds of tourists arrive looking for powder laps out of bounds. But for people venturing into Grand Teton National Park, or out onto Teton Pass, forecasters are urging caution. On Tuesday, the avalanche danger was "considerable" in the Tetons over 8,000 feet.

"Dangerous avalanche conditions exist above 8,000 feet due to rapid loading of heavy, dense snow with strong wind," Drinkard wrote Tuesday. "Human-triggered avalanches are likely in wind-loaded terrain and steep slopes as the snowpack adjusts to recent storms.

"Cautious route-finding is essential to steer clear of avalanche-prone terrain," he added.

But there's a silver lining to the heavy snow, Drinkard said.

"The good news is that the dense snow and warm temperatures will benefit stability over time. Warm temperatures during the initial loading were also beneficial," Drinkard wrote. "We just have to wait."

Contact Billy Arnold at 307-732-7063 or barnold@jhnewsandguide.com.

East Jackson
Multifamily Opportunity



Rarely available four-unit property just east of the Town Square.
Zoned NM-2, 0.17 acres, ample off-street parking.
360 E. Pearl Ave | MLS 25-2928 | $2,350,000



Des Jennings - Associate Broker
Jackson Hole Sotheby's International Realty
Cell: (307) 413-4945 • des.jennings@jhsir.com
Licensed in WY & ID

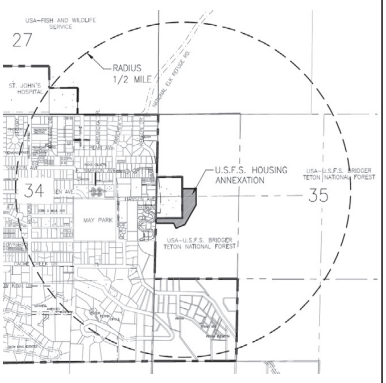
Jackson Hole Sotheby's INTERNATIONAL REALTY

Public Hearing Notice

The Jackson Town Council will hold a public hearing for an annexation initiated by the United States Forest Service (USFS) to annex approximately 3+/- acres of undeveloped land accessed from Nelson Drive.

The public hearing will be held on Tuesday, January 20 at 6:00PM. The meeting will be held in the Council Chambers of Town Hall located at 150 East Pearl Avenue. The purpose of the hearing is for Council to determine if the requested annexation complies with the requirements of Wyoming Statute 15-1-402 regarding purpose for annexation. The proposed annexation report can be summarized as follows:

The area consists of approximately 3 +/- acres undeveloped and accessed from Nelson Drive. The land is presently owned by the United States Forest Service. A map of the area proposed to be annexed is below. The current total estimated cost of infrastructure improvements, to be paid by the landowner or developer, is $3.5 million, and all basic services available to other current Town residents will be available to the annexed area. The estimated projected annual fee or service cost charged by the Town for services is $12,000, and the estimated cost of infrastructure improvements required within the existing boundaries of the Town to accommodate this annexation is $0.



Powered by TECNAVIA

ANNEXATION REPORT
UNITED STATES FOREST SERVICE
NELSON DRIVE PARCEL

This report has been prepared according to Wyoming Statute § 15-1-402.

15-1-402(c)

(i) A map of the area proposed to be annexed showing identifiable landmarks and boundaries and the area which will, as a result of the annexation then be brought within one-half (1/2) mile of the new corporate limits of the city, if it has exercised the authority granted under W.S. § 15-3-202(b)(ii);

See Exhibits A (legal description) and B (map of the area).

(ii) The total estimated cost of infrastructure improvements required of all landowners by the annexing municipality related to the annexation;

The total estimated cost of infrastructure improvements, to be paid by the landowner, that are required by the Town related to the annexation are $3.5 million. The estimated projected annual fee or service cost charged by the Town for services is $12,000.

(iii) A list of basic and other services customarily available to residents of the city or town and a timetable when those services will reasonably be available to the area proposed to be annexed;

The annexation area is currently undeveloped land and all infrastructure will be constructed by the petitioner.

Service	Timetable	Provider
Water[1]	After Installation	Town of Jackson / Private
Sanitary Sewer[1]	After Installation	Town of Jackson / Private
Stormwater Sewer[1]	After Installation	Town of Jackson / Private
Law Enforcement	Immediately	Jackson Police Department
Emergency Services	Immediately	Jackson Hole Fire/EMS
Streets and Snow Removal[1]	After Installation	Private
Public Transportation	Immediately	START and START On Demand
Power	After Installation	Lower Valley Energy
Waste Removal and Recycling	Immediately	Various providers
Internet	After Installation	Various providers
Cable	After Installation	Various providers
Natural Gas	After Installation	Various providers
Propane	After Installation	Various providers

[1] The area of annexation is a private development served by private roads, water, sewer, and storm utilities that are connected to Town infrastructure. No public maintenance of roads, water, sewer, or storm utilities within the annexation.

(iv) A projected annual fee or service cost for services described in paragraph (iii) of this subsection;

Service	**Annual Fee/Service Cost**
Water[2]	$6,000
Sewer[2]	$6,000
Law Enforcement	No direct cost
Emergency Services	No direct cost
Streets and Snow Removal	Billed by provider
Public Transportation	No direct cost
Power	Billed by provider
Solid Waste and Recycling	Billed by provider
Internet	Billed by provider
Cable	Billed by provider
Natural Gas	Billed by provider
Propane	Billed by provider

[2] Based on 36 two-bedroom units at 210 gallons per day, a 4-inch meter, and 2025 rates.

The estimated one-time capacity fees for water and sewer due at the time of permitting are:

Water	$115,000
Sewer	$175,000

(*v) The current and projected property tax mill levies imposed by the municipality; and*

The land is tax exempt, but any improvements placed on federal land by persons for private or commercial use are not. The Town of Jackson currently assesses 0.5 mill levies.

(vi) The cost of infrastructure improvements required within the existing boundaries of the municipality to accommodate the proposed annexation.

$0. There are no infrastructure improvements required within the existing boundaries of the Town of Jackson to accommodate this annexation.

EXHIBIT A
LEGAL DESCRIPTION

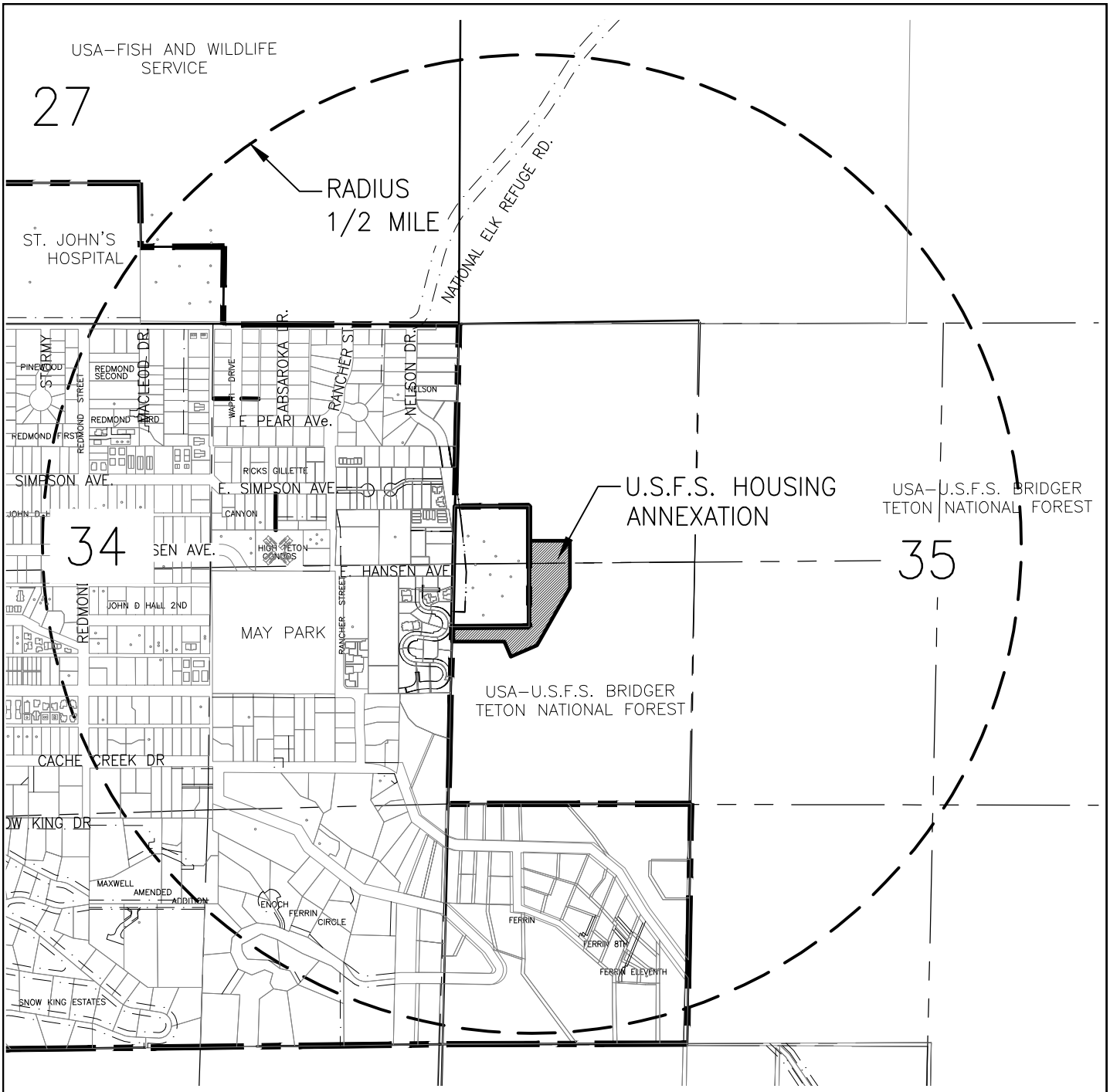
A Parcel of Land located in the W 1/2 NW 1/4 of Section 35, Township 41 North, Range 116 West, 6th P.M, Teton County, Wyoming and more particularly described as follows:

Beginning at the southwest comer of Cache Creek Housing Site Annexation No. 2, as shown on Map T-83B, records of the Clerk of Teton County;
Thence N89°37'10" E along the southerly line of said Cache Creek Housing Site Annexation No. 2, a distance of 414.58 feet to its southeast corner;
Thence N00°00'00" W, along the east line of said Cache Creek Housing Site Annexation No. 2, a distance of 462.10 feet;
Thence N90°00'00" E, leaving said line, a distance of 219.54 feet;
Thence S00°00'00" E, a distance of 252.85 feet;
Thence S29°37'43" W, a distance of 357.22 feet;
Thence S66°45'30" W, a distance of 154.59 feet;
Thence N23°17'03" W, a distance of 88.27 feet;
Thence N90°00'00" W, a distance of 282.36 feet to a point on the line common to Sections 34 and 35 of said T41N, R116W, said point also being on the easterly boundary line of Eastridge Addition to the Town of Jackson, Plat No. 730, records of Said Clerk;
Thence N01°18'23" E, along said line, a di stance of 78.45 feet to the Point of Beginning.

Said Parcel contains 3.15 acres more or less and is subject to easements, rights-of-way, reservations, and restrictions, of sight and/or of record.

Basis of bearing is N00°00'00" W along the east line of said Cache Creek Housing Site Annexation No. 2.

Lucas D. Rudolph
Wyoming PLS 15442
Nelson Engineering
Project 25-1 00-03
October 28, 2025



Half Mile Radius
located within
SECTIONS 27, 34 & 35
T41N, R116W, 6th P.M.
Teton County, WY
scale: 1"= 800'

N
E

DRAWING NO 1	TITLE U.S.F.S. HOUSING ANNEXATION EXHIBIT B	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE		REV.
JOB NO 25-100-3			SURVEYED		
			DRAWN		
			CHECKED		
			APPROVED		

ORDINANCE C

AN ORDINANCE ANNEXING TO THE TOWN OF JACKSON, WYOMING A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 116 WEST, 6TH P.M, TETON COUNTY, WYOMING (GENERALLY LOCATED TO THE EAST OF NELSON DRIVE)

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

SECTION I.

The Town of Jackson hereby finds as follows:

a. That the United States Forest Service, owner of the parcel of land located in the West Half of the Northwest Quarter of Section 35, Township 41 North, Range 116 West, 6th P.M, Teton County, Wyoming, has petitioned the Town Council of the Town of Jackson, Wyoming to annex the real property described herein and to make it a part thereof; and
b. That a legal description and an accurate map and survey of the parcel of land located in the West Half of the Northwest Quarter of Section 35, Township 41 North, Range 116 West, 6th P.M, Teton County, Wyoming were prepared by Lucas D. Rudolph, a Professional Land Surveyor, licensed in the State of Wyoming, and are attached hereto and incorporated herein as *Exhibit A* and *Exhibit B*;
c. That the conditions required by W.S. § 15-1-402 for the annexation of Russ Garaman Park exist in that:
    a. The annexation of the area is for the protection of health, safety, and welfare of the persons residing in the area and the Town of Jackson;
    b. The annexation of the area constitutes a natural, geographical, economical, and social part of the Town of Jackson;
    c. The area is a logical and feasible addition to the Town of Jackson and the extension of basic and other services customarily available to residents of the Town of Jackson will, within reason, be available to the area;
    d. The area is contiguous with and adjacent to the Town of Jackson, and the area meets the requirements of W.S. § 15-1-407;
    e. The Town of Jackson does not own or operate its own electrical utility, and, as such, the Town Council is prepared to issue franchises, or amend current franchises, as necessary to serve the area pursuant to W.S. §15-1-410; and

SECTION II.

That all the real property described in Exhibit A is hereby annexed to the Town of Jackson, Teton County, Wyoming, and shall become a part thereof.

SECTION III.

Upon this Ordinance taking effect, the corporate limits of the Town of Jackson and boundary lines thereof shall show and include the real property described in Exhibit A as being within the Town of Jackson.

SECTION VI.

The Official Zoning District Map of the Town of Jackson is hereby amended to include the property described in Exhibit A in the _____ zoning district. If subject to the scenic resources overlay and/or natural resources overlay designations on the current Teton County zoning map, said designation shall also apply after the property is annexed into the Town.

SECTION V.
The Clerk of the Town of Jackson is hereby authorized and directed to file a certified copy hereof with the County Clerk of Teton County, Wyoming.

SECTION VI.
Sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any phrase, clause, sentence, paragraph or section of this Ordinance is declared illegal or unconstitutional, such illegality or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections.

SECTION VII.
This Ordinance shall be in full force and effect upon its publication.

PASSED 1ST READING THE _____ DAY OF _____, 2026.
PASSED 2ND READING THE _____ DAY OF _____, 2026.
PASSED, APPROVED, AND ADOPTED THE _____ DAY OF _____, 2026.

TOWN OF JACKSON

_____
Arne O. Jorgensen, Mayor

ATTEST:

_____
Riley Hovorka, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. ___ was duly published in the Jackson Hole News & Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ___ day of _____, 2026. I further certify that the foregoing Ordinance was duly recorded on page ___ in Book ___ of Ordinances of the Town of Jackson, Wyoming.

_____
Riley Hovorka, Town Clerk

STAFF REPORT

Meeting Date:	January 20, 2026	**Meeting Title:**	Town Council Regular Meeting
Submitting Department:	Planning Department	**Presenter:**	Tyler Valentine
Agenda Item:	Development Plan and Conditional Use Permit for a new +/-78,000 sf Justice Center at 180 South King Street (P25-179 & 180)	**Public Comment:**	Yes

Purpose & Policy Considerations.
A Development Plan is required in the Public/Semi-Public (P/SP) zoning district by the Town of Jackson Land Development Regulations (LDRs) for projects with a qualifying floor area exceeding 5,000 sf. The proposed structure includes roughly 78,000 sf of qualifying floor area. A Conditional Use Permit (CUP) is also required for Institutional and Office uses in the P/SP zoning district.

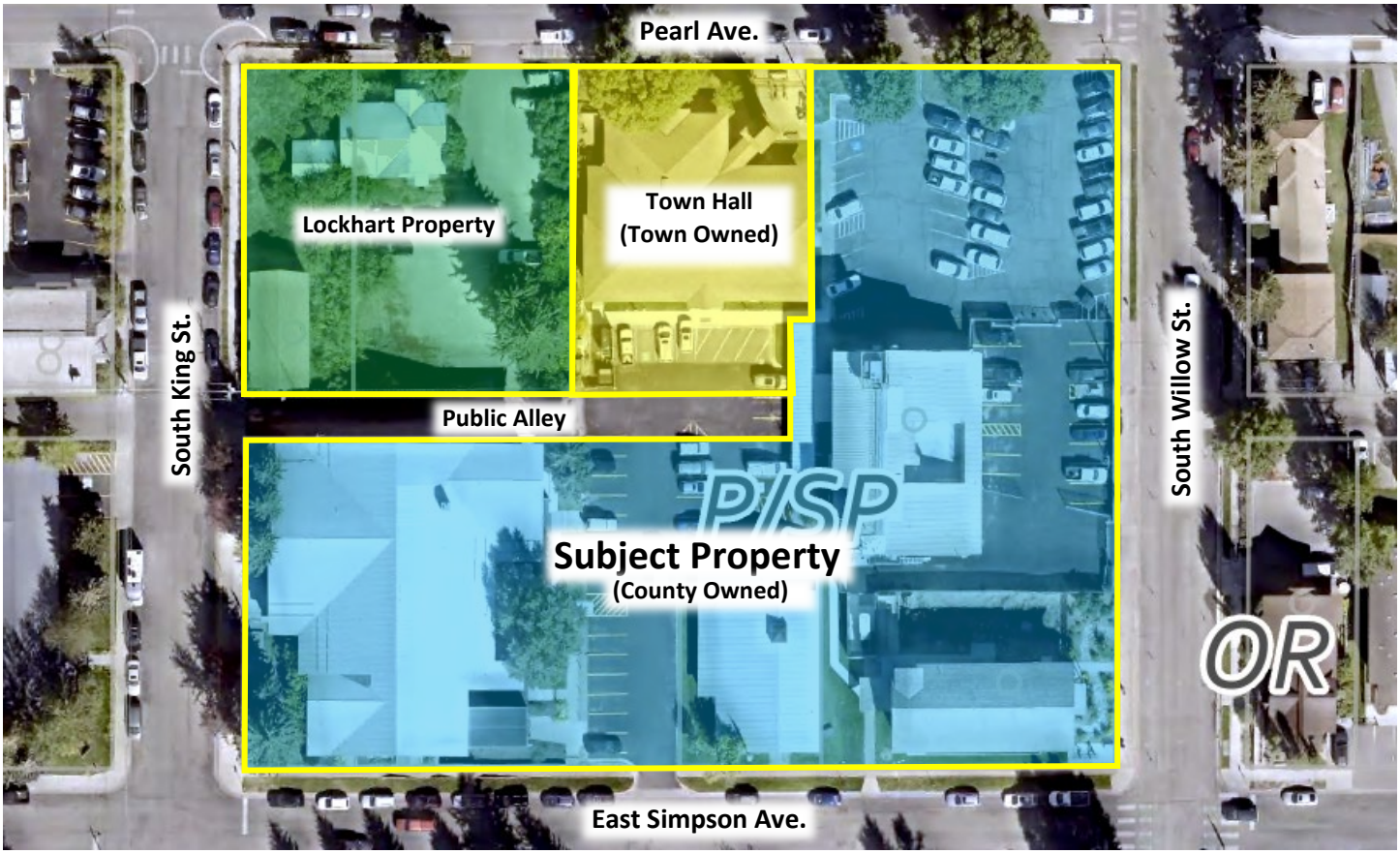
Recommendations.
ITEM A: Development Plan (P25-179): The Planning Director and Planning Commission recommend **approval** of a Development Plan for a new approximately 78,000 sf Justice Center for Teton County, located at 180 South King Street, subject to the departmental reviews attached hereto, this staff report, and the following condition:

1. The final construction staging plan to be submitted with the building permit application shall address the seven specific items listed under the Phasing / Construction Management Plan section of this staff report related to alley access, access to Town-owned parking, Electric Vehicle Supply Equipment (EVSE) parking, Police parking, Vehicle Identification Number (VIN) Inspection parking, trash/recycling, signage, contractor parking, and communications.

ITEM B: Conditional Use Permit (P25-180): The Planning Director and Planning Commission recommend **approval** of a Conditional Use Permit for Institutional and Office uses for a new Justice Center for Teton County located at 180 South King Street, subject to the departmental reviews attached hereto, this staff report, and the following condition:

1. Prior to building permit submittal, the applicant shall modify the final lighting plan to comply with the Town's dark sky lighting standards.

Project Location.
The property is located at 180 South King Street and legally described as PT. LOT 2, BLK. 5, CACHE-3 (COUNTY COURTHOUSE, SOCIAL SERVICES, JAIL & PARKING LOT). An aerial photo is shown below on the following page:



Background/Project Description.

Background on the Site

The subject property (the "property") is 1.9 acres (84,400 sf), zoned P/SP. The surrounding property to the north is zoned Downtown Core-2 (DC-2), properties to the east and south are zoned Office Residential, and properties to the west are zoned Commercial Residential-1 and DC-2. The property is owned by Teton County and currently consists of four buildings: the Teton County Courthouse (32,000 sf), the Teton County Jail (16,000 sf), the Clifford Hansen Courthouse (3,800 sf), and the Teton County General Services building (11,312 sf). The property also includes the parking lot that is directly adjacent (east) to Town Hall, referred to as the main parking lot throughout this report. Currently, the property can be accessed from all four streets that surround it, including the one-way dead-end alley off South King Street. Besides the grade change from South King Street, which is roughly eight feet higher than the overall site, the property is relatively flat. Please refer to the map above which shows the subject property and other properties within the overall block.

According to Teton County, both the County Courthouse (built in 1964) and the County Detention Facility (built in 1984) are beyond repair or renovation due to structural, safety, and accessibility issues. To remedy this situation, the community voted via the Specific Purpose Excise Tax (SPET) in 2024 to allocate $88 million to fund a new Teton County Justice Center.

On July 28, 2025, the Town Council voted to approve Sketch Plan P24-170 for the Justice Center that included the eleven conditions. Those conditions, with staff responses, can be found below under Staff Analysis.

Project Description

The applicant is seeking approval of a Development Plan for a new, 77,740-square-foot, three-story Justice Center for Teton County. The project includes a phased demolition approach—beginning with the removal of

the existing County Courthouse and Clifford Hansen Courthouse, followed by demolition of the existing jail after the new facility is complete. The removal of the Clifford Hansen Courthouse was recently approved by the Board of County Commissioners in the Fall of 2026 and reflects the biggest change to the project since the Sketch Plan. The new Justice Center will essentially consolidate the existing two courthouses and jail into a single building. The existing Teton County General Services building at the corner of E. Simpson Ave. and South Willow St. will remain in place and is not part of the demolition.

The proposed Justice Center will house multiple County functions, including the District, Circuit and Municipal (Town) Courts, Sheriff's Office, County Attorney's Office, Victim Services, Clerk of Court, 911 Dispatch Center, County Jail, and associated office and storage spaces. The courthouse and related offices will operate Monday through Friday from 9:00 AM to 5:00 PM, while the Sheriff's Office, jail, and 911 call center will operate continuously, 24/7. According to the applicant, the current staffing demand for the Justice Center is 104 employees, with projected growth to 126 employees over the next 25 years.

The proposed building will stand approximately 45 feet tall on South King Street and 51 feet 6 inches tall on E. Simpson Ave., with a central roof feature for the courtroom extending up to 65 feet 6 inches (which is generally not visible when viewed from the adjacent street). The following is a breakdown of square footage and use by floor level:

- **Level 1 (26,140 sf)** – Parking garage, Sheriff's offices, booking/holding, sallyport(secured entry for deputies and detainees), and other support spaces.
- **Level 2 (26,320 sf)** – Main lobby entrance, multi-purpose room, County Attorney offices, Victim Services, 911 dispatch, and detention center.
- **Level 3 (25,280 sf)** – Three courtrooms, jury rooms, offices of the District & Circuit Court Clerks, and court office and security.
  TOTAL: 77,740 sf

The primary public pedestrian entrance to the new Justice Center will be located on South King Street, with a secondary public entrance to the Sheriff's Department located on E. Simpson Ave. County staff will have additional entry options at the northwest corner along South King Street, and via a private parking garage accessible from the alley and E. Simpson Ave. On-street parking for the public will continue to occur along South King Street and E. Simpson Ave. for court-related functions. Off-street parking is proposed to increase to 126 spaces (a mixture of public and private spaces) from the existing 110 spaces. Below is a breakdown of the proposed parking:

- Public parking in the main parking lot east of Town Hall (47 spaces)
- Public/staff parking directly south of Town Hall (9 spaces owned by the Town. includes in overall parking counts)
- Public parking in existing surface lot at 140 E. Simpson Ave. (25 spaces).
- Private/staff parking in a private gated lot for the Sheriff's Department (28 spaces).
- Private garage parking in the basement of the Justice Center (17 spaces)

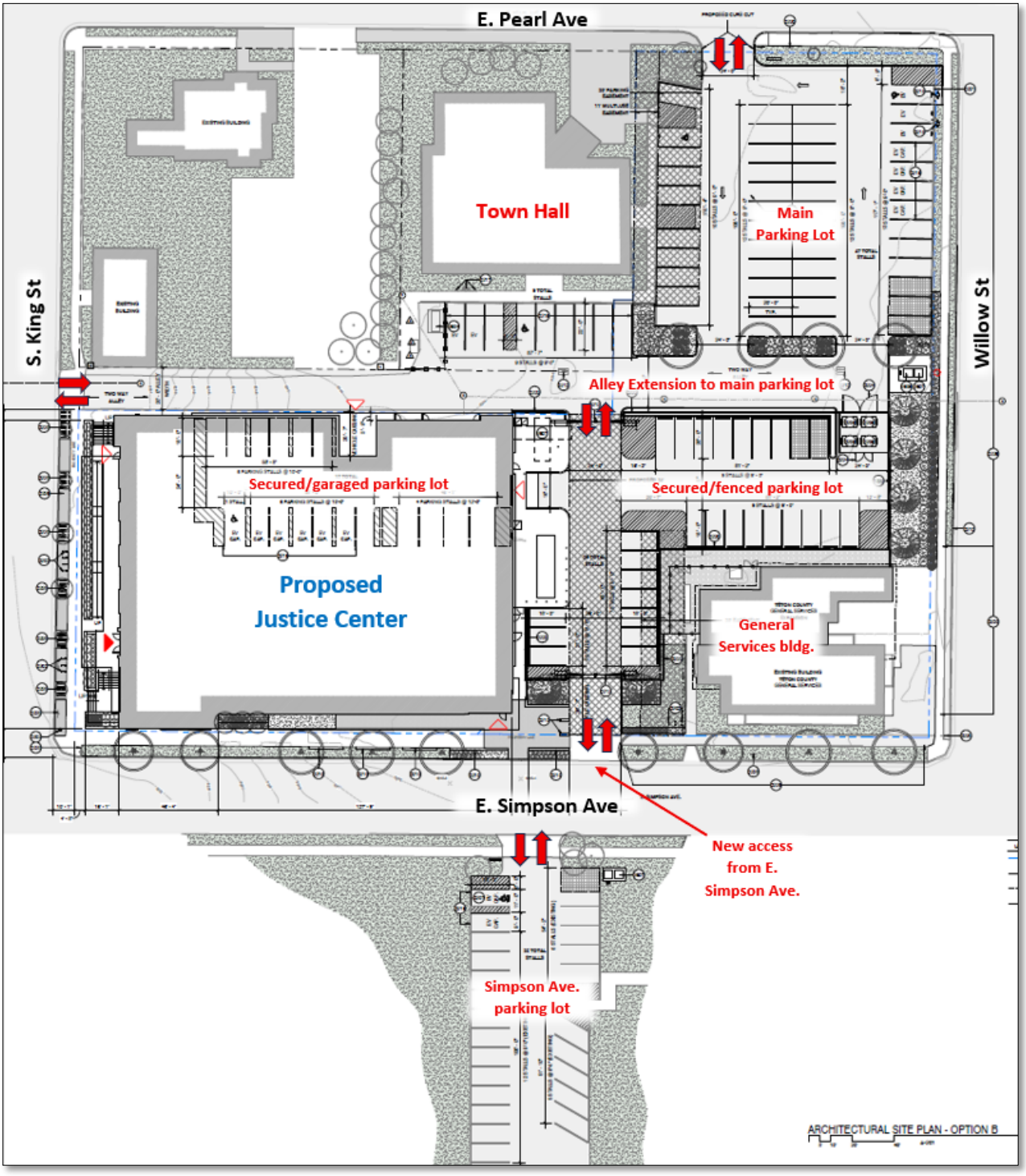
The applicant states that the existing (but expanded) main parking lot will continue to serve all other buildings on-site—including the General Services building—and will continue to serve the public, including those conducting business at Town Hall. A formal shared parking agreement approved in 1985 is in place with the Town for the nine parking spaces located directly east of Town Hall, but the remainder of the lot is not included in this document.

In terms of site improvements, the existing one-way alley is proposed to be extended east to connect to the main parking lot and become two-way, allowing both exit and entry from South King Street. The proposal

includes new detached sidewalks and planting buffers along South King Street and E. Simpson Ave. The existing sidewalk stairs on E. Simpson Ave. will be removed and replaced with a continuous sloped sidewalk that goes up the hill to South King Street.

Additional landscaping is proposed within landscaped islands at the south end of the expanded/re-striped main parking lot, along South Willow Street adjacent to the gated Sheriff's parking area, and adjacent to the vehicular access off of E. Simpson Ave. According to the site plan, efforts will also be made to preserve select existing trees along South King Street, complemented by newly planted trees.

Below is the proposed final site plan.



Construction Phasing Plan: One of the major elements of the proposed Justice Center project is the construction management plan, which includes provisions not only to mitigate construction impacts to the public and Town Hall but also provisions for the temporary relocation of courthouse staff and services during construction. The entire project (i.e., demolition, construction, and site work) is proposed to begin in February 2026 and conclude by October 2028 (roughly 31 months). Please refer to the applicant's submittal for the detailed plan. Below is a brief description of each phase:

- **Phase 1** (February 2026 – May 2026) will begin with the demolition of the existing courthouse, impacting the western portion of the site, located west of the Clifford Hansen Courthouse. The main parking lot and the existing jail will remain operational. The alley is proposed to remain open to allow access to the Town-owned parking south of Town Hall. However, the alley and access to Town parking south of Town Hall will experience full and partial (i.e., alley reduced to 10') periodic closures for shoring, installation of utilities and exterior building materials, and alley paving.
- **Phase 2** (May 2026 – May 2028) will include installation of utilities, demolition of the Clifford Hansen Courthouse, and construction of the new Justice Center. The state of the alley and Town parking south of Town Hall during this phase is the same as Phase 1 above.
- **Phase 3** (May 2028 – October 2028) will focus on demolishing the current jail and completing the remaining site improvements, such as the gated Sheriff's parking lot, extension of the alley, and repairing and restriping the main parking lot. The alley and Town-owned parking south of Town Hall will be fully available for use. The main parking lot east of Town Hall will be mostly fenced off, but will retain access to at least nine spaces for Town Hall.

Regarding temporary displacement, operations and services of the Teton County Courthouse will occur within four temporary trailers on County-owned property located at 252 & 254 E. Simpson Ave., just east of the existing County Administrative building. The temporary trailers will be removed shortly after the new Justice Center is open to the general public.

Staff Analysis and Key Questions.
As part of the Sketch Plan approval, the applicant was required to address eleven conditions of approval. Below are those eleven conditions with staff responses:

1. As part of the Development Plan and CUP submittal, a landscape plan prepared by a Wyoming Landscape Architect shall be provided showing at least 2 plant units that meet the intent of LDR Division 5.5. The applicant shall also further study and increase landscape screening around the building along E. Simpson Ave. and South King Street to improve the pedestrian experience and soften the urban feel of the building.

   Staff Response: *Staff finds that this condition has been satisfied through the provision of two plant units and additional pedestrian/landscaping improvements along* South King Street *and E. Simpson Ave. Please refer to the* Landscaping *section below.*

2. As part of the Development Plan and CUP submittal, the applicant shall explore other locations for snow storage that prioritize storing snow on pervious surfaces versus impervious surfaces.

   Staff Response: *Staff finds that this condition has been satisfied, even though the applicant is still proposing to store snow in parking areas. Please refer to the* Snow Storage *section below for more analysis.*

3. As part of the Development Plan and CUP submittal, the applicant shall revise the plans to show a two-way alley for its entire length.

Staff Response: *Staff finds that this condition has been satisfied. The alley is shown as two-way for its entire length. This is reflected in the updated site plans.*

4. As part of the Development Plan and CUP submittal, the construction management plan shall address how the proposed closure of the public alley and town-owned parking, trash, and utilities immediately south of Town Hall will be mitigated through the provision of and access to off-site parking including ADA and Electric Vehicle Supply Equipment, trash, and utilities to the satisfaction of the Town.

   Staff Response: *Staff finds that this condition has been satisfied. The applicant has provided more detailed information on the construction-related impacts to the alley and other Town interests. Please refer to the Phasing / Construction Management Plan section below.*

5. As part of the Development Plan and CUP submittal, the sidewalk along South King Street shall maintain a consistent width of 6 feet throughout its entire length.

   Staff Response: *Staff finds that this condition has been satisfied. The sidewalk along* South King Street *maintains a width of six feet for its entire length. This is reflected in the updated site plans.*

6. As part of the Development Plan and CUP submittal, the applicant shall modify the main parking lot circulation to include the removal of the east curb cut on East Pearl Avenue with a counterclockwise circulation pattern. This includes widening the westernmost curb cut to allow two-way travel.

   Staff Response: *Staff finds that this condition has been satisfied through the removal of the east curb cut and widening of the west curb cut off* East Pearl Avenue*. This is reflected in the updated site plans.*

7. As part of the Development Plan and CUP submittal, the applicant shall provide a comprehensive internal circulation, wayfinding, and signage plan to assist the general public in effectively navigating the site and locating their intended destinations. This includes ADA parking and accessible routes to the building.

   Staff Response: *Staff finds that this condition has been satisfied. Please refer to the Wayfinding & Signage section below for more details and analysis.*

8. As part of the Development Plan and CUP submittal, the applicant shall clarify the intended use of the secured parking lot, including whether the South Willow Street access will function as a primary or secondary point of entry relative to the alley.

   Staff Response: *Staff finds that this condition has been satisfied. The intent behind this condition was tied to the previous access plan that used* South Willow Street *and the potential impacts the secured lot would have on pedestrians/cyclists along the Safe Routes to School corridor. Now that the* South Willow Street *access has been removed and shifted to E. Simpson Ave., staff's concerns about Safe Routes to Schools have been addressed.*

9. As part of the Development Plan and CUP submittal, the applicant shall provide a final construction staging plan that identifies the final intended improvements to the main parking lot, the timing and duration of its closure, the location of all proposed off-site County office space and parking, a temporary solution for the loss of the Town's nine dedicated parking spaces when they are restriped, and identify locations for construction worker parking to ensure it does not impact on-site or nearby on-street spaces, while preserving availability for Town and public use as much as possible.

   Staff Response: *Staff finds that this condition has been satisfied within their updated construction staging plan. Please see the Phasing / Construction Management Plan below for more details and analysis.*

10. As part of the Development Plan and CUP submittal, the applicant shall provide a square footage breakdown of office uses, assembly uses, and jail-related uses for the purpose of determining the correct amount of required short-term and long-term bike parking.

    Staff Response: *Staff finds that this condition has been satisfied by the provision of square footage breakdowns for all uses. Please see the Bike Parking section below for final bike parking counts.*

11. As part of the Development Plan and CUP submittal, the County-owned property located at 140 E. Simpson Ave, which includes a 25-space parking lot for the Justice Center, shall be included in the overall project boundaries.

    Staff Response: *Staff finds that this condition has been satisfied by including 140 E. Simpson Ave. within the project boundaries.*

Notable changes from Sketch Plan

- The Clifford Hansen courthouse will be demolished.
- Vehicular access off South Willow Street for the Sheriff's gated parking lot was removed and shifted to E. Simpson Ave.
- Increased landscaping along E. Simpson Ave. and South Willow Street
- Off-street parking increased from 116 to 126.
- East Simpson Ave. parking lot now designated for public parking.

Development Plan Overview

A Development Plan is required because the development's qualifying floor area exceeds 5,000 sf. The purpose of a Development Plan is to review a physical development that is large and complex enough to benefit from a public review. Additionally, the purpose of this Development Plan is to review the project for consistency with the previously approved Sketch Plan. After reviewing the applicant's submittal, staff finds that, as conditioned, the proposed project complies with the LDR requirements of the P/SP zone and is consistent with the previously approved Sketch Plan. Please refer to the LDR Compliance table below:

Development Plan - LDR Compliance Summary			
	Required	**Proposed**	**Compliance**
Primary Street Setback (South King Street)	n/a	14' to 20'	Complies.
Secondary Street Setback (E. Simpson)	n/a	1' to 8'	Complies.
Secondary Street Setback (South Willow Street)	n/a	+100'	Complies.
Rear Setback (alley)	n/a	1'	Complies.
LSR	n/a	0.06 (5,000 sf)	Complies
Plant units	1 plant unit per 8 parking spaces 17 spaces / 8 = 2 plants units required	2 plant units	Complies.
Parking	Independent calculation	126 spaces	Complies. (see analysis below)
ADA Parking	4 ADA spaces required	5 ADA spaces	Complies.
EVSE Parking	12 EV-capable req. 2 EV-installed req.	12 EV-capable 3 EV-installed	Complies.
Building Height (max)	n/a	45' – 52' (adjacent to street)	Complies.

		65'-6" (courtroom pop-up not adjacent to street)	
Stories (max)	n/a	3	Complies.
Floor Area Ratio	n/a	1.52	Complies.
Affordable Housing	Exempt per Se. 6.3.2.C.13	n/a	Complies.
Trash and Recycling	Required	Provided in northeast corner of secured Sheriff's lot	Complies.

CUP Overview

The purpose of a CUP is to individually and publicly review the configuration, density, and intensity of a use that is generally considered by the LDRs to be compatible with the character of a zone, but may require additional, site-specific conditions to limit and mitigate effects that may be adverse to the desired character of the zone. Being that the P/SP zoning district is a zone intended for uses or facilities that are under the control of federal, state, or local governments, or other governmental entities, staff finds that the Justice Center is an appropriate use. Additionally, staff finds the Justice Center's size and location nearby to other similar civic uses to be appropriate. Because the P/SP zone provides maximum flexibility when it comes to physical development, the primary focus of the CUP review will be on the project's off-site impacts related to traffic, access, and pedestrian movements/safety, which are analyzed in more depth below.

Building Design and Design Review Committee (DRC)

The P/SP zoning district allows broad flexibility for public and semi-public uses and does not set specific standards for setbacks, height, stories, LSR, or FAR. As a result, staff evaluates projects by balancing the building's purpose and operational needs with compatibility to the surrounding built environment, as well as expected future development based on zoning.

During the Sketch Plan review, discussion centered on the building's size, scale, and relationship to neighborhood character, as well as opportunities to reduce visual impacts and improve the pedestrian experience along South King Street and E. Simpson Ave. At that conceptual stage, the building was acknowledged as being very large but still found to be appropriately scaled for the intended use and generally compatible with its context. With this Development Plan submittal, the review shifts toward evaluating design consistency with the approved Sketch Plan, as well as evaluating whether the applicant's revisions effectively respond to prior conditions of approval and feedback regarding bulk, scale, and pedestrian experience

After review, staff finds that the building and site improvements remain consistent with the approved Sketch Plan. The building's placement at the street corner, overall footprint, height, massing, and material palette are consistent with the prior approval. The design continues to feature high-quality materials and extensive glazing, lending the civic structure a refined appearance that reinforces its public purpose. The building engages both streets with clear, welcoming entries framed by planters, benches, trees, and plazas, with opportunities for public art. The use of massing techniques—specifically the articulation and variation of wall planes along both frontages—adds architectural interest, softens the overall scale, and contributes to a pedestrian environment that feels comfortable and approachable rather than imposing.

The DRC originally reviewed the Sketch Plan and recommended approval with four conditions. In short, the conditions directed the applicant to improve the south elevation's massing and pedestrian experience, improve the fenestration and articulation along the North and East façades, study opportunities to add landscape screening to help break up the façade from distances, and further study the materiality on the north façade.

On October 22, 2025, the DRC reviewed the final proposal and recommended approval with two remaining conditions (listed below). The DRC found that the revised design and site modifications satisfied the previously

stated conditions and represented a substantial improvement over the Sketch Plan. Committee members commended the enhanced site circulation and the additional landscaping opportunities created by the removal of the Clifford Hansen Courthouse, particularly along South Willow Street and E. Simpson Avenue. The DRC approved the Development Plan with the following two conditions:

1. The final faux wood material shall be brought back before the DRC prior to building permit approval and shall better match the lighter wood color and variation shown in the renderings.
2. The applicant shall continue to develop the south pedestrian entrance programming, including considerations for trash.

Renderings of the proposed building are included below.



South Willow St.



Corner of South King St. & East Simpson Ave.



South King St. Main Entry



South King St. Looking South



East Simpson Ave. Full Elevation



East Simpson Ave.



East Simpson Ave. Sheriff's Entry



East Simpson Ave.



East Simpson Ave. Sheriff's Entry Close Up

Vehicular Access/Circulation

Staff finds that the overall site circulation plan is generally consistent with the approved Sketch Plan as it maintains several elements, such as the East Pearl Avenue and alley access points.

The most notable change in the overall access and circulation plan is the proposed removal of the Clifford Hansen Courthouse, which resulted in the removal of the South Willow Street access to the secured Sheriff's parking lot, replacing it with a new secured access from East Simpson Avenue. The new access point is located just east of the current East Simpson Avenue entry. Staff considers this a substantial improvement for several reasons. From a safety perspective, South Willow Street is part of the Safe Routes to School network, and eliminating the existing driveway enhances safety along this corridor. The revised design also provides two points of ingress and egress for the Sheriff's Department—south via East Simpson Avenue and north via the alley—ensuring reliable access for emergency response. Additionally, the updated layout created opportunities for expanded landscaping along South Willow Street and East Simpson Avenue, which helps to soften the

building's appearance and provide screening for portions of the facility and the secured parking lot. Staff supports these changes and finds that they enhance the project's overall functionality and safety. The final proposed site plan is shown below.

In response to Condition #6 from the Sketch Plan, the applicant removed the easternmost curb cut on East Pearl Avenue and widened the westernmost curb cut to accommodate two-way traffic, establishing a counterclockwise circulation pattern within the main parking lot.

In response to Condition #3 from the Sketch Plan, the existing one-way, dead-end alley off South King Street will be converted to a two-way alley for its full length and extended eastward to connect with the main parking lot. This extension will terminate before reaching South Willow Street to avoid potential traffic conflicts and enhance safety along the Safe Routes to School corridor. Staff continue to support the two-way alley configuration because the standard 20-foot width allows for safe two-way movement and helps distribute traffic more evenly across adjacent streets.

Overall, staff find that the access and circulation patterns are functional, comply with the minimum LDR standard, and are generally consistent with the Sketch Plan.

Phasing / Construction Management Plan

A key component of the proposal is the phased construction management plan, which will periodically limit site access and parking across the subject property and alley from February 2026 through October 2028 (approximately 31 months). During Sketch Plan, the applicant proposed a preliminary plan that fully closed the alley and Town-owned parking south of Town Hall during Phases 1 and 2 and closed the main parking lot entirely during Phase 3. While the Town was open to considering those closures, Conditions #4 and #9 were added, requiring the applicant to provide more detail on how impacts to the public alley, Town-owned parking, and main parking lot would be mitigated to minimize operational disruptions.

The updated construction management plan now keeps the alley largely open so the Town can continue to access its parking and generator on the south side of Town Hall. During Phases 1 and 2 (February 2026 – May 2028), the alley would remain fully or partially open (reduced to 10 feet) for roughly 20 months, with about seven months of full alley closures needed for shoring, utility installation, and alley repaving. Town trash and recycling would be relocated to the main parking lot for the entirety of Phases 1 & 2. Designated EV and Police parking would also be provided in the main parking lot to ensure needs are met during full alley closures. In Phase 3 (May 2028 – October 2028), the main parking lot would be closed, but at least nine spaces would remain available to the Town per the parking agreement.

Below is additional information/clarification requested of the applicant:

- The applicant has identified 140 East Simpson Avenue and 155 E. Hansen Ave. as off-site locations for limited contractor foreman parking. The applicant states that the final construction plan will avoid the use of South King Street and East Simpson Avenue for contractor parking and plans to encourage carpooling.
- The applicant is not proposing to fully repave the main parking lot. Partial repaving and new stripping are proposed. Areas of new paving and new curb around the parking are required to achieve the new sidewalk and ROW improvements along East Pearl Avenue and South Willow Street.

- Off-site County office/courtroom space and parking will be provided adjacent to the County administrative building at 252 & 254 East Simpson Avenue. Additional County parking will be provided at 155 E. Hansen Ave.

Staff met with the Town Manager, Police, Public Works, and the Facilities Manager to review the proposal. Overall, staff support the plan (with a new condition) and find that the applicant has satisfied Sketch Plan Conditions #4 & #9. Staff also recognize that periodic closures of the alley and main parking lot are necessary to conduct the proposed work and improvements. In addition, the applicants' revisions, particularly keeping the alley and Town-owned parking open for most of the project, address the operational concerns raised during the Sketch Plan. Furthermore, staff also support maintaining nine spaces in the main lot during Phase 3, which helps reduce impacts on the Police Department and the general public, including those needing safe and clear access for VIN inspections. While the proposed plan is supported, staff are recommending a condition of approval that further clarifies the operational needs of the Town. Below are seven items that need to be addressed with the final construction management plan at the time of building permit submittal:

1) The applicant shall install four signed Police spaces in the Town's parking easement directly adjacent (east) of Town Hall during Phases 1 & 2. During Phase 3, when portions of the Town's parking easement will be affected, signage shall be shifted to the parking south of Town Hall.
2) The applicant shall install temporary signage at the South King Street alley entrance stating that its use is limited to Town staff only during all phases.
3) The applicant shall install temporary VIN inspection signage in the eastern portion of the main lot during Phase 3 when the current VIN inspection space is closed for repairs/restriping.
4) The EV parking south of Town Hall shall not be relocated to the main parking lot.
5) The final plan shall be revised to accurately reflect the reduction in parking resulting from the addition of the Town's trash and recycling facilities within this portion of the main parking lot, which currently accommodates the County's trash and cardboard recycling.
6) The Town shall approve a communications plan prior to building permit issuance that ensures adequate advance notice of closures to the Town and the public. The plan shall also address communication and coordination with the Town for refueling the generator, replacing the generator in 2026, shifting the VIN inspection location during Phase 3, temporarily shifting recycling pick-up to either South King Street or East Pearl Avenue during Phase 3, and FedEx/UPS deliveries.
7) The applicant shall provide trash and recycling pickup locations for Town Hall during all phases.
8) Contractor parking shall be prohibited along East Pearl Avenue and East Simpson Avenue. from South Cache Street to South Willow Street, and along South King Street from East Simpson Avenue to East Pearl Avenue.

Key Question: Does the Town Council support the proposed construction management plan, as conditioned by staff, that includes periodic full and partial alley closures?

<u>Traffic Analysis</u>

The Traffic Impact Study (TIS) that was submitted with the Sketch Plan was updated for this Development Plan and CUP to reflect the updated site access and circulation plan. The TIS still found that existing peak-hour traffic volumes are moderate, with the East Pearl Avenue/South Willow Street intersection operating at Level of Service (LOS) B or better. According to a January 2024 site study, parking within and around the site was utilized at 68%, confirming that available parking capacity was not exceeded. Looking ahead 20 years, the study

concluded that traffic volumes are projected to increase by roughly 25%, with the site generating an estimated 81 AM and 70 PM peak-hour trips; even with this growth, the East Pearl Avenue/South Willow Street intersection is expected to continue operating at an acceptable LOS B or C. The updated TIS further found that relocating site access from South Willow Street to East Simpson Avenue would improve circulation and operate acceptably.

Based on its review of the applicant's TIS, staff find that the project will not create significant transportation impacts at adjacent intersections. The TIS concluded that nearby intersections will continue to operate at acceptable LOS levels in the future, even with an anticipated 25% increase in traffic. The analysis also accounted for traffic generated by all Town Hall staff—surpassing the requirement to evaluate County-only impacts—and incorporated the dedicated parking spaces reserved for the Town.

The removal of the easternmost curb cut from the main parking lot, as recommended in the previous TIS and required as part of the Sketch Plan, will further enhance safety along East Pearl Avenue for both motorists and pedestrians near the South Willow Street intersection.

Both the previous and updated TIS recommended—but did not require—the implementation of a Travel Demand Management (TDM) plan, and as such, no TDM plan was submitted. The Jackson/Teton County Transportation Manager similarly reviewed both studies and did not recommend a TDM plan.

Parking

Consistent with the Sketch Plan, the applicant has applied an independent calculation method to all proposed uses, including the existing General Services building. Inclusion of the General Services building in the Justice Center's parking analysis is required due to a condition of approval associated with its 2024 expansion under CUP Item P24-065. The final proposed parking demand, which is addressed in the TIS, has not changed and remains at a total demand of 91 spaces for the Justice Center. This total demand includes the current 20 employees at the General Services building and projected 25-year staffing growth at the Justice Center, with employee numbers expected to rise from 104 to 126.

When combined with the 18 dedicated Town Hall spaces, the proposed total of 126 on-site parking spaces exceeds projected demand, up from the 116 spaces proposed in the Sketch Plan. On-street parking along East Pearl Avenue, South King Street, and East Simpson Avenue will continue to provide supplemental capacity for Town, County, and public use. Staff support the applicant's increase in on-site parking—from 109 to 126 spaces—including the expansion of the main lot (36 to 47 spaces) and the lot south of Town Hall (6 to 9 spaces). The proposed allocation of 28 secured/fenced surface spaces, 17 secured garage spaces, and 25 surface spaces at 140 East Simpson Avenue is also supported, as it improves organization by user type and enhances security for certain County staff.

Bicycle Parking

According to the LDRs, Office uses require 1 space per 1,650 sf (50% ST/50% LT), and Assembly uses require 1 per 2,200 sf (75% ST/25% LT). To satisfy Condition #10 from the Sketch Plan, the applicant provided a square footage breakdown of office and assembly uses to determine the correct amount of required ST and LT bike parking. In total, 25 bike parking spaces are required (14 ST and 11 LT). Currently, the applicant is showing 14 ST and 14 LT.

Pedestrian Improvements

Consistent with the Sketch Plan approval, the applicant is proposing Trees in Grates along South King Street and Trees in Lawn along East Simpson Avenue. Pedestrian improvements will also be made along East Pearl Avenue

as a result of removing the easternmost curb cut, which will create a more continuous sidewalk. The new section of sidewalk along East Pearl Avenue will be changed from boardwalk to concrete, which is supported by Public Works. To satisfy Condition #5 from the Sketch Plan, the sidewalk along South King Street now maintains a consistent width of 6 feet throughout its entire length. Overall, staff support the proposed pedestrian improvements and find them to comply with the previous approval.

15 Minute Zone on East Simpson Avenue

The applicant is proposing a roughly 40-foot section of curb dedicated to 15-minute parking directly south of the new Sheriff's entrance along East Simpson Avenue for VIN inspections. As such, this is the Council's opportunity to consider a request to install street signage and markings for two parallel parking spaces. The request is being made under Municipal Code Section 10.04.392 – Signs and curb markings, which allows such markings at the direction of the Town Council. One of the applicable types of curb markings listed under subsection "b" is yellow, which means no stopping, standing, or parking at any time, except for not longer than 15 minutes when the curb is signed to designate a "Fifteen Minute Zone".

If approved by the Town Council, the Town Manager, or their designee, would be authorized to install parking signs and curb markings as deemed appropriate. Because there are no required findings, the Council may choose to approve or deny the request for any reason.

Staff supports the request, which replaces the existing VIN inspection parking displaced by the development. Given the public-serving nature of the building and the surrounding block, short-term parking at this location is appropriate. The proposal is also consistent with existing parking conditions along South King Street adjacent to the courthouse, which includes predominantly 15-minute parking and an ADA space, as well as East Simpson Avenue, which provides an ADA space south of the General Services Building. Overall, the request aligns with the established parking treatment and public function of this block.

One alternative the Council has is to only approve one 15-minute space with a goal of preserving more on-street parking for the public. At this time staff is supportive of the two spaces proposed.

Key Question: Does the Town Council support the proposed 15-minute parking? If so, the approval of the Development Plan would direct the Town Manager, or their designee, to authorize the applicant to construct two 15-minute parking spaces, including signage and markings, within the Town right-of-way on East Simpson Avenue.

Wayfinding & Signage

Regarding wayfinding, signage, and pedestrian circulation, it is important that visitors to the new Justice Center can navigate the site efficiently, given that the main parking lot and the Justice Center are located at opposite corners of the block. As required by Condition #7 of the Sketch Plan approval, the applicant has submitted a comprehensive plan for internal circulation, wayfinding, and signage to ensure clear and intuitive public access throughout the site.

The proposed plan, shown on Sheets A-003 and A-004, includes monument signage along all four streets to guide visitors to their destinations. Signage at the main parking lot entrance will direct drivers toward both Town Hall and the Justice Center, while additional public parking signage at the East Simpson Avenue lot designates it as an official public parking area. Staff anticipates that visitors will continue to park along adjacent streets or in

the main parking lot, but including the East Simpson Avenue lot in the overall public parking plan is appropriate, given its proximity to the main facility entrances.

The plan also identifies pedestrian and ADA-accessible routes from each parking area to the building entrances. Public ADA parking will be provided along South King Street and East Simpson Avenue, within the East Simpson Avenue lot, and in the main parking lot, totaling five ADA spaces. Ultimately, all accessible routes must be confirmed for building code compliance at the building permit stage. Staff find that the applicant has met this condition and find that it adequately addresses public accessibility and navigation needs. Staff note that a +/-40 foot section of 15-minute yellow curb is proposed in front of the Sheriff's entrance along the north side of E. Simpson Ave, which will require Town Council approval.

Landscaping

After reviewing the final landscape plan (Sheet L-201), staff finds that it complies with the LDRs and previously approved Sketch Plan. Staff also find that the applicant has satisfied Condition #1 from the Sketch Plan by providing two plant units and enhancing the south and west frontages with additional landscaping and pedestrian amenities to improve the overall experience and reduce the site's urban character. With the newly proposed removal of the Clifford Hansen Courthouse, additional landscape screening is now provided along South Willow Street (where the previous curb cut was located) and at the new access point off East Simpson Avenue that enhances site screening. In addition, the proposed landscape buffer along South Willow Street and the new landscape islands within the main parking lot further screen and soften the perimeter fencing of the secure parking area.

Overall, staff find that the final landscape plan represents a meaningful improvement from the Sketch Plan, effectively softening the building's appearance and enhancing the pedestrian environment.

Snow Storage

The applicant has identified designated snow storage areas in compliance with the LDR requirement to allocate at least 2.5% of impervious surfaces (such as paved areas) for snow storage. The plan proposes using two spaces within the secure parking lot, three spaces in the main parking lot, and one space in the East Simpson Avenue lot for this purpose during the winter months.

While snow storage is typically located in permeable areas to maintain year-round parking availability, the applicant indicates that the overall parking supply is sufficient to accommodate the temporary loss of five spaces during winter operations. Condition #2 from the Sketch Plan required the applicant to further evaluate snow storage locations as part of the Development Plan, with an emphasis on utilizing pervious areas where feasible to reduce impacts on available parking.

The applicant states that they reviewed alternative locations but ultimately retained the proposed configuration to maximize parking capacity and avoid additional landscaping costs. Because the revised plan provides a parking supply that exceeds projected demand and includes ten additional spaces compared to the Sketch Plan, staff supports the proposed approach to locate snow storage within designated parking spaces and does not find that the proposed snow storage plan will negatively affect parking demand.

Lighting

Staff have considered the potential visual impacts in response to the proposed exterior lighting plan, which includes six 18-foot light poles in the main parking lot and eleven in the secured parking area (eight 18-foot poles and three 8-foot poles). Staff recognize that the Justice Center requires enhanced safety and security lighting; however, the submitted plan exceeds the site's maximum allowable lumen output of 100,000 lumens

by nearly 40,000 lumens. Staff also question the need for the amount of lighting proposed in the main public parking lot, which currently has no lights.

Because the LDRs do not exempt the P/SP zone from the Town's dark sky lighting standards, staff have identified this as a potential visual impact concern and recommend a condition of approval requiring the applicant to reduce the overall lumen count to comply with the maximum allowance. While the LDRs provide targeted exemptions for lighting necessary to maintain public safety, which the Justice Center needs, staff are confident that the Justice Center's security needs can be met without exceeding the applicable lighting standards. Also, based on conversations with the Town Police Chief, some new lighting in the main parking lot would be supported because it would improve nighttime visibility for Town Police staff. Staff will continue to work with the applicant during the building permit review process to ensure the final lighting plan complies with the LDRs but also accommodates the unique safety and security needs of the Justice Center and Town Police.

Planning Commission

The Planning Commission reviewed the application at its regularly scheduled meeting on December 17, 2025, and unanimously recommended approval to the Town Council, subject to staff conditions. The Commission found the project to be in compliance with the LDRs and consistent with the previously approved Sketch Plan and its 11 conditions. Overall, the Commissioners supported the proposed changes, particularly the site design improvements resulting from the removal of the Clifford Hansen Courthouse, the building design revisions that improved the project's appearance, and the landscaping and pedestrian enhancements that improve the street-level experience. No concerns were raised regarding the construction management plan or staff's recommended conditions.

Staff identified three conditions prior to the Planning Commission meeting that needed to be resolved before consideration by the Town Council. Two conditions—updating the bicycle parking counts and addressing tree replacement along East Pearl Avenue —have been satisfied. The third condition, which required all Spruce trees to be a minimum of 15 feet tall, was reconsidered following discussions with the applicant's team and Teton County Parks & Recreation. While well-intentioned, this requirement was determined to be impractical, as Spruce trees of that size exceed what is typically available from nurseries (generally up to approximately eight feet) and carry a significantly higher risk of failure due to transport shock and prolonged acclimation periods. Accordingly, staff is no longer requiring Spruce trees to exceed nursery-available sizes and instead expect them to be planted at a height of approximately eight to ten feet. Larger deciduous species, such as columnar Aspen, can reasonably be required because they are less susceptible to transport stress; however, they do not provide the year-round screening benefits associated with coniferous trees.

Public Comment

Public comment has been received and is attached to this report. The comments expressed concerns over construction noise and hours, construction staging, and parking.

Comprehensive Plan & Priority Alignment.

The subject property is located within Comprehensive Plan **District 2 – Town Commercial Core**, specifically in **Subarea 2.6 – Mixed Use Office and Residential**, which is identified as a transitional area. This subarea envisions a vibrant, pedestrian-oriented environment that integrates a mix of uses—including office, residential, and existing institutional facilities such as Town and County buildings, St. John's Hospital, and the National Elk Refuge Headquarters. The subarea encourages development to be oriented toward the street, comprised of two to three-story structures, with parking minimized and screened from public view. It also recognizes the vital role of institutional uses in supporting the local economy by providing essential jobs and services.

Policy 4.1.e - Promote Town as a civic and governmental center of the Comprehensive Plan also states that "*as time passes the community will continue to invest and reinvest in public facilities, including government buildings, parks and recreation, arts and cultural facilities and public art projects. Public facilities should be located to enhance Town as the community's civic and cultural center. Specifically, public amenities should first be located in downtown Jackson, second within the Town of Jackson limits, and third within the greater Teton County. This priority is intended for public facilities with the primary function of directly serving the public, not for ancillary or support facilities."*

Staff finds that the proposed Justice Center aligns with the vision for Subarea 2.6 and Policy 4.1.e. Rather than introducing a new institutional use, the project replaces an existing one, maintaining the institutional presence that the subarea seeks to preserve. The three-story building is appropriately sited at the street corner and strategically designed to screen a large portion of parking, consistent with the area's design goals. Moreover, the selected corner is already bordered by commercial uses on the remaining corners, further supporting the Justice Center's role as a transitional element that bridges surrounding land uses and zoning contexts. Finally, the community's investment in this public facility supports the Town as a civic and government center, and its location near downtown and other civic buildings meets the intention of the Comprehensive Plan.

Findings

ITEM A (P25-169): All Development Plan proposals may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the purposes and organization of the LDRs.*

   Complies. As conditioned, staff find that the project is consistent with the purposes and organization of the LDRs. The proposed project and use is a necessary civic building with several public-serving uses which fall under the purpose and intent of the P/SP zone.

2. *The proposed project achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.*

   Not applicable. The property is not located within the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO).

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

   Complies. As conditioned, staff find that the proposed project will not have significant impacts on public facilities and infrastructure because the proposal replaces two existing facilities and combines them into a single building. Based on the traffic analysis, the levels of service at nearby intersections will continue to function at acceptable levels, and adequate parking is provided on-site to reduce impacts on adjacent streets.

4. *The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

   Complies. The proposed project received a recommendation of approval with conditions by the DRC on October 22, 2025.

5. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

Complies. As conditioned, staff find that the application meets all standards of the LDRs and other Town Ordinances.

6. *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

   Complies. As conditioned, staff find that the project is in substantial conformance with the previously approved Sketch Plan, along with its previous conditions.

ITEM B (P25-180): All Conditional Use Permit proposals may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the purposes and organization of the LDRs.*

   Complies. As conditioned, staff find that the project is consistent with the purposes and organization of the LDRs. The proposed project and use are a necessary civic building with several public-serving uses that fall under the purpose and intent of the P/SP zone.

2. *The proposed project complies with the use-specific standards.*

   Complies. Staff find that the proposal is compliant with the standards of Division 6.1. The proposed Institutional and Office use are allowed uses within the Public/Semi-Public – (P/SP) zoning district with the approval of a Conditional Use Permit.

3. *The proposed project minimizes adverse visual impacts.*

   Complies. As conditioned, staff find that the proposed project will minimize visual impacts on adjacent lands. Although larger than the existing buildings, the new design consolidates two structures into a single building, thereby reducing the overall footprint. The 1.9-acre site also provides generous separation from neighboring properties, as it is buffered by 60-foot rights-of-way to the west and south and a 20-foot alley to the north. These features create natural visual and spatial buffers that differ significantly from typical downtown zero-lot-line development. Additionally, the final landscape plan introduces new screening around the Sheriff's gated parking lot and softens the overall appearance of the building.

4. *The proposed project minimizes adverse environmental impacts.*

   Complies. Staff find that the proposed use will not have an adverse environmental impact. The project will be developed within an already developed downtown block. In addition, the site is also not located within the NRO and SRO, and all proposed uses and operations will be required to comply with the Town's sewer and stormwater standards, typical of any development.

5. *The proposed project minimizes adverse impacts from nuisances.*

   Complies. As conditioned, staff find that the proposed use minimizes adverse impacts on nuisances because nearly all uses and operations will occur within the building. Staff acknowledge that the proposed exterior lighting plan has the potential for visual impacts due to the amount of lumens

proposed. A condition of approval has been added requiring all lighting to be dark sky compliant and to comply with the site's maximum lumens.

6. *The proposed project minimizes adverse impacts on public facilities.*

   Complies. Staff finds that the proposed use minimizes impacts on public facilities and infrastructure, namely because the proposal replaces two existing facilities and combines them into a single building. Based on the updated 2025 traffic study, the levels of service at nearby intersections will continue to function at acceptable levels after completion. The project also replaces the current access from South Willow Street with a new access off East Simpson Avenue, which will increase safety along the Safe Routes to School corridor. In addition, the removal of the easternmost curb cut in the main parking lot improves the safety and sight distances for vehicles exiting onto East Pearl Avenue.

7. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

   Complies. As conditioned, staff find that the proposed use and building improvements comply with the provisions of the LDRs and with all other Town Ordinances.

8. *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

   Complies. As conditioned, staff find that the project is in substantial conformance with the previously approved Sketch Plan, along with its previous conditions.

Fiscal Impact.
None identified.

Staff Impact.
The amount of staff time to review this Development Plan and CUP and report drafting is 150+ hours.

Attachments or Links.
Department Reviews
Applicant Submittal
Public Comment

Suggested Motion.
ITEM A: I move to **approve** Development Plan P25-179 for a new +/-78,000 sf Justice Center for Teton County located at 180 South King Street, based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated January 20, 2026.

ITEM B: I move to **approve** Conditional Use Permit P25-180 for Institutional and Office uses for a new Justice Center located at 180 South King Street, based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated January 20, 2026.

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P25-179		BUILDING DEPARTMENT COMMENTS	Structure must meet the most current adopted building codes of the Town of Jackson at the time of permitting.		
P25-179		FIRE DEPARTMENT COMMENTS	Project must meet the requirements of the current International Fire Code (IFC) at time of permit.		
P25-179		PATHWAYS DEPARTMENT COMMENTS	Continuous Sidewalks: All sidewalks that cross driveways or alleys shall be constructed as a continuous sidewalk with no change in elevation from the sidewalks on either approaching leg. The sidewalk elevation as it crosses the driveway shall not dip down and it shall match the sidewalk elevation on either side of the driveway. Any vertical change from the street elevation to the sidewalk elevation should be restricted to the driveway apron in the buffer space between the sidewalk and street. Concrete sidewalk surfaces and texture shall continue uninterrupted across the entire access driveway. Staff can provide additional guidance and design details for this if needed. Parking Lots - Wheelstops or rigid bollards shall be placed in parking spots that abut walkways or sidewalks to prevent vehicle overhang from blocking the walkway. If using wheelstops, there should be 36 between the wheelstop and the nearest edge of the walkway. If using bollards, there should be a minimum of 6 between the bollard face and the nearest edge of the walkway. Southwest corner - the diagonal pedestrian ramp at the corner of King and Simpson intersection is not considered best practice. This corner should be reconfigured to include a curb extension with perpendicular pedestrian ramps. Bicycle parking - bike racks in the buffer strip should be oriented so that parked bicycles do not encroach onto the clear sidewalk area. It may be necessary to rotate the bike rack alignment so that the racks are parallel with the sidewalk. Please show interior long-term parking location and layout on the plans. Please include a standard detail for the rack types.		
P25-179		PLANNING DEPARTMENT COMMENTS	1.Prior to Town Council review, the landscaping plan shall be revised to show a one-to-one tree replacement along E. Pearl Ave. just north of the main parking lot for the two trees being removed. 2.Prior to Town Council review, all bike parking counts shall be updated to reflect this staff report, and all short-term and long-term parking shall comply with LDR Sec. 6.2.2.D.2.a and b, and the design and installation appendix. 3.Prior to Town Council review, the landscape plan shall be revised to show that all conifer trees are at least 15 feet tall. 4.The final construction staging plan with the building permit shall address the seven specific items listed under the Phasing / Construction Management Plan section of this staff report related to alley access, access to Town-owned parking, EVSE parking, Police parking, VIN Inspection parking, trash/recycling, signage, and communications.		
P25-179		REGIONAL TRANSPORTATION COMMENTS	See attached		
	10/06/2025	TOWN COUNCIL MEETING		KSLUDER@JACKSONWY.GOV	10/06/2025

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
	10/24/2025	PC FINAL DRAFT		MTIPPETTS@JACKSONWY.GOV	
	10/27/2025	INITIAL REPORT		LPOTZ@JACKSONWY.GOV	10/27/2025
	11/17/2025	PLANNING COMMISSION REVIEW AND RECOMMENDATION		BSCHILLING@JACKSONWY.GOV	11/17/2025
	12/11/2025	PC PUBLIC NOTICE		TVALENTINE@JACKSONWY.GOV	12/11/2025
		POLICE DEPARTMENT COMMENTS			
		FINAL REPORT			
		DETERMINATION OF SUFFICIENCY			
		PC KEY ISSUES			
		JOINT HOUSING DEPARTMENT COMMENTS			
		PARKS AND RECREATION DEPARTMENT COMMENTS			
		FINAL LETTER			
		COMPLETE REPORT			
		COMPLETENESS REVIEW			
		PC ROUGH DRAFT			
		ENGINEERING DEPARTMENT COMMENTS			
		START DEPARTMENT COMMENTS			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
		LEGAL DEPARTMENT COMMENTS			
		TC PUBLIC NOTICE			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P25-180		BUILDING DEPARTMENT COMMENTS	Structure must meet the most current adopted building codes of the Town of Jackson at the time of permitting.		
P25-180		ENGINEERING DEPARTMENT COMMENTS	Conditional Use Permit Approved P25-180 ADDRESS: 180 South King St. OWNER: Teton County APPLICANT: Berning Project Management 11/13/2025 Jeff Silliman, 733-3079 DATE OF SUBMITTAL: 9/22/2025 DATE OF MATERIALS: 9/19/2025 The engineering division has reviewed your application for a Conditional Use Permit Application submitted on and with application materials as dated above. *The following comments are being provided for use in preparation of future applications and are required for sufficiency. 1)Capacity Fees will be assessed with the building permit.		
			Project must meet currently adopted International Fire Code (IFC) and NFPA 101 requirements at the time of permit, including but not limited to the following. 1.) Owner or owner's agent shall be responsible for the development, implementation, and maintenance of an approved, written site safety plan establishing a fire prevention program at the project site applicable through all phases of the construction. 2.) An approved water supply capable of supplying the required fire flow for fire protection shall be provided. Existing fire hydrants on public streets are allowed to be considered as available to meet the requirements of the IFC, Appendix C. FDC shall be installed in an approved location. 3.) Premises shall have address identification that shall be legible and placed in a position that is visible from the street or road fronting the property. Each individual office/space shall display its unit number or letter. 4.) Where access to or within a structure is restricted, a key box shall be installed in an approved location. Exterior doors and openings required by the IFC or the IBC shall be maintained with ready access for emergency access by the fire department. Stairway access to roof shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. 5.) A fire department permit is required for an automatic sprinkler system. A stamped set of plans		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P25-180		FIRE DEPARTMENT COMMENTS	shall be submitted for review and approval prior to a permit being issued and any work being done. System design will be most restrictive for the occupancy. Inspections and testing shall be scheduled with this office. 6.) A fire department permit is required for a fire alarm system. A stamped set of plans shall be submitted for review and approval prior to a permit being issued and any work being done. Inspections and testing shall be scheduled with this office. Manual fire alarm boxes and automatic smoke detection system for I-3 facilities in accordance with the IFC, Section 907.2.6.3. 7.) The requirements for compartmentation and containment in Group I-3 occupancies in accordance with the IBC and IFC, Chapter 7 (fire-resistance construction, inspection/maintenance, cover protection of openings, joints and penetrations) and Chapter 10 (arrangement/number of exit access doorways/exits, controlled egress for movement within/between smoke compartments). 8.) Portable fire extinguishers shall be located for the occupancy per the IFC, Section 906. 9.) Means of egress in accordance with the IFC, Chapter 10. Special considerations for I-3 occupancy. 10.) Means of egress illumination and any required emergency electrical systems shall be in accordance with the IFC, Section 1008, 2023 NEC and NFPA 70. 11.) All new commercial (non 1 or 2 family) construction will be required to comply with Section 510 of the IFC under the following conditions - any construction with 1 or more levels built below grade or any construction being built 2 or more stories above grade. 12.) Exit signs shall be in accordance with the IFC, Section 1013. 13.) Every room/space that is an assembly occupancy shall have the occupant load of the room space posted in a conspicuous place, near the main exit or exit access doorway from the room/space. 14.) Elevator operation, maintenance and fire service keys shall be in accordance with the IFC, Section 604, Construction material documents shall be provided indicated compliance with ASME A17 and is necessary to determine fire detection/suppression requirements. A two-way communication system complying with the IFC, Section 1009.8.1 and 1009.8.2 shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level exit of discharge. Two-way communication systems are not required in elevators serving Group I-2 or I-3 facilities. 15.) Effective January 01, 2025, all private land parcels in the Town of Jackson and Teton County are now within the mapped Wildland Urban Interface and subject to IWUIC review by the Fire Department. A review of the area will include fire hazard, determine water compliance, and consider existing or proposed defensible space on the property. A memo will be provided outlining Construction Requirements necessary to meet the IWUIC.		
P25-180		PATHWAYS DEPARTMENT COMMENTS	See comments for P25-179		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P25-180		PLANNING DEPARTMENT COMMENTS	1.Prior to building permit submittal, the applicant shall modify the final lighting plan to comply with the Towns dark sky lighting standards.		
P25-180		REGIONAL TRANSPORTATION COMMENTS	See attached		
	10/10/2025	START DEPARTMENT COMMENTS		KSLUDER@JACKSONWY.GOV	10/10/2025
	10/24/2025	DETERMINATION OF SUFFICIENCY		LPOTZ@JACKSONWY.GOV	10/24/2025
	10/24/2025	PLANNING COMMISSION REVIEW AND RECOMMENDATION		MTIPPETTS@JACKSONWY.GOV	
	11/13/2025	JOINT HOUSING DEPARTMENT COMMENTS		JSILLIMAN@JACKSONWY.GOV	11/13/2025
	11/17/2025	LEGAL DEPARTMENT COMMENTS		BSCHILLING@JACKSONWY.GOV	
	12/11/2025	PARKS AND RECREATION DEPARTMENT COMMENTS		TVALENTINE@JACKSONWY.GOV	12/11/2025
		POLICE DEPARTMENT COMMENTS			
		TC PUBLIC NOTICE			
		INITIAL REPORT			
		COMPLETENESS REVIEW			
		FINAL REPORT			
		PC KEY ISSUES			
		PC FINAL DRAFT			
		FINAL LETTER			
		COMPLETE REPORT			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
		PC ROUGH DRAFT			
		PC PUBLIC NOTICE			
		TOWN COUNCIL MEETING			

AndersonMasonDale

Town of Jackson Planning
150 E Pearl Avenue / PO Box 1687
Jackson, WY 83001

January 7, 2026

Dear Tyler Valentine,

Thank you, and the Town of Jackson, for your thorough review and comments on the Teton County Justice Center Development Plan Submittal.

Please find attached the revised drawings, which address the conditions of approval from the Development Plan staff report. Additionally, we have included responses to each condition below in red.

Please note, we also received comments from the Building Department, Fire Department, Pathways Department and Engineering Department. We are working to review and respond to all comments. There are several comments that merit further review and coordinated discussion with both the County and the Town of Jackson.

ITEM A Development Plan (P25-179) Design Team responses indicated in red.

1. Prior to Town Council review, the landscaping plan shall be revised to show a one-to-one tree replacement along E. Pearl Ave. just north of the main parking lot for the two trees being removed.
   Landscape plans have been revised to show 3 trees on E Pearl Ave. to replace the two trees being removed.

2. Prior to Town Council review, all bike parking counts shall be updated to reflect this staff report, and all short-term and long-term parking shall comply with LDR Sec. 6.2.2.D.2.a and b, and the design and installation appendix.
   The bike parking counts have been revised to comply with LDR Sec. 6.2.2.D.2.a and b. A total of 25 bike parking spaces will be provided, 14 short-term parking spaces and 11 long-term parking spaces.

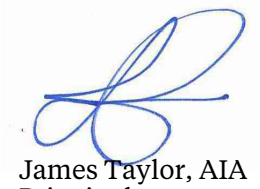
3. Prior to Town Council review, the landscape plan shall be revised to show that all conifer trees are at least 15 feet tall.
   The Design Team shared several concerns with the Planning Department in procuring and installing a 15 ft tall conifer tree. Per discussion with the Planning Department on 1/6/2026 this condition will be revised.

4. The final construction staging plan with the building permit shall address the seven specific items listed under the Phasing / Construction Management Plan section of this staff report related to alley access, access to Town-owned parking, EVSE parking, Police parking, VIN Inspection parking, trash/recycling, signage, and communications.
   An updated construction staging plan was shared with the TOJ in December. Discussion and coordination are ongoing to finalize the staging plan with the CMAR, County and TOJ.

ITEM B Conditional Use Permit (P25-180) Design Team responses indicated in red.

1. Prior to building permit submittal, the applicant shall modify the final lighting plan to comply with the Town's dark sky lighting standards.
   Lighting plans have been revised to comply with the Town's dark sky lighting standards. The lighting reductions continue to meet building code minimums for egress and parking lots while also complying with the 100,000 Lumen Dark Sky maximum.

We look forward to the continued conversation and to your review of the Development Plan Drawings and responses. We truly appreciate your time and consideration in reviewing this submittal.



James Taylor, AIA
Principal

PLANNING PERMIT APPLICATION
Planning & Building Department

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

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

For Office Use Only

Fees Paid_____ Date & Time Received _____

Application #s _____ _____ _____

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

PROJECT.

Name/Description: Teton County Justice Center

Physical Address: 150 E. Simpson Ave

Lot, Subdivision: Lot 2 and Lot 3, Block 5 PIDN: 22-41-16-34-2-07-003

PROPERTY OWNER.

Name: Teton County General Services - Mark Erwin Phone: 307-732-8409

Mailing Address: P.O. Box 3594 | 185 S. Willow Street. ZIP: 83001

E-mail: merwin@tetoncountywy.gov

APPLICANT/AGENT.

Name: Berning Project Management / Wember, Owner Representative Phone: 307-699-3733

Mailing Address: PO Box 485 / Victor, ID 83455 ZIP: 83455

E-mail: berningpm@gmail.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____Applicant/Agent

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

Use Permit

_____Basic Use

X_____Conditional Use

_____Special Use

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

X_____Development Plan

_____Design Review

Subdivision/Development Option

_____ Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

_____Development Option Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Map Amendment

Miscellaneous

_____**Other:**_____

_____ Environmental Analysis

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

Pre-application Conference #: P24-125 Environmental Analysis #:

Original Permit #: Date of Neighborhood Meeting: 12/10/25

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

Have you attached the following?

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

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

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

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

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

Signature of Property Owner or Authorized Applicant/Agent — Date: 9/22/25

Jason Berning — Name Printed

Owner's Representative — Title

Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that Teton County is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 180 S King Street / Jackson, WY 83001 & 460 E. Pearl Ave, Jackson, WY 83001

Legal Description: PT. LOT 2, BLK 5, CACHE-3 / LOT 1, SUNRISE ADDITION
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jason Berning / Berning Project Management

Mailing address of Applicant/agent: PO Box 485 / Victor, ID 83455

Email address of Applicant/agent: berningpm@gmail.com

Phone Number of Applicant/agent: 307-699-3733

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

☑ Development/Subdivision Plat Permit Application ☑ Building Permit Application

☑ Public Right of Way Permit ☑ Grading and Erosion Control Permit ☑ Demolition Permit

☐ Other (describe) _____

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

Sarah Mann
Property Owner Signature

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

STATE OF Wyoming)
) SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Sarah Mann director of General Services this 1st day of January, 2024. WITNESS my hand and official seal.

Corri Dorman
Notary Public

CORRI DORMAN
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 148103
MY COMMISSION EXPIRES: 07/01/2027

My commission expires: 7/1/27

AndersonMasonDale

Town of Jackson Planning
150 E Pearl Avenue / PO Box 1687
Jackson, WY 83001

September 19, 2025

RE: Teton County Justice Center – Sketch Plan Submittal

Dear Paul Anthony,

Thank you, and thanks to Town Engineering, the DRC, Planning Commission, and the Town Council, for the thorough review and comments on the Teton County Justice Center Sketch Plan Submittal.

Please find attached the Development Plan Submittal, which addresses the comments and requested design updates, from the Sketch Plan application review process. Additionally, we have included a response log that specifically addresses each TOJ pre-application comment.

Drawings Redaction (for security):
We have intentionally included simplified Floor Plans as part of the drawings submittal conforming with County Statutes and security requirements. However, we request The Code Plans - Drawing Sheets G-102 and G-103 - be redacted prior to public distribution. The rest of the drawing set complies with the security requirements set forth by the County.

The project has wrapped up Design Development in coordination with this Sketch Plan Submittal. The building size and program remain largely consistent with the Sketch Plan Submittal: a three-story facility housing the county courts, associated court offices, sheriff's office, county jail, and a new 911 emergency response dispatch center.

One noteworthy revision enhances the pedestrian experience along King Street AND along Simpson Ave creating a more urban, storefront environment. The design continues to position the primary entry at the prominent corner of King and Simpson. The updated design introduces a covered porch now on both Simpson Ave and King Street - a familiar building typology to Jackson. The 'porch' along King Street continues to be elevated above street level and the introduction of planters, a large multi-purpose room and a glass storefront along that façade.

Similarly, the design team has introduced a contextually sensitive building massing – stepping back level 3 slightly while pulling out level 2 to create the overhanging porch condition on Simpson Ave. This dramatic massing revision helps with perception of a 2

story building from Simpson Ave. ROW – respecting the immediate urban character and surrounding building heights.

We would also like to highlight two high-priority items that have caused a shift in proposed site plan from the Sketch Plan Submittal.

- The Removal of Hansen Courthouse:
  The County has gone through an extensive re-evaluation process weighing the benefits and costs of keeping vs removing the Hansen Courthouse. After reviewing the data and financial implications the Board of County Commissioners has voted to demolish Hansen Courthouse as part of this project. Benefits to project include:
  - Avoids Costly Re-routing of Sewer Line and avoids disruption of 2 blocks of Willow Street (from Simpson Ave to the north.)
  - Improves Pedestrian Safety: Omits Access to Willow St.
  - Avoids Project Cost Required to Mitigate Snow Drifts onto Hansen
  - Saves Cost of short-term & long-term Renovations to Hansen
  - Improves Construction Schedule & Streamlines Staging
  - Less Disruption to Neighboring properties with construction site traffic routed primarily along Simpson Ave.

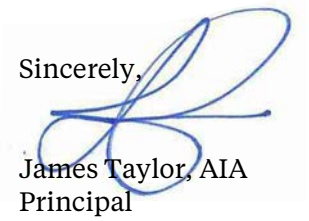
- Vehicle Access on to Willow Street No Longer Required
  - With Hansen Courthouse removed, the primary access point to the Sheriff's secure yard can be from Simpson Ave. allowing for the elimination of the secure yard access point directly onto Willow Street
  - The site will function very similar as it does today as the sheriff's primary access point remains largely where it exists today.

Attached Drawings Exhibits Included in this Submittal:

- 02 TOJ_TetonCountyJusticeCenter - Narrative Description.pdf
- 03 TOJ_TetonCountyJusticeCenter - Department Comment Responses.pdf
- 04 TOJ_TetonCountyJusticeCenter - Geotechnical Engineering Report.pdf
- 05 TOJ_TetonCountyJusticeCenter - Traffic Letter.pdf
- 06 TOJ_TetonCountyJusticeCenter - DevelopmentPlan Drawings.pdf
- 07 TOJ_TetonCountyJusticeCenter - DevelopmentPlan Construction Logistics.pdf
- 08 TOJ_TetonCountyJusticeCenter - Neighborhood Meeting Notification.pdf
- 09 TOJ_TetonCountyJusticeCenter - Neighborhood Meeting.pdf

We look forward to the continued conversation and to your review of the Development Plan. We truly appreciate your time, consideration and partnership in delivering the best project possible for the community.

Sincerely,



James Taylor, AIA
Principal

AndersonMasonDale

Teton County Justice Center – Development Plan Narrative Description

Date: 19 September 2025 REVISION-1 12-8-2025
Project #: 24-031
Project: Teton County Courthouse – 180 S. King Street

The is a Narrative Description of the project including response to Finding of Approval of Sketch Plan (LDR Sec. 8.3.2.C). The narrative describes the entire project including: its square footage breakdown totals and by level, describes uses by level and who uses the building, provides a full master parking analysis that justifies the proposed parking meeting the needs of the New Justice Center / Town Hall / Teton County General Services Building (in accordance with the condition of approval for TCGSB CUP), discusses how the site access and circulation work, describes changes to the alley and states which sections are one way or two way, describes preliminarily how snow storage/management will be handled, lists all applicable LDR standards and whether the project complies (i.e., FAR, LSR, height, stories, parking requirements, parking dimensions, setbacks, bike parking, EVSE parking, etc.), provides a statement that housing requirements are not provided as this project is exempt, describes proposed materials and architecture inspiration, describes the proposed pedestrian frontage changes, describes how loading/trash will work and where it is located, etc. The narrative goes through the LDRs and lists all applicable standards and a written response to whether the project complies or not. The applicable sections are listed in the Pre-application Conference Checklist attached (P24-125). Even though this project is in the P/SP zone, which is exempt from many standards, the narrative demonstrates what is proposed. For example, even though there are no street or alley setbacks, it is provided in writing the setbacks proposed on each street, setbacks from the alley, and from internal lot lines. In general, the narrative assumes that the Town knows nothing about the use of a courthouse/jail or its demands and needs for employees, parking, peak busy times during the week, hours of operation, etc.

Table of Contents

pg. 2	A	General Project Description, Uses and Sketch Plan Conditions of Approval Responses
pg. 5	B	Project Design Drivers, Mission Statement & Design Concept
pg. 13	C	Building Data and Occupancy Data
pg. 15	D	Construction Staging & Temporary Operations — REVISED 12-8-2025
pg. 21	E	LDR Standards / Compliance-4.2.1 Public/Semi-Public –Town (P/SP-ToJ)
pg. 24	F	Civil: Sanitary Sewer, Storm System, Water Service, Grading
pg. 25	G	Site Access | Site Circulation | Trash | Delivery | Snow Storage
pg. 26	H	Master Plan Parking Analysis and Parking Access

A General Project Description, Uses and Sketch Plan Conditions of Approval Responses

General Project Description and Building Uses
The project consists of a new three-story Justic Center building on the existing County Owned Property at 180 S. King Street.

Level 1
Sheriff's office functions, including secure elected official / staff parking, a secure sally port, public sheriff's lobby, sheriff's office manager and public transaction windows, multi-purpose room, interview rooms, booking / holding, investigations, Sheriff's IT and servers, evidence processing, evidence storage, restrooms, break areas, print/copy/work areas, general storage, gear storage and armory.

Level 2
The primary public entry from the west along King Street. Program at this level consists of public courts entry, lobby and security screening, a separate employee entrance on the Northwest corner of the building, a large multi-purpose meeting room that will also serve the Town of Jackson Municipal Court, chair and table storage, kitchenette, restrooms and wellness rooms / mother's room.

The County Attorney office suite, includes a waiting area, large conference room, open workstations, private attorney offices, storage, high-density storage solutions.

Victim Services Office suite including waiting area, meeting / break room, private offices, storage and a restroom.

Sheriff's dispatch / 911 call center including: (6) control workstations, private offices, breakroom, storage, file storage, restrooms, lockers, and a quiet room w/ operable window.

Detention center including: a secure man-lock / vestibule, secure elevators with access to courtroom holding, contact visit / attorney room, video arraignment / visit room, control center, 7 holding pods / day rooms, indoor / outdoor fitness space
Shared storage and employee showers, restrooms and employee support areas.

Level 3
(3) Courtrooms that maintain 3 distinct paths of travel that do not cross – judges access from the rear directly to Dais, public access from the public gallery from the south and detainee's access from the middle, rising from secure / in-custody elevators and holding cells. Meeting rooms and courtroom sound-locks are accessed from public gallery side.

(2) District court judges chambers / suite with offices, open office space, copy/print area, storage, break room, restrooms. Courts Security office suite sits between both judges chambers.

District Court Clerk office suite with a waiting area, project room, public file viewing room, private offices, open office space, breakroom, active file storage, vault and restroom

Circuit Court judge's chambers with direct access to circuit court clerk suite consisting of: waiting area, private office, open office area, copy/ print a, active file storage and a break room

Sketch Plan Conditions of Approval and Comment Responses

DRC Conditions of Approval Responses

1. In response to the DRC's request to ***improve pedestrian experience and massing along the south elevation***, the design team proposes the following key enhancements:
    i. **Covered Porch on Simpson Avenue:** A new covered porch has been introduced by extending the Level 2 massing, offering shelter and a more defined pedestrian entry sequence.
    ii. **Plaza at Sheriff's Office Entry:** A welcoming public plaza has been created to enhance visibility and accessibility at the Sheriff's Office entrance.
    iii. **Expanded Storefront and Glazing:** Street-level transparency has been significantly improved by expanding the storefront and glazing, and removing site walls to foster a more open and engaging pedestrian interface, while maintaining security requirements for the Sheriff's office's behind - including ballistic rated glass system.
    iv. **Glass Curtainwall Accents:** A refined glass curtainwall system has been added to accentuate vertical massing and provide visual interest along the south façade.
    v. **South Façade Windows:** Additional windows have been incorporated into the blackened steel mass to improve natural light and break down the scale of the elevation.
    vi. **Public Art Opportunities:** Designated areas at the public corner and main entry have been identified for future art installations to enrich the cultural and visual experience. Jackson Hole Public is facilitationArt has release the RFP
    vii. **Streetscape Refinements:** The pedestrian realm has been further enhanced with additional plantings, site furnishings, and tree canopy to promote comfort, shade, and visual continuity.

    These improvements collectively aim to create a more inviting, human-scaled environment that supports pedestrian activity and strengthens the architectural identity of the south elevation.

2. In response to the DRC's request to ***improve the articulation along the East façade, and landscape screening to break up façade from distance***, the design team proposes the following key enhancements:

viii. **Removal of Secure Yard Access on Willow Street:** The Sheriff's secure yard access point has been removed from Willow Street to reduce visual and operational impact on the public realm.

ix. **Dense Planting Edge:** A robust edge of native and adaptive plantings has been added along Willow Street to soften the building interface and enhance ecological value.

x. **Coniferous Tree Screening:** Large upright coniferous trees have been strategically placed to provide year-round screening of the east elevation and secure yard, improving visual separation from the street and enhancing the overall landscape character.

These enhancements aim to break up the building's massing from a distance, improve pedestrian experience, and integrate the east façade more harmoniously with its surroundings.

3. In response to the DRC's request to ***Improve fenestration interest along North & East Side of Building AND Study materiality on north façade and make the overall materiality less imposing,*** the design team proposes the following key enhancements:

xi. **Refined Metal Panel Strategy:** The metal panel system on the north and east façades has been enhanced with varied panel profiles and a palette of three variegated specular metal colors in light silver and champagne tones to introduce texture, rhythm, and visual lightness.

xii. **Grounding with Brick Base:** The metal panels are grounded by an iron spot brick base, which visually anchors the building and ties into the tone of the blackened stainless steel, creating a cohesive material transition.

xiii. **Enhanced Fenestration Depth:** Window openings have been refined with vertical plate jambs and fins to create depth, shadow, and articulation, enriching the façade's visual complexity and pedestrian-scale interest.

These updates aim to soften the building's presence, enrich its architectural expression, and enhance the pedestrian experience along the north and east elevations.

Planning Conditions of Approval & Engineering Project Specific Response Comment Responses:

Refer to Town Provided Sketch Plan Final Approval Letter and Engineering Comments. Refer to attached file "Town Comment Responses" for Owner and Design Team Responses

B Project Design Drivers, Mission Statement & Design Concept

Fundamental Design Concepts

- Functional
- Safe
- Secure
- Appropriately Scaled to Context
- Civic Presence
- A Dynamic Entry Experience
- Timeless and Durable
- Sustainability on Display

Mission Statement

The Justice Center will serve as a symbol of safety, justice, and community, uniting all branches of Teton County's Judicial System under one roof. The building draws its unique character from Jackson's alpine and mountain-west heritage – fostering a sense of belonging and a part of Jackson's unique identity. Thoughtfully chosen materials embody strength, warmth and civic character. Built sustainably, this center will support Teton County's public servants and citizens for generations to come.

Massing and Contextual Sensitivity Public Façades

(see plan and axon diagrams below description)

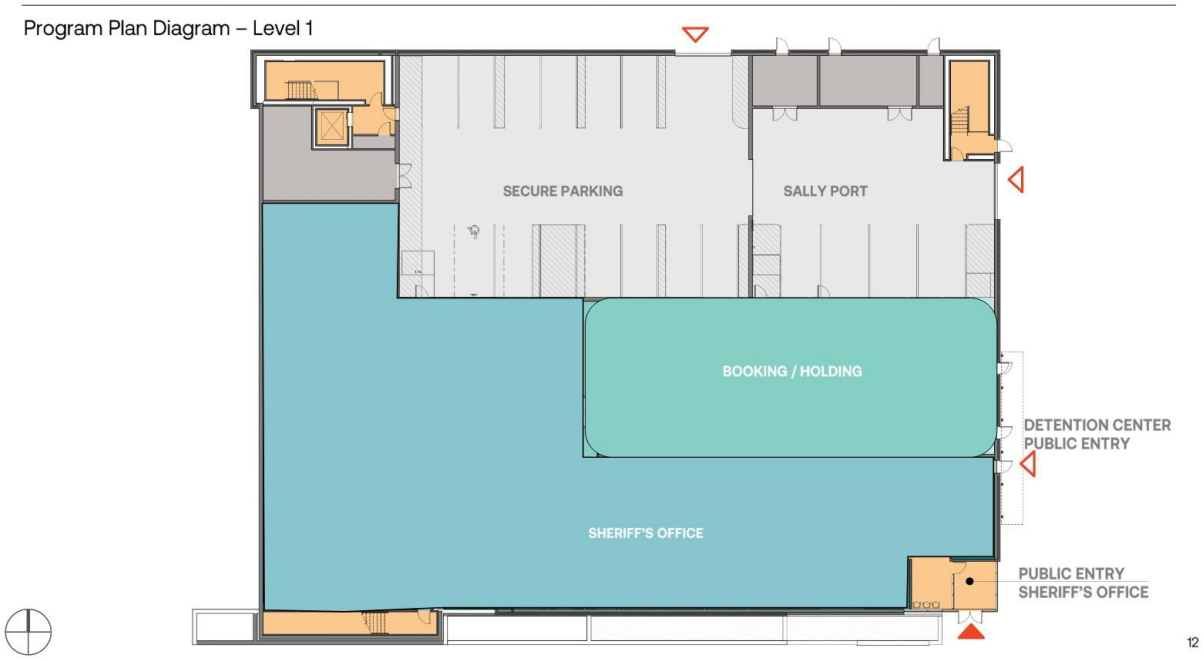
Pedestrian Experience, Safety and Building Security are the primary considerations in siting the building. King Street is the primary pedestrian oriented façade and along the most public route from the center of Jackson. To support the spirit and intent of LDR's, the King Street Frontage is setback 28' from the street curb giving ample room for a tree lined sidewalk in grates and an elevated and covered porch. This façade has 45% ground level storefront glazing aligning with the community focused programming behind the façade. The raised and covered porch takes precedent from Historic Downtown Jackson building forms. The main public entry is at the corner of King and Simpson, at the terminus of this pedestrian porch, inviting the public into the public gallery and directly up an interconnected stair to the 3rd level Courts Gallery. The building is experienced as 2 stories from King Street as the grade climbs almost a full story from ground level mid-block on the east up to level 2 on the west. Street Parking and loading areas along curb will remain as exists today.

Simpson Avenue is the secondary street but still an important public facing façade. As mentioned prior, the street slope drops from west to east nearly 8'-0" from King Street down to the mid-block, sheriff's office entry. The ground floor's primary massing is setback from 19'-8" from the curb, with the Southwest (primary entry) corner setback 13'-8" from the street curb. This provides a generous buffer with a tree lawn between the sidewalk and curb – on-street parking will remain as exists today. The ground floor along Simpson ave. is 40% glazing. Large portions of the level 1 glazing is required to be ballistic rated to provide sufficient security to the Sheriff's Offices along this façade.

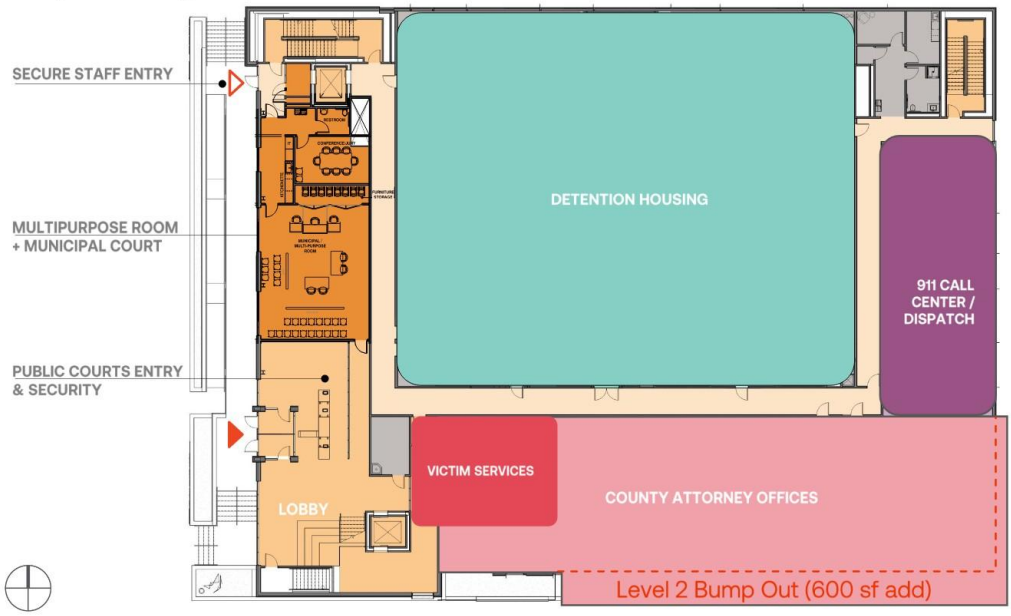
The level 2 massing of the building along King Street overhangs the pedestrian walk, to create a covered porch enhancing the pedestrian experience in a similar although slightly smaller scale than.

Level 3 along Simpson Ave. is setback from the street edge allowing the building to be read as a 2-story building along this edge as well. An exposed steel framed canopy projects over the level 3 – protecting the courts gallery from solar gain while also breaking down the massing and providing shadow and warmth to the building experience.

Floor Plans Diagram



Program Plan Diagram – Level 2



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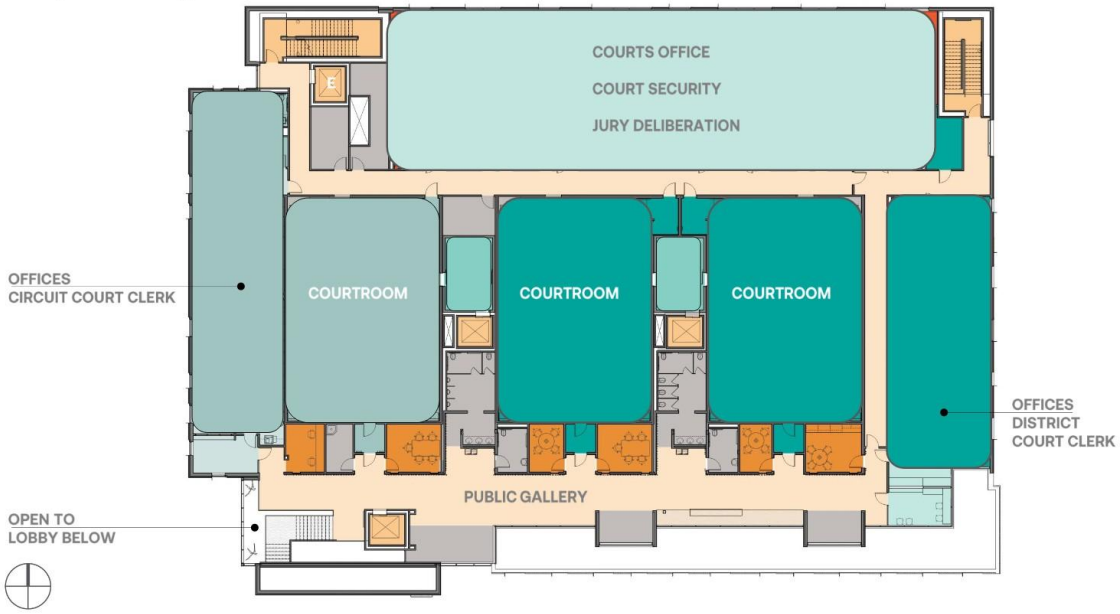
Program Plan Diagram – Level 3



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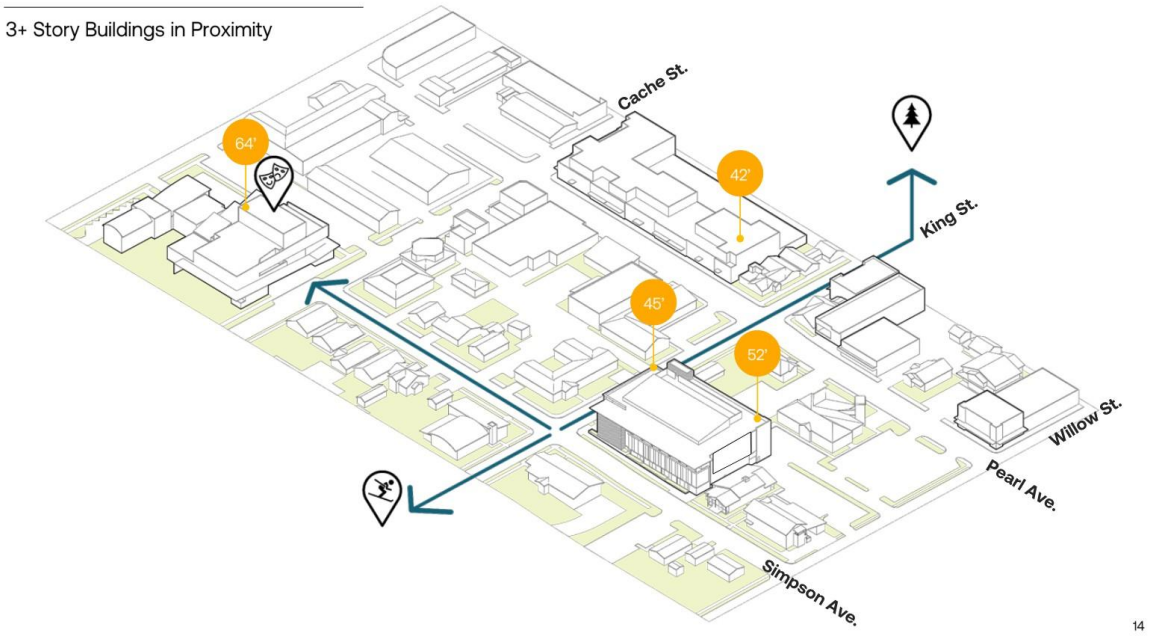
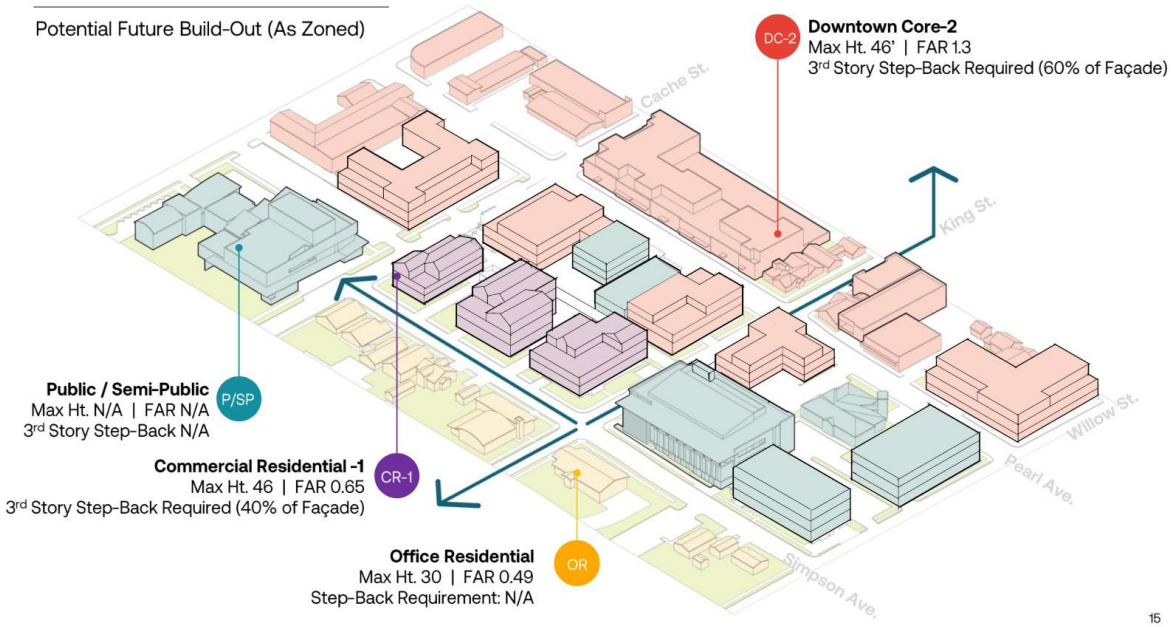
Context Diagram (showing other 3 story buildings in the immediate vicinity)

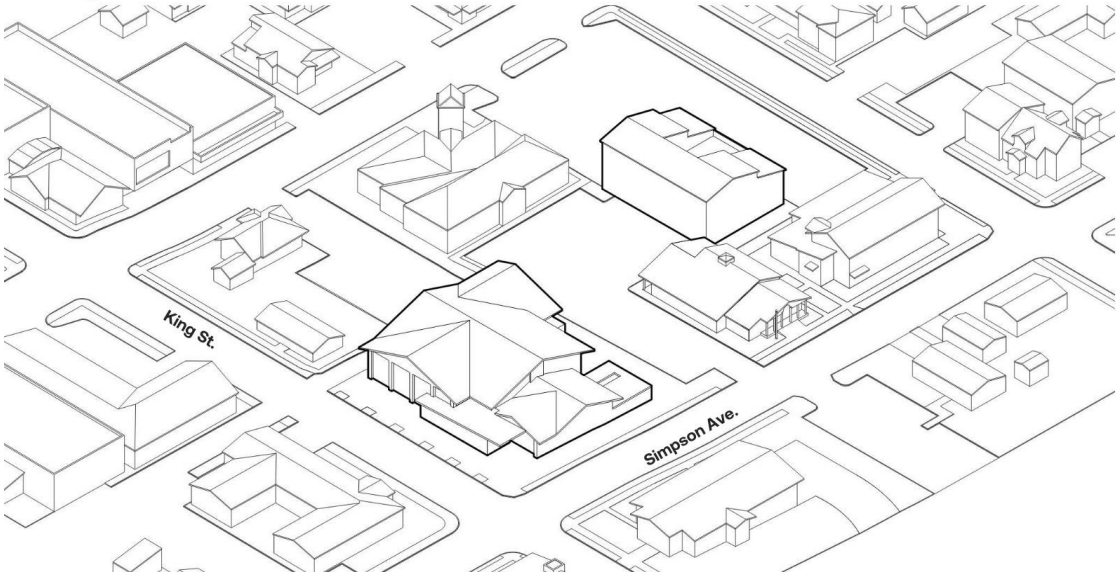


Context Diagram (showing surrounding zoning and allowable building heights adjacent)

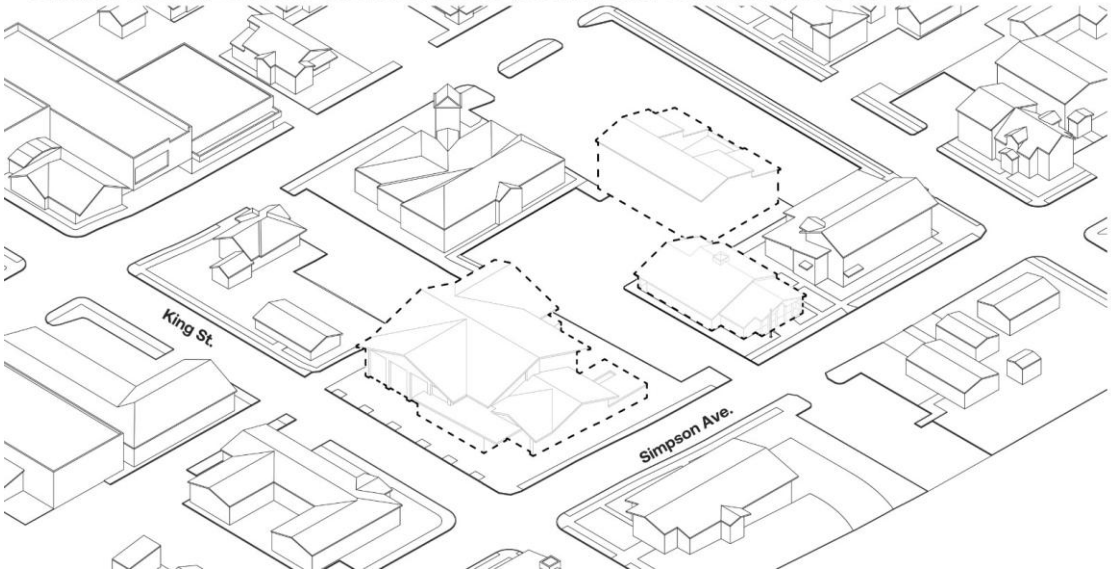


Concept Massing Diagrams

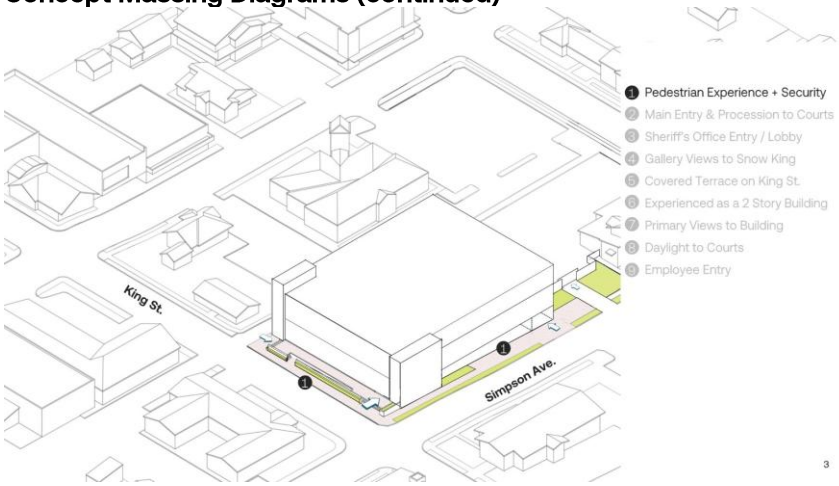
Existing Courthouse, Hansen Courthouse and Detention Center



Demolition of Existing Courthouse & Hansen Courthouse (Detention Center Demolished at end of Project)



Concept Massing Diagrams (continued)



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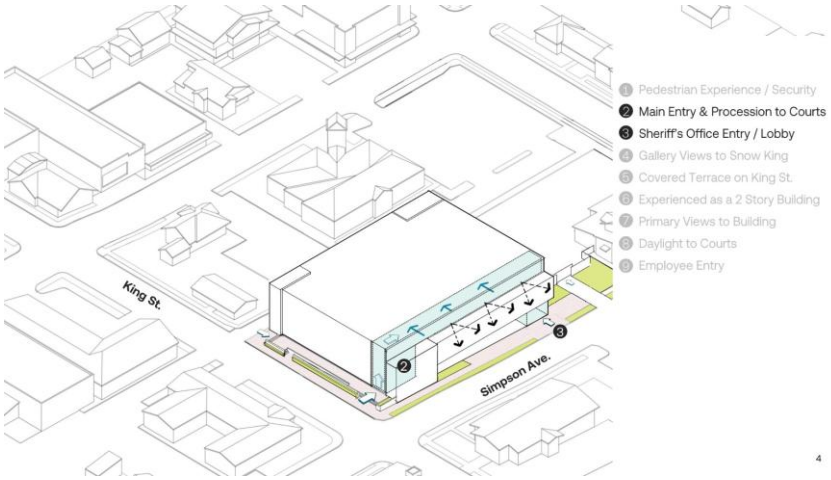

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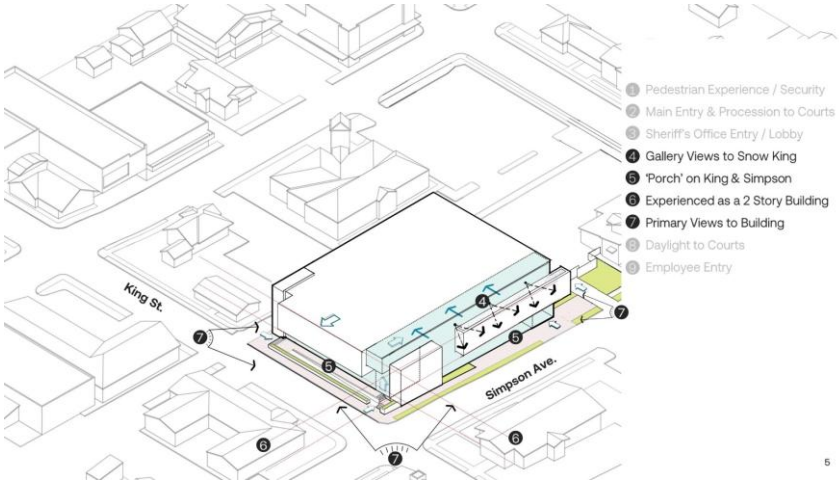

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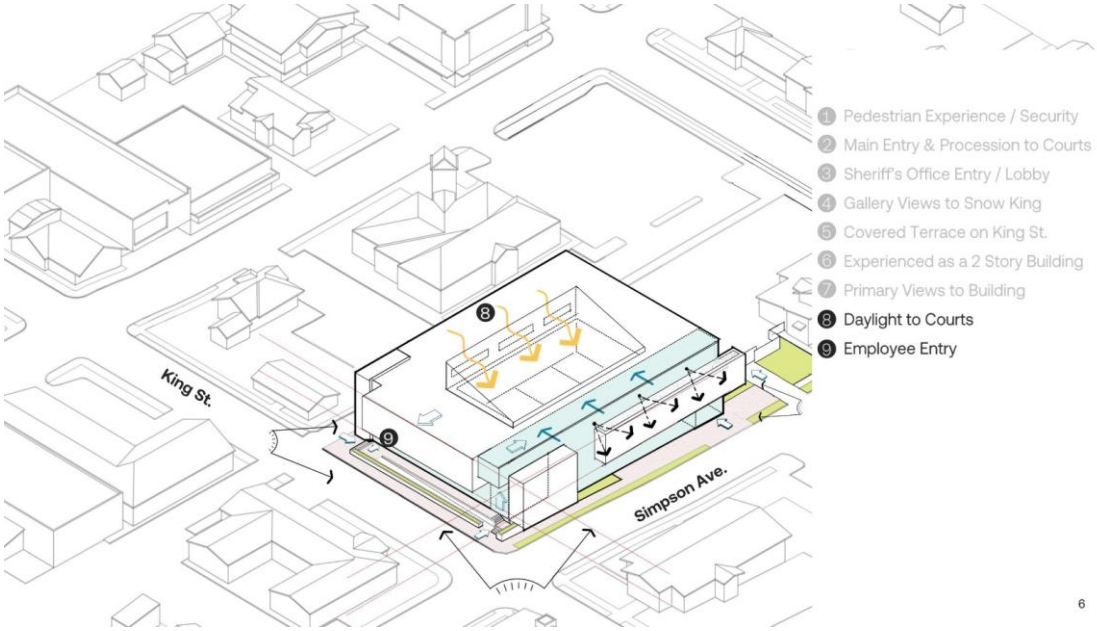
Concept Massing Diagrams (continued)



Proposed Exterior Materials (RE: A-201 through A-215 in Sketch Plan Drawings)

- The primary exterior Materials (on the King St. and Simpson Ave. Façade)
    - Wood Look Fiber Cement Panels (to meet fire resistance code requirements)
    - Large format Blackened Stainless Steel Panels
- The Secondary Exterior Materials (Base of the Building on the South, East and North Elevations)
    - A Variegated Grey Blend Masonry Veneer, with brick recesses and articulation
    - Metal Panels with
        - A range of panel profiles and
        - Variegated Colors ranging from Light Grey, Medium Grey to Champaign

Architecture Inspiration

Inspiration is Derived from Jackson Identity and Local Character. Particularly the use of wood-look and natural materials and building forms that create covered boardwalks using canopies and elevated sidewalks. The following projects provided inspiration for their warmth and use of natural materials, especially wood – the perceived depth of building façades, with the use of deep recesses and canopies that accentuate light and shadow play. Exhibit Below includes: The SE Wyoming Welcome Center, Jackson Home Ranch Visitors Center, JH Airport, Cloud Veil JH.

Precedents and Materiality

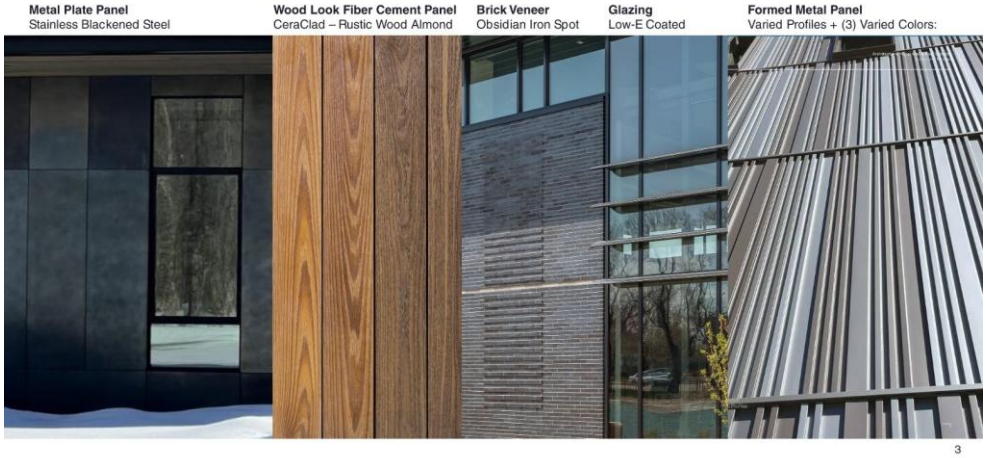


Material Palette



2

Materials Board | Update



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C Building Data and Occupancy Data

Total Site Area:
1.9 Acres (84,400 SF)

Justice Center Building
77,740 Total GSF

Breakdown of Totals by Level
Level 1 – 26,140
Level 2 – 26,320
Level 3 – 25,280

Building Occupants Employee (FTE) Count & Hours of Operation

New Justice Center
Current Teton County Courthouse:
Attorney's Office - 12
Clerk of Court - 6
Sheriff (Communications) - 14
Sheriff (Detention) - 17
Sheriff (Sheriff's Office) - 47
District Court – 4
Circuit Court – 4
Total Employees: 104

New Justice Center (Includes 25 yr Future Growth):
Attorney's Office - 19
Clerk of Court - 7
Sheriff (Communications) – 14*
Sheriff (Detention) – 20*
Sheriff (Sheriff's Office) – 50*
District Court – 8
Circuit Court – 8
Total Projected Employees: 126

*Note: approximately 1/3rd of Sheriff Office Employees in building at peak hours

21% Growth projected over the next 30 years

Justice Center Hours of Operation
The New Justice Center hours of operation will match the existing Teton County Courthouse Hours of Operation
Courts and Associated Office Spaces: 9am-5pm Business Hours
Sheriff Office: 24/7 (limited Staff / Personnel after hours)
911 Call Center: 24/7 (2 to 4 staff after hours)

Existing General Service Building:
Total Employees: 20 employees
Hours of Operation 9am-5pm

Existing Town Hall Building

Total Employees: 65 (plus 6 part time / occasional employees)
Mayor and Council – 5 occasionally
Admin – 2
Building and Planning – 8
IT – 7
Finance – 5
Muni Court – 1 plus 1 occasionally
Attorney – 2
External Affairs – 2
Police – 38 (see specific breakdown of PD Employes Below)

Jackson Police (expanded occupancy information)
7 days a week (4) patrol officers working in the city (+1 at the airport). Our dayshift starts at 0700 and our night shift starts at 1900. Each shift has 5 officers, with 1 dedicated to the airport from 0500-2130. Any given day the maximum number of patrol officers is 10, if no one is on vacation or training (spread out over 24 hours). **Four parking spaces during business hours for patrol alone** (We have three marked spaces on the south side for emergency vehicles now). We rarely have all of the officers in the office at the same time.

2 admin officers (Chief and Lieutenant) that park 0800-1700 M-F.

1.5 Information Coordinators that park 0730-1730 M-F with one not working on Wednesdays.

5 Detectives that work mostly day shift (10 hour shifts four days/week) with at least one working on Saturday (they rotate).

1 Police Social Worker (M-F)

1 Code Enforcement Officer (T-F) (I'm not sure if Roxanne counted this person in building/planning or not)

1 CSO Sergeant (M-Th)
1 CSO Corporal (T-F)
1 CSO (M-Th)
1 CSO (Sat-Tue)

2 IT (M-Th) (Roxanne's IT numbers may include these two)

Building to be Demolished

Existing Teton County Courthouse - 32,000 GSF
Existing Teton County Jail - 16,000 GSF
Hanson Courthouse - 3,800 GSF

Existing Buildings to Remain

Jackson Town Hall (not within County Property or project scope)
Teton County General Services Building – 11,312 GSF

SECTION REVISED 12-8-2025

D

Construction Management, Staging & Temporary Operations

The narrative and exhibits below are provided by DPR, Construction Manager at Risk (CMAR). A higher resolution pdf of this exhibit is submitted as a part of Development Plan Package.

DPR Project Contacts:

Steve Piel, Senior Superintendent, piels@dpr.com, 720.585.1411
John Seal, Project Manager, sealj@dpr.com, 719.300.9453

Proposed Schedule of Construction

Proposed schedule would begin demolition activities in February 2026 for the Courthouses and new construction of the Justice Center starting in May 2026. The existing Detention Center and associated secured parking will remain active until the full occupancy of the new Justice Center in May 2028. Demolition of the Detention Center and construction of the new parking areas will begin in May 2028 and be complete in October 2028. Total construction duration is approximately 31 months.

Schedule of Construction and Impacts in Right-Of-Way, Easements, or Land

Site fencings and limits of construction will be changing through multiple phases of construction activities. Due to the limited access locations to the areas of work, construction fencing will be installed along the parking lane adjacent to the existing Courthouse on King St. and Simpson as shown on the attached site logistics plan from the start of construction in February 2026, to the completion of the Justice Center construction in May 2028. This fencing will extend down the alley off of King St. During several phases of construction, the alley will be closed through the PROW permitting process to allow for shoring, utility, and structure/exterior skin work. Approximate durations for these closures have been noted on the Logistics plan. DPR will coordinate with the Town of Jackson for access to the parking and generator to the south of Town Hall. Egress pathways will be maintained from the south access of Town Hall to Simpson St. Town Police spaces, including electric parking spaces, and the dumpster will be relocated to the parking lot to the East of Town Hall, as indicated in the site logistics plan. Fencing will be relocated to provide full access to the Justice Center in May 2028 and will block public access to the existing Detention Center and portions of the parking lot East of Town Hall to complete the final demolition activity and new parking lot configuration (phased per the Logistics plan) until October 2028. Parking will be made available to the Town and County at the parking lot to the South of Simpson Ave. directly across from the new Justice Center in the areas indicated in the site logistics plan until the completion of this phase of work.

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Public Impact

Owner / DPR will coordinate with the neighboring households and businesses to identify access pathways and drop off locations that will provide the least amount of impact to adjacent properties while will allowing a safe and clear delineation from construction activities.

Fence location and Sidewalk Access (Along King and Simpson)

There will be times when the construction fence line will be beyond the existing curb line – i.e. when curb and sidewalk work is being performed. However as much as possible through construction the fence line will allow for protected pedestrian access along King St. and Simpson ave. When sidewalk access is not feasible clear signage will be provide as intersections / corners to inform pedestrian to cross to opposite side of the street at corners and crosswalk, not at mid-block.

Construction Parking

Contractor shall implement a clear and self-enforcing construction parking plan that does not use/or encumber the limited parking on King St. and Simpson Ave. Contractor will encourage carpooling and bus riding, and when possible, provide shuttles into the project. Limited contractor parking will be provided in a rental lot off Hansen Ave. between King St. and Willow St. during the duration of the Justice Center construction as indicated in the site logistics plan. Contractor parking will be held onsite during the duration of the demolition of the Detention Center and parking lot completion activities.

County and Town Trash Operations

As indicated on construction logics plans, access to Town and County dumpster will remain operational. The town dumpster specifically will be located in a stripped space on the east side of the NE parking lot during phase 1.

Site Logistics

The anticipated work hours will be Monday through Friday, 7 AM to 7 PM, and weekends and holidays from 8 AM to 5 PM, but may vary occasionally. Major material deliveries will be coordinated to the jobsite location prior to 9am.

All temporary facilities, i.e. trash dumpsters, temporary toilets, etc., will be minimally located within the project site and relocated as needed to facilitate work. Jobsite trailers and storage will be located offsite to limit the area needed for construction laydown as indicated in the site logistics plan.

Stormwater Management

DPR and Contractors shall participate, implement, and comply with stormwater pollution prevention minimum control measures, protocols, and best management practices to ensure that water quality standards are not violated in accordance with all regulations and policies. DPR will provide the minimum control measures where applicable:

- Construction Site storm water run – off control;
- Pollution prevention/ good housekeeping;
- Practicing spill prevention;
- Installing and managing erosion and sediment control (where applicable);
- Provide vehicle tracking control pads.

Site Logistics Plan

Please see exhibits below and attached logistics plans

Crane

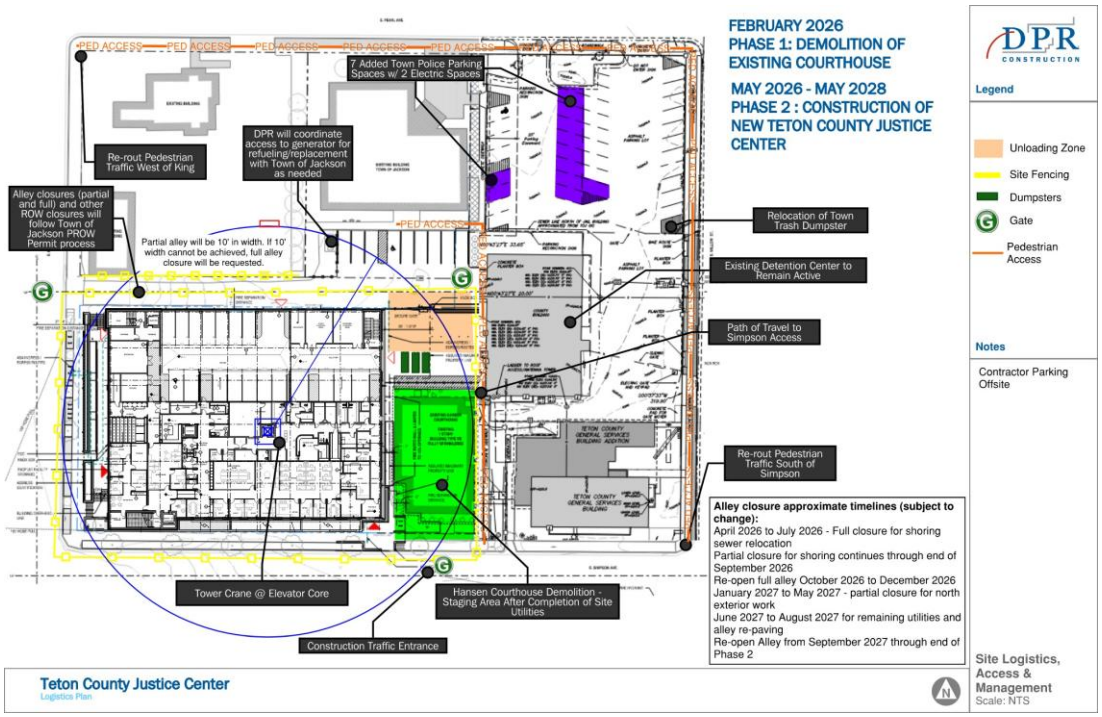
Please see attached site plan and anticipated crane swing locations outside the construction area. Material picks are not allowed adjacent to areas open to the public unless they are within a fenced construction zone. Cranes will be operated by a certified operator and follow industry and OSHA standards. Crane swing will be limited/restricted to the project extents as shown on the attached logistics plans.

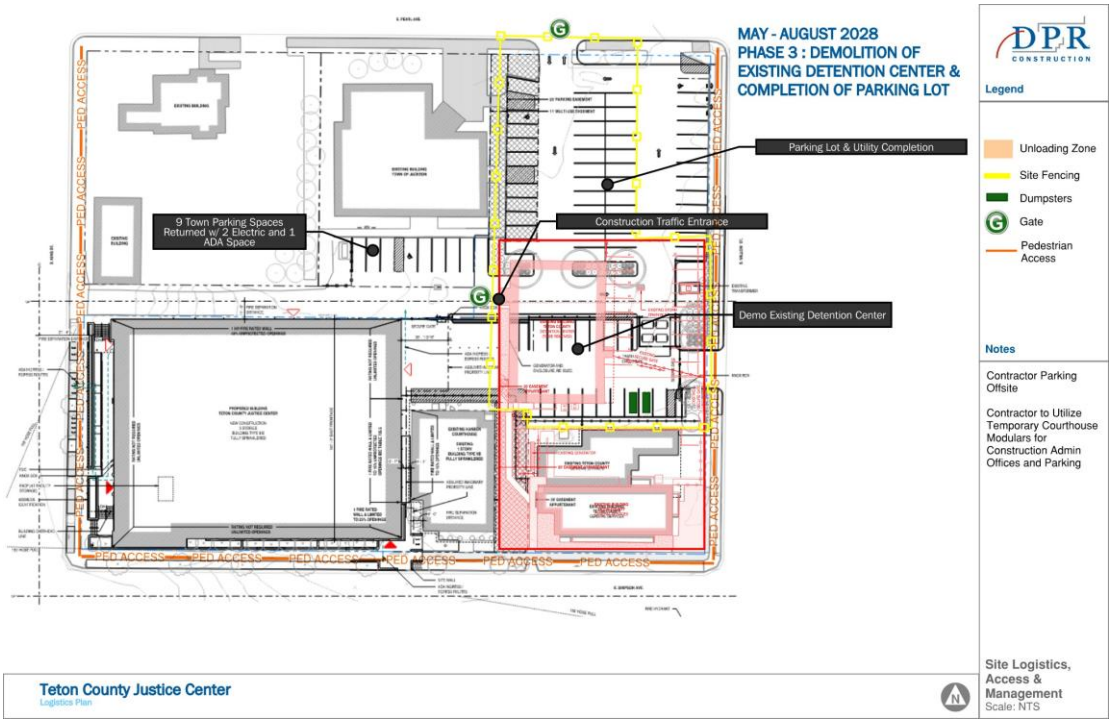
Traffic Control

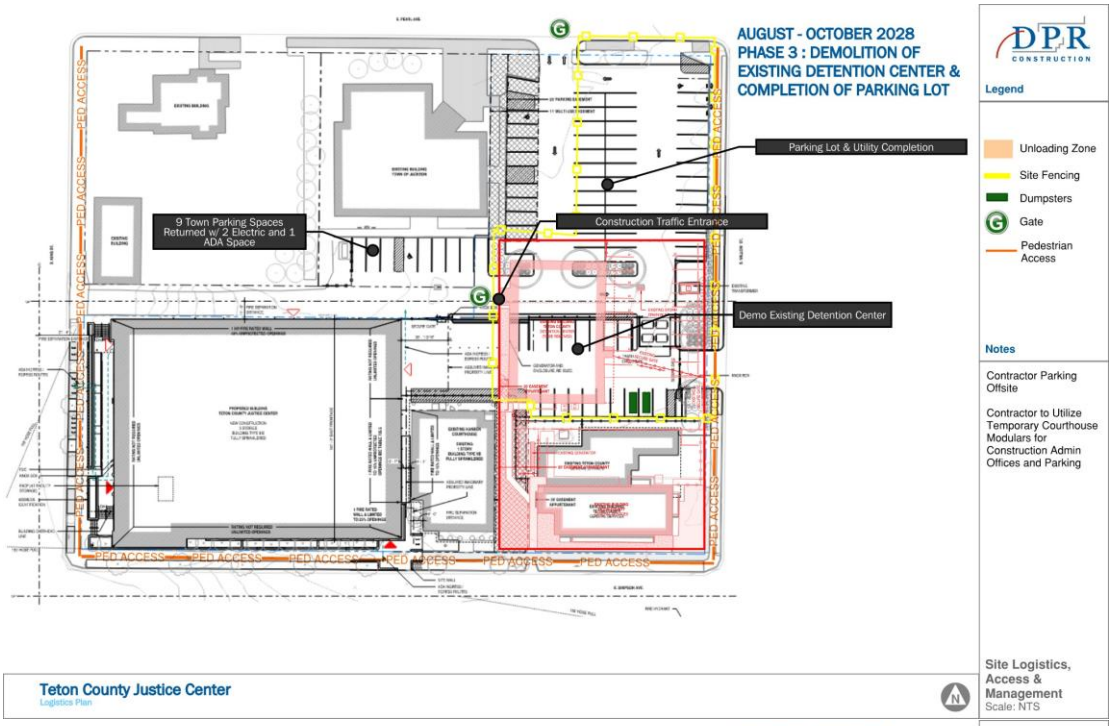
Please see exhibits below and attached logistics plans

Temporary Buildings and Additional Clarifications

- The Hanson Courthouse and Existing Courthouse will be removed in an early demo phase.
- Temporary Manufactured buildings (on adjacent county owned land) will serve court functions for the County through the course of construction
- The General Services Building will remain operational during construction
- The Town Hall will remain fully accessible and operational during with full access to the NE parking lot adjacent to Town Hall from Pearl street as currently exists.
- Is it anticipated that the existing alley running east / west will be blocked off and behind construction fencing at certain points during construction.
- The dedicated Town Hall parking (directly south of Town Hall) will be supplement making 7 spaces in the NE county owned lot dedicated to Town Police Parking + 2 electric vehicle charging spaces.
- The trash operation and dumpster location for Town Hall will be accommodated as indicated on site logistic plan
- The existing jail will remain until New Justice Center is complete and prisoners can be moved directly from the existing jail to the new detention center. After the move the existing jail will be demolished.


FEBRUARY 2026
PHASE 1: DEMOLITION OF EXISTING COURTHOUSE
MAY 2026 - MAY 2028
PHASE 2 : CONSTRUCTION OF NEW TETON COUNTY JUSTICE CENTER
DPR CONSTRUCTION
Legend
Unloading Zone
Site Fencing
Dumpsters
Gate
Pedestrian Access
Notes
Contractor Parking Offsite
PED ACCESS
7 Added Town Police Parking Spaces w/ 2 Electric Spaces
Re-rout Pedestrian Traffic West of King
DPR will coordinate access to generator for refueling/replacement with Town of Jackson as needed
Alley closures (partial and full) and other ROW closures will follow Town of Jackson PROW Permit process
Partial alley will be 10' in width. If 10' width cannot be achieved, full alley closure will be requested.
Relocation of Town Trash Dumpster
Existing Detention Center to Remain Active
Path of Travel to Simpson Access
Re-rout Pedestrian Traffic South of Simpson
Alley closure approximate timelines (subject to change):
April 2026 to July 2026 - Full closure for shoring sewer relocation
Partial closure for shoring continues through end of September 2026
Re-open full alley October 2026 to December 2026
January 2027 to May 2027 - partial closure for north exterior work
June 2027 to August 2027 for remaining utilities and alley re-paving
Re-open Alley from September 2027 through end of Phase 2
Tower Crane @ Elevator Core
Hansen Courthouse Demolition - Staging Area After Completion of Site Utilities
Construction Traffic Entrance
Teton County Justice Center
Logistics Plan
Site Logistics, Access & Management
Scale: NTS


MAY - AUGUST 2028
PHASE 3 : DEMOLITION OF EXISTING DETENTION CENTER & COMPLETION OF PARKING LOT
DPR CONSTRUCTION
Legend
Unloading Zone
Site Fencing
Dumpsters
Gate
Pedestrian Access
Notes
Contractor Parking Offsite
Contractor to Utilize Temporary Courthouse Modulars for Construction Admin Offices and Parking
PED ACCESS
Parking Lot & Utility Completion
9 Town Parking Spaces Returned w/ 2 Electric and 1 ADA Space
Construction Traffic Entrance
Demo Existing Detention Center
Teton County Justice Center
Logistics Plan
Site Logistics, Access & Management
Scale: NTS


AUGUST - OCTOBER 2028
PHASE 3 : DEMOLITION OF EXISTING DETENTION CENTER & COMPLETION OF PARKING LOT
Parking Lot & Utility Completion
9 Town Parking Spaces Returned w/ 2 Electric and 1 ADA Space
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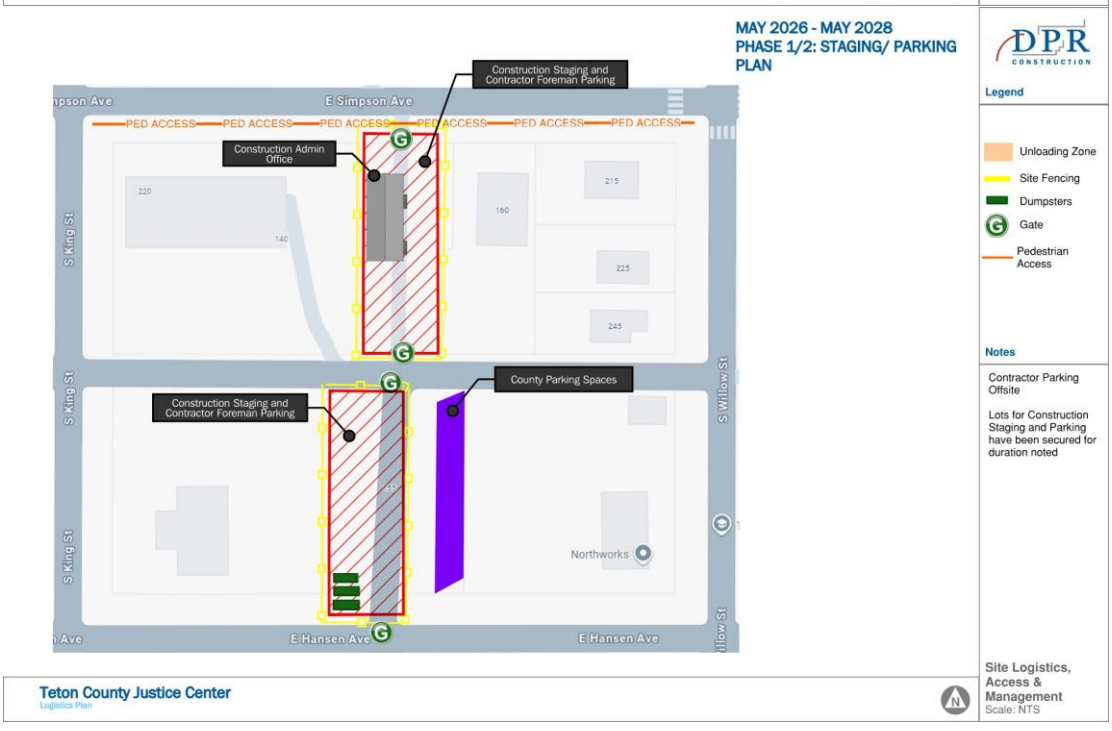

MAY 2026 - MAY 2028
PHASE 1/2: STAGING/ PARKING PLAN
Construction Staging and Contractor Foreman Parking
Construction Admin Office
County Parking Spaces
E Simpson Ave
E Hansen Ave
S King St
S Willow St
PED ACCESS
Northworks
DPR CONSTRUCTION
Legend
Unloading Zone
Site Fencing
Dumpsters
Gate
Pedestrian Access
Notes
Contractor Parking Offsite
Lots for Construction Staging and Parking have been secured for duration noted
Teton County Justice Center
Logistics Plan
Site Logistics, Access & Management
Scale: NTS



Temporary Facilities for County Functions

- The County functions that currently take place in the existing Teton County Courthouse - Courts, Sheriff's office, County Attorney's office, District and Circuit Clerks - will be moved to the following temporary facilities.
    - Renting private office space within the County
    - Using temporary manufactured buildings on county owned land. A separate Building Use Permit has been submitted to the town for review for this temporary use. See exhibit below for temporary manufactured building locations.

- With the Removal of Hansen Courthouse the following non-county organizations will be moved to the following temporary locations
    - It is anticipated that Municipal Court will be moved from Hansen Courthouse to the Town Council Chambers temporarily during construction. This is ultimately up to the Town to decide.
    - Victim Services office will be temporarily moved to county or town office space. They are tentatively planned to be located in the basement of county general services building, through construction.
    - Federal Court operations will be temporarily moved to other federal buildings in the region. Temporary location is TBD and up to Federal Court Magistrate.

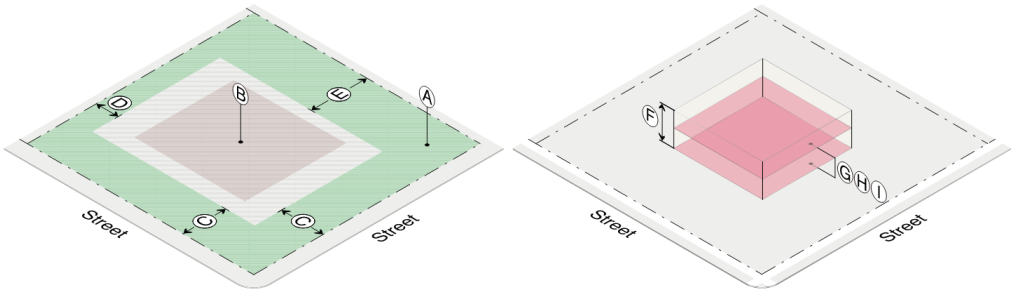


E LDR Standards / Compliance-4.2.1 Public / Semi-Public – Town (P/SP-ToJ)

A. Intent

The purpose of the Public/Semi Public - Town (P/SP-ToJ) zone is to provide locations for new and existing uses and facilities of a public or semi-public nature. In particular, the P/SP-ToJ zone is intended to allow flexibility for public and semi-public uses and facilities that often have unique functional needs, such as for height, floor area, setbacks, and impervious surface, that cannot be accommodated in other zoning districts. Land in the P/SP-ToJ zone and/or facilities operated therein may be under the control of federal, state, or local governments, or other governmental entities such as a school district or hospital district. It is not the intent of these LDRs that property in the P/SP-ToJ zone retain that designation after the property is divested by the public entity. At the time P/SP-ToJ designated land is transferred, or is proposed to be transferred, into private ownership, the property shall be reclassified to an appropriate zoning district to allow private use pursuant to the Jackson/Teton County Comprehensive Plan.

Although many requirement in the P/SP-ToJ zoning are not applicable. The Justice Center aspires to comply or come close to complying with adjacent property LDR standards form Downtown Design Area 2. The intent is for the proposed building to fit the quality and character of the surrounding neighborhood as much as possible.



1. Structure Location and Massing

A. LSR (MIN): N/A	LSR Proposed: 0.06 (5,000/84,400)
B. Lot Coverage (MAX): N/A	Lot Coverage Proposed: 0.42 (35,400/84,400)
C. Street Setback (MIN): N/A	King Street: 20’ Setback (Building Face at Grade) King Street: 14’ Setback (To Building Overhang) Simpson Ave: 8’ Setback (To Main Building Mass) Simpson Ave: 1’ Setback (Limited to Building Corner @ King & Simpson)
D. Side Setback (MIN): N/A	Distance from Hanson Courthouse: 6’-2”
E. Rear Setback (MIN): N/A	Distance from Alley Property Line: 1’
F. Height (MAX): N/A	Level 3 Low Roof (Public ROW facing): 51’-6” High Roof (Courtroom Pop-Up)” 65’-6”
G. Stories (MAX): N/A	3 Stories
H. Stories (LO): N/A	N/A
G. FAR (MAX): N/A	1.52 (includes all building on Teton County Property)

2. Maximum Scale of Development: N/A

3. **Building Design**
   Non-residential building design guidelines (Div. 5.8 LDR)
   -Note North Half of Lot 2 in "Downtown Design Area 2"

4. **Site Development: N/A**
5. **Landscaping (Div. 5.5): N/A**
6. **Fencing: N/A**
7. **Environmental Standards**
   - Natural Resources Buffers
     - Cache Creek 20': N/A
     - Flat Creek North of Hansen Ave. 25': N/A
     - Flat Creek South of Hansen Ave. 50': N/A
     - Wetland 30': N/A
   - Irrigation Ditch Setback (MIN) (7.7.4.D): N/A
   - Natural Resource Overlay (NRO) (SEC 5.2.1) N/A
8. **Scenic Standards**
   - Exterior Lighting
     - Light Trespass Prohibited - Complies
     - Lights of 600 Initial Lumens Fully Shielded - Complies
     - Lumens per SF of Dev. (Max): 3 Lumens - Complies
     - Lumens Per Site (Max)
       - All Fixtures: 100,000 Lumens - Complies
       - Unshielded Fixtures: 5,500 Lumens – Complies
     - Light Color: ≤3000 KELVIN
9. **Natural Hazards to Avoid (Project is NOT located within):**
   - Steep Slopes (Lot Average Cross-Slope ≥ 10%)
   - Areas of Unstable Soils
   - Fault Areas
   - Floodplain
   - Wildland Urban Interface

10. **Signs (Div. 5.6): N/A** Signs Proposed: Building Identity / Address, RE: Exterior Elevations on King Street and Simpson Ave.
11. **Grading, Erosion Control, Stormwater**
    - Grading (SEC. 5.7.2) - Compliant
    - Erosion Control (SEC. 5.7.3.) – Compliant
      - Erosion Shall be Controlled at all times - Compliant
    - Storm Water Management (SEC. 5.7.4)
      - No Increase in Peak Flow Rate or Velocity Across Property Lines – Compliant
12. **Required Physical Development Permits**
    - **Sketch Plan (SEC. 8.3.2)**
    - **Development Plan (SEC 8.3.3)**
    - **Building Permit (SEC 8.3.4)**
    - **DRC Review (SEC 8.2.6)**

Parking Requirements (SEC. 6.2.2-A)
- Institutional & Assembly Uses
  (Courts, Institutional Offices, Detention Center)
- Ratio: Independent Calculation Based on Existing Use & Percent Growth of Justice Center.
- Existing On-Site Parking Count (on County Owned Lots) 109 Total Stalls

- Proposed On-Site Parking Count (on County Owned Lots) 120 Total Stalls
- Total Property Parking Increased By 11 Stalls (10%) increase
- 5 Accessible Parking Spaces are required per LDR 6.2.2-C and 5 Accessible parking spaces are to provided
- **Refer to Master Parking Analysis Section of this Narrative for more Information and Justification (pg. 16 of this narrative)**

Parking Space Dimensions (SEC. 6.2.5_D)

- Requirement 90 deg. parking spaces are required to be 9 feet wide by 20 feet Long
- Spaces can be reduced to 18 feet depth, including wheel stop, if an additional space of 2 feet in length is provided in front of the overhang of the car, provided that an overhang shall not reduce the width of an adjacent walkway to less than 4 feet in width.
- Spacing backing into the Alley must be 22 feet depth
- All spaces provided meet the requirements above
    - All Spaces are 9 feet wide x 20 feet depth with exception to two locations as described below
    - The south bank of parking in the sheriff's secure lot is 18 feet depth with 2 feet overhang space in front of the vehicle and wheel stops
    - The bank of parking just south of Town Hall access directly from the alley is 22 feet depth

EVSE Parking Requirements (SEC. 6.2.2 for Other Nonresidential use)

- 5% of total parking spaces will be EVSE installed and 30% will be EVSE capable. Refer to Sheet A-001 for EVSE parking stall information.

Bike Parking Requirements (SEC. 6.2.2-D)

- Required: One bicycle parking space shall be provided for every 10 vehicle space
- Proposed bicycle parking count complies see below for details.
- Total Provided18 short term spaces and 7 long term spaces.
- Long Term spaces are provided inside the building on Level 1.5 near the employee entrance on King Street (RE: Drawings Sheet A-101.5)
- Short Term Spaces are provided in the ROW along King Street between Tree Grates between the sidewalk / walking path and the curb and along Simpson Street (RE: Drawings Sheet A-001 and L-301)
- LDR Compliant Calculations:
    Assembly: 8,200 SF
    - Bike Parking Ratio: 1 PER 2,200 SF
    - 8,200 / 2,200 = 4 Bike Spaces (2 Short Term + 2 Long Term)

    Business / Office 34,980 SF
    - Bike Parking Ratio: 1 PER 1,650 SF
    - 34,980 / 1,650 = 21 Bike Spaces (15.75 Long Term + 5.25 Short Term)

    Total: 18 Short Term / 7 Long Term Located within Building

Exterior Lighting (LDR 5.3.1)

Per LDR Section 5.3.1:

- All exterior fixtures that exceed 600 lumens shall be shielded at 90 degrees.
- The maximum lumens for shielded fixtures is 3 lumen per 1 square foot of site development not to exceed 50,000 lumens per acre of site development.

- Fixtures less than 600 lumens may be unshielded, but the total lumens allowed cannot exceed 2,000 lumens per acre of site development.

Housing Requirements (LDR 6.3.2 C)
The project is exempt from providing housing per LDR Section 6.3.2(C)-13
"Any use in the P/SP zone is exempt from standards of this division"

F Civil: Sanitary Sewer, Storm System, Water Service, Grading

Sanitary Sewer

North/South TOJ Sewer Realignment – Sewer Line A:
The existing sanitary sewer line located east of the Teton County Courthouse requires realignment for the construction of the Justice Center. The proposed realignment of the sewer main will route east of the Justice Center at the location of the Hansen Courthouse – Sewer Main A. The Hansen Courthouse will be demolished prior to realignment of the sewer main.

East/West TOJ Sewer Realignment – Sewer Line B:
The current TOJ sewer routing east/west is under the existing Detention Center. There is a bypass north of the Detention Center. Following demolition of the Detention Center, a new realigned sewer main will be installed at this location – Sewer Main B.

Building Sewer Services:
The Justice Center sewer service will connect to the ToJ sewer main located between the Justice Center and Town Hall. The General Service Building sewer service will be connected to the realigned Sewer Main B.

Storm System:

Final Conditions:
The roof drains for the Justice Center, along with storm inlets at the secure parking lot and alley will route to a subsurface detention center located north of the General Service Building. An overflow pipe will be provided that connects to the Willow St storm drain. Storm calculations will be provided with final design.

Interim Conditions:
The subsurface detention system cannot be constructed until the Detention Center is demolished. For the interim condition when the Justice Center is constructed, but the Detention Center is being demolished and site work is ongoing a storm drain will connect the Justice Center drains to the Simpson Ave storm system. Following install of the storm detention system and site improvements the storm pipe that connects the Justice Center to the Simpson Ave storm system will be capped and abandoned in place.

Water Service Connection to ToJ Main:
A single water service connection to the Simpson Ave water main will be provided at the southeast corner of the Justice Center. The existing water service will be capped and abandoned at the main in Simpson Ave.

Grading:
The ROW will have a uniform cross slope from back of sidewalk to the top back of curb. Longitudinal slopes will match the adjacent streets. ROW improvements and access to the Justice Center will be ADA compliant.

G Site Access | Site Circulation | Trash | Delivery | Snow Storage

Site Access & Vehicle Circulation

Vehicular Access to and through the campus will be similar as it exists today

- Alley
  - The Alley will not connect to Willow Street
  - The Alley will accommodate Two-way access at a 20'-0" width
- Only the western most access point - from Pearl Avenue into the N/E parking lot adjacent to Town Hall will remain
- The N/E Parking Lot adjacent to Town Hall will function similar as it does today, except the drive aisles and re-stripping of parking stalls at 90-degrees will accommodate additional parking stalls.
- No access points are proposed onto Willow Street to ensure pedestrian and bike safety along this designated Safe Route to School.
- The primary access point into the secure yard for the sheriff will be from Simpson Avenue – similar to the existing condition today.
- Refer to Traffic Study for additional data and information

Site Trash Pick Up & Deliveries

County Trash and recycling dumpster are planned to be located on the northeast side of the secure sheriff yard, surrounded by fencing and a gate accessed from the Alley. Town dumpsters are planned to be located as they existing today in the final built condition. Trash trucks will access the dumpster from Pearl St. traveling through the NE parking lot. RE: A-001 drawing sheet for dumpster locations.

Scheduled, large deliveries (infrequent occurrence), and food truck deliveries (serving the detention center kitchen) will occur in secure yard and sally port. Delivery truck will access the secure yard from the Simpson Ave. entry point and may exit from the Alley onto King Street, avoiding maneuvering through the NE parking lot.

Daily business deliveries (USPS, Fed X, UPS, etc.) will occur at the front door along King Street and at the front door to the Sheriff's office along Simpson Ave.

Snow Storage (LDR Section 6.2.5.C)

Required: A minimum site area representing 2.5% of the total required off-street parking and loading area, inclusive of drive aisle and access drives, shall be provided as the snow storage area.

Provided:
Sheriff's Secure Parking Lot and associated driveway:

- Paved Area: 13,650 SF
- 2.5% Snow Storage; 341 SF (equivalent to 2 Parking Spaces)

- Snow Storage will occur inside the secure yard on the north end of the site taking up two parking spaces in the winter months.

NE Parking Lot and associated driveways

- Paved Area: 20,200 SF
- 2.5% Snow Storage; 505 SF (equivalent to 2.75 Parking Space)
- Snow Storage will occur in NE parking lot taking up three adjacent parking spaces in winter months.

South Parking Lot and associated driveways

- Paved Area: 8,075 SF
- 2.5% Snow Storage; 200 SF (equivalent to 1.25 Parking Space)
- Snow Storage will occur in South Parking lot taking up two adjacent parking spaces in winter months.

The sidewalks and roadways will be clear and snow storage removed from site by Town and County Operations.

H Master Plan Parking Analysis and Parking Access

This narrative includes a summary of parking access and data demonstrating parking demand using independent parking calculations derived from current and projected growth building employee and visitor count. The following summarizes the justification of the parking counts provided, showing that the proposed parking meets the needs of the New Justice Center and Teton County General Services Building. See notes and separate calculations below regarding Town Hall.

For additional data and information please refer to the Traffic Impact Study submitted with Development Plan Collateral. The traffic impact study includes, but is not limited to, the following data:

- Turning movement data and vehicle trips (collected in December 2024)
- Existing parking lot utilization data (collected January 2025),
- Future Trip Generation Projections based on estimated future conditions

Parking Access

Pearl St:

The eastern access to Town Hall Parking will be removed. Western access will be improved along with the circulation within the parking lot to allow for two-way traffic.

Willow St:

The existing secure parking lot access north of the General Service Building will be removed. No access is provided to Willow St.

Simpson Ave:

Access to the secure parking lot will be provided at the approximate location of the Hansen Building.

Alley Access:
There will be two access points to the alley from the Town Hall Parking lot. One access to the secure parking lot will be provided near the Justice Center. The alley access on King St will remain but converted to 2-way access.

Parking Demand Summary

Justice Center Parking Demand
(employee counts + infrequent jury/court visitors. Data includes Future Growth)

- General Services, 20 people, assume 15% use non-auto modes**.....17 spaces of demand**
- Attorney, Office Clerk, and Courts, 42 people, assume 15% use non-auto modes....**36 spaces of demand**
- Sherriff, 84 total people, assumes approximately 33% present during work day. The rest majority of sheriff patrol will be in the field during the work day Sheriff patrol staff takes cars home, thus personal vehicles are not left on site all day, thus not further burdening the parking demand.....**28 spaces of demand**
- Sherriff patrol vehicles, assume 6 would be parked on-site at peak times.....**6 spaces of demand**
- Visitors, consider providing 4 spaces for visitors/deliveries.....**4 spaces of demand**
- Jury pools called for voir dire, totals 62 people, since these are not a regular occurrence, and currently no dedicated parking is provided – those called for Jury Duty can and do currently park on-street or are encourage in the Town Parking garage 2 blocks West.....**0 spaces of demand**

Total for County Operations (Justice Center + General Service), 91 spaces.

Town Hall Parking Demand
(Employee Counts provided by Tyler Valentine February 25, 2025)

Employees - 22 staff people plus 5 (Mayor and Council (occasional count as 1/5th of the time parked vehicle), assume 15% use non-auto modes.....**20 spaces of demand**
Police, 38 total people. Assume 13 people, approximately 33%, are present during the work day while others are on patrol**.....13 spaces of demand**
Police Patrol vehicles assumed 4 would be parked on site at peak times (per Town's input).....**4 spaces of demand**
Visitors, Consider 4 spaces for visitors/deliveries.....**4 spaces of demand**

Total Demand for Town Hall Operations, 41 spaces.*

Town and County Total Parking Demand 132 Spaces

On-Site Parking Provided – 126 Spaces (Existing Spaces 109)

- See “Parking Utilization Data Table” and “Parking Analysis Conclusions” below justifying this provided parking count
- 47 Spaces N/E Parking Lot (Including 10 Spaces Dedicated to TOJ Easement)*
- 9 Spaces Town of Jackon Immediately South of Town Hall**
- 70 Spaces – all other Teton County owned Lots on Campus

**The Town Hall Parking Demand Data is provided for reference as requested by the Town to be part of the Development Plan narrative. The Town Hall is not within the boundary or property line of the county owned property in question. The County has provided a parking easement to the Town, in the existing northeast parking lot allowing the Town to utilize the parking spaces up against the East side of the Town Hall (20 feet). Otherwise, all parking in both parking lots is solely parking for county vehicles and guests. At present this parking lot does not have signage nor is regularly monitored. The New Justice Center proposed conditions will not impact the parking spaces held by the Town up against the Town Hall on the East side, per the existing easement agreement.*

***Parking Spaces on the Town owned property immediately south of Town Hall are not on the county owned property in question. However, to maximize parking for the block the sketch plan submittal is proposing re-paving / restriping to increase the parking count at this particular location from 6 existing to 9 proposed.*

Parking Utilization Data Table

The parking demand calculations are estimated based on real world employee and visitor numbers. The actual building occupants will vary, depending on TOJ police operations and County Sheriffs operations and Court / Jury Trail Activity on any given day and so the other piece of data (see full Traffic Impact Study for more info) that is critical in demonstrating that current parking demand is met and exceeded by current supply is the parking utilization study and data collection table below. Parking lots around the site were 68% full on this representative data collection. This number can vary throughout the year, but the point remains that real world conditions recorded below must also be taken into account.

Table 3. Campus Parking Data (January 14th, 2025)

Parking Area	Counted Parked Vehicles	Approx. Space Capacity	Percentage Utilized
Town Hall	29	36	81%
Detention Facility	7	14	50%
Central Area	18	33	55%
South of Simpson Ave.	17	26	65%
Along Pearl Ave[1].	23	24	96%
Along Willow St.[1,2]	16	24	67%
Along Simpson Ave.[1]	20	25	80%
Along King St.[1]	9	20	45%
Totals	138	202	68%

1.Includes both sides of the roadway.
2.Parallel parking allowed in winter. Parking lanes are used as bicycle lanes during summer.

The parking on and around the site was 68 percent utilized on January 14th, 1:45 PM (plus or minus 15 minutes). The on-street parking along Pearl Avenue was the most highly utilized with essentially all of its parking being used. The businesses along the north side also generate parking along this roadway. The second highest utilizing was the Town Hall lot and the parallel parking along Simpson Avenue which were each 80 percent utilized.

While on-street parking along the adjacent roads serves the uses, it is not all being generated by campus uses. For purposes of this study, 50 percent was assumed to be associated with either the courthouse or Town Hall. Given that assumption and the parking counts in the lots, the courthouse and Town Hall collectively generated an estimated 104 parked vehicles.

Master Parking Analysis Conclusion

The estimated Parking Damand (131 Spaces) is not met by the off-street parking spaces provided at 126 Spaces. The two numbers are very close and it is important to keep in mind there is a margin of error in the parking demand estimations. However, when paired with the real-world data collection of parking utilization rates, the overall conclusion is that parking demand is met, on most average days, by parking to be provided by the project.



TETON COUNTY

TETON COUNTY JUSTICE CENTER

AndersonMasonDale

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS AND SYMBOLS ARE USED ON DRAWINGS CONTAINED IN THE SET. SYMBOLS AND ABBREVIATIONS ON THIS SHEET APPLY ONLY TO ARCHITECTURAL DRAWINGS

A/C	AIR CONDITIONING	FBO	FURNISHED BY OWNER	QTY	QUANTITY
ACF	ACCESS FLOORING	FD	FLOOR DRAIN		
ACR	ACRYLIC	FEC	FIRE EXTINGUISHER CABINET	R	RESISTANCE, THERMAL, RISER
ACST	ACOUSTIC	FEX	FIRE EXTINGUISHER	RAD	RADIUS
AD	AREA DRAIN	FIN	FINISH (ED)	RB	RESILIENT BASE
ADD	ADDENDUM	FLR(G)	FLOOR (ING)	RCP	REFLECTED CEILING PLAN
ADH	ADHESIVE	FND	FOUNDATION	RD	ROOF DRAIN
ADJ	ADJACENT	FOS	FACE OF STUD	RE	REFERENCE, REFER TO
ADJST	ADJUSTABLE	FR	FIRE RESISTIVE	REINF	REINFORCING
AFF	ABOVE FINISHED FLOOR	FT	FOOT, FEET	REM	REMOVE
AHU	AIR HANDLING UNIT	FTG	FOOTING	REQ	REQUIRED (D)
AL, ALUM	ALUMINUM	FUT	FUTURE	RM	ROOM
ALT	ALTERNATE			RO	ROUGH OPENING
ANOD	ANODIZED	GA	GAUGE, GAGE	ROW	RIGHT OF WAY
APC	ACOUSTICAL PANEL CEILING	GALV	GALVANIZED	RR	RESTROOM
APPROX	APPROXIMATE (LY)	GB	GYPSUM BOARD		
ARCH	ARCHITECT(URAL)	GBAR	GRAB BAR	SBLK	SPLASH BLOCK
ARGB	ABUSE RESISTANT GYPSUM BOARD	GC	GENERAL CONTRACT (OR)	SC	SOLID CORE
ASPH	ASPHALT	GL	GLASS, GLAZING	SCH	SCHEDULE
AUTO	AUTOMATIC	GR	GRILLE	SD	STORM DRAIN
AW	ALUMINUM WINDOW			SEC	SECTION
		HB	HOSE BIB	SF	STOREFRONT
BD	BOARD	HC	HOLLOW CORE	SHT	SHEET
BLDG	BUILDING	HDW	HARDWARE	SHTH	SHEATHING
BLK(G)	BLOCK (ING)	HM	HOLLOW METAL	SIM	SIMILAR
BM	BEAM	HOR	HORIZONTAL	SOG	SLAB ON GRADE
BO	BY OTHERS	HPT	HIGH POINT	SPEC	SPECIFICATION (S)
BOT	BOTTOM	HR	HOUR	SPL	SPECIAL
BR	BACKER ROD	HT	HEIGHT	SQ	SQUARE
BRG	BEARING	HTR	HEATER	SST	STAINLESS STEEL
BRK	BRICK	HVAC	HEATING/VENTILATION/AC	STC	SOUND TRANSMISSION CLASS
BS	BOTH SIDES	HW	HOT WATER	STD	STANDARD
BSMT	BASEMENT	HWH	HOT WATER HEATER	STL	STEEL
BTWN	BETWEEN			STO	STORAGE
BUR	BUILT UP ROOFING	ID	INSIDE DIAMETER	STRUC	STRUCTURAL
BZD	BRONZE DOOR	IN	INCH (ES)	SUS	SUSPENDED
BZF	BRONZE FRAME	INCAN	INCANDESCENT	SYM	SYMMETRICAL
		INCL	INCLUDE (D, ING)		
CAB	CABINET	INFO	INFORMATION	T	TREAD
CFM	CUBIC FEET/MINUTE	INS	INSULATE (D, ION)	T&B	TOP AND BOTTOM
CG	CORNER GUARD	INT	INTERIOR	T&G	TONGUE AND GROOVE
CIPC	CAST-IN-PLACE CONCRETE	INV	INVERT	TEL	TELEPHONE
CJ	CONTROL JOINT			TEMP	TEMPERATURE
CL	CENTERLINE	JT	JOINT	THK	THICK (NESS)
CLG	CEILING			THR	THRESHOLD
CLO	CLOSET	LAB	LABORATORY	THRU	THROUGH
CLR	CLEAR (ANCE)	LAM	LAMINATE (D)	TO	TOP OF
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY	TOB	TOP OF BEAM
CNC	CONCRETE COUNTERTOP	LB	POUND (S)	TOC	TOP OF CURB
CO	CLEANOUT	LIB	LIBRARY	TOI	TOP OF INSULATION
COL	COLUMN	LIN	LINEAL	TOM	TOP OF MASONRY
COMP	COMPRESSED (ED, ION, IBLE, OR)	LKR	LOCKER	TOP	TOP OF PARAPET
CONC	CONCRETE	LT	LIGHT	TOS	TOP OF SLAB
CONST	CONSTRUCTION			TOSTL	TOP OF STEEL
CONT	CONTINUOUS OR CONTINUE	MAINT	MAINTAIN (ENANCE)	TOW	TOP OF WALL
CONTR	CONTRACT (OR)	MAS	MASONRY	TPART	TOILET PARTITION
COORD	COORDINATE	MAX	MAXIMUM	TPD	TOILET PAPER DISPENSER
CORR	CORRIDOR	MC	MECHANICAL CONTRACTOR	TR	TRANSOM
CORRUG	CORRUGATED	MECH	MECHANIC (AL)	TS	TUBE STEEL
CP	CEMENT PLASTER (STUCCO)	MET	METAL	TV	TELEVISION
CPT	CARPET (ED)	MFR	MANUFACTURE (ER)	TYP	TYPICAL
CS	CAST STONE	MH	MANHOLE	TZ	TERRAZZO
CSNK	COUNTERSINK/COUNTERSUNK	MIN	MINIMUM		
CT	CERAMIC TILE	MIR	MIRROR	UL	UNDERWRITERS LABORATORY
CTR	CENTERLINE	MISC	MISCELLANEOUS	UNFIN	UNFINISHED
CW	CURTAIN WALL	MO	MASONRY OPENING	UON	UNLESS OTHERWISE NOTED
		MR	MOISTURE RESISTANT	UR	URINAL
DBL	DOUBLE	MT	MOUNT (ED, ING)		
DEMO	DEMOLISH, DEMOLITION	MTL	MATERIAL (S)	VAR	VARIABLE (VARIES)
DF	DRINKING FOUNTAIN			VB	VAPOR BARRIER
DG	DECORATIVE GLAZING	NA	NOT APPLICABLE	VCT	VINYL COMPOSITION TILE
DIAM	DIAMETER	NIC	NOT IN CONTRACT	VERT	VERTICAL
DIM	DIMENSION	NO	NUMBER	VEST	VESTIBULE
DISP	DISPOSAL	NOM	NOMINAL	VIF	VERIFY IN FIELD
DM	DECORATIVE METAL	NR	NONE REQUIRED		
DN	DOWN	NRC	NOISE REDUCTION COEFFICIENT	W	WIDE OR WIDTH
DP	DEMOUNTABLE PARTITION	NTS	NOT TO SCALE	W/	WITH
DPF	DAMP PROOFING			W/O	WITHOUT
DR	DOOR	OA	OVERALL	WC	WATER CLOSET
DRY	DRYER	OB	OBSCURE	WD	WOOD
DS	DOWNSPOUT	OC	ON CENTER (S)	WP (G)	WATERPROOF (ING)
DTL	DETAIL	OD	OUTSIDE DIAMETER	WR	WATER RESISTANT
DWG	DRAWING	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	WWF	WELDED WIRE FABRIC
		OFOI	OWNER FURNISHED OWNER INSTALLED		
EA	EACH	OH	OVERHEAD		
EC	EXPANSION CONTROL	OPG	OPENING		
EF	ENTRANCE FLOORING (GRILLES OR MATTS)	OPH	OPPOSITE HAND		
EFC	ENTRANCE FLOOR CARPETING	OPP	OPPOSITE		
EJ	EXPANSION JOINT	ORD	OVERFLOW ROOF DRAIN		
EL	ELEVATOR	OZ	OUNCE		
ELEC	ELECTRIC (AL)				
ELEV	ELEVATION	PAR	PARALLEL		
ENC	ENCLOSE (URE)	PC	PRECAST CONCRETE		
ENT	ENTRANCE	PERP	PERPENDICULAR		
EPNT	EPOXY PAINT	PL	PLATE		
EQ	EQUAL	PLAM	PLASTIC LAMINATE		
EQP	EQUIPMENT	PLBG	PLUMBING		
EWC	ELECTRIC WATER COOLER	PNT	PAINT (ED)		
EXH	EXHAUST	PRN	PORCELAIN		
EXIST, EX. (E)	EXISTING	PSF	POUNDS PER SQUARE FOOT		
EXP	EXPOSED	PSI	POUNDS PER SQUARE INCH		
EXPN	EXPANSION	PTN	PARTITION		
EXT	EXTERIOR	PVC	POLYVINYL CHLORIDE		
		PVMT	PAVEMENT		
		PWD	PLYWOOD		

SYMBOLS LEGEND

GRAPHIC SYMBOLS

1 A101 / 1 A101 — BUILDING SECTION SYMBOL:
UPPER=THE SECTION NUMBER
LOWER=THE SHEET WHERE DRAWN

1 A101 — WALL SECTION SYMBOL:
UPPER=THE SECTION NUMBER
LOWER=THE SHEET WHERE DRAWN

1 A101 — DETAIL SYMBOL:
UPPER=THE SECTION NUMBER
LOWER=THE SHEET WHERE DRAWN

1 A101 — EXTERIOR ELEVATION SYMBOL:
UPPER=THE ELEVATION NUMBER
LOWER=THE SHEET WHERE DRAWN

A101 (1, 2, 3, 4) — INTERIOR ELEVATION SYMBOL: THE DARKENED CORNERS INDICATE DRAWN WALLS. ELEVATION DRAWINGS ARE ARRANGED NUMERICALLY BY ROOM NUMBER ON THE INTERIOR ELEVATION SHEETS.

A 30 — CABINET TYPE SYMBOL:
UPPER=CABINET STYLE
LOWER=CABINET SIZE IN INCHES

E-1 — EQUIPMENT TYPE INDICATOR:
LETTER= GROUP FUNCTION
NUMBER= ITEM NUMBER

TA-2 — TOILET ACCESSORY INDICATOR:
TA= TOILET ACCESSORY
NUMBER= ITEM NUMBER

APC-1 — FINISH TYPE INDICATOR:
REFER TO FINISH SCHEDULE FOR LEGEND

A — STRUCTURAL GRIDLINE IDENTIFIER

Name / Elevation — HEIGHT INDICATOR

MATCHLINE FLAG

TRUE NORTH — PLAN AND TRUE NORTH INDICATOR: THE HEAVY LINE REPRESENTS PLAN NORTH (USUALLY TOWARD THE TOP OF THE SHEET) THE SMALL ARROW INDICATES TRUE NORTH (IF DIFFERENT FROM PLAN NORTH).

109 / 311 — PARTITION TYPE INDICATOR

W00 — EXTERIOR ASSEMBLY TYPE INDICATOR

AC-1 — WINDOW OR LOUVER TYPE INDICATOR:

601 — WORK NOTE INDICATOR

1 A101 — DETAIL IDENTIFICATION: DASHED LINE INDICATES EXTENT OF ENLARGED PLAN OR DETAIL

ROOM NAME / 2308 — ROOM IDENTIFICATION:

230A — DOOR IDENTIFICATION:
DOOR NUMBER=NUMBER OF ROOM ACCESSED

ADD-01 — REVISION MARKER: CLOUD INDICATES AREA OF REVISION

TEXT SYMBOLS

&	AND
@	AT
X OR x	BY
#	POUND OR NUMBER
/ OR :	PER
X'	(X) FEET
X"	(X) INCHES

DISCIPLINE INDEX

G	GENERAL INFORMATION
C	CIVIL DRAWINGS
L	LANDSCAPE DRAWINGS
IR	IRRIGATION DRAWINGS
S	STRUCTURAL DRAWINGS
A	ARCHITECTURAL DRAWINGS
AD	ARCHITECTURAL DETENTION DRAWINGS
IP	INTERIOR PUBLIC FINISH DRAWINGS
FS	FOOD SERVICE
M	MECHANICAL DRAWINGS
P	PLUMBING DRAWINGS
FA	FIRE ALARM DRAWINGS
FP	FIRE PROTECTION DRAWINGS
E	ELECTRICAL DRAWINGS
T	TECHNOLOGY DRAWINGS

CONTENT INDEX

0	GENERAL INFORMATION AND STANDARDS
1	PLANS INCLUDING SITE, FLOOR, CEILING, FINISH AND ROOF DRAWINGS
2	EXTERIOR ELEVATIONS AND BUILDING SECTIONS
4	ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS
5	SCHEDULES AND ASSOCIATED DETAILS
6	WALL SECTIONS AND EXTERIOR DETAILS
7	INTERIOR DETAIL DRAWINGS
8	POWER AND SIGNAL DRAWINGS

SHEET NUMBERING

A-401
- DISCIPLINE ABBREVIATION
- DRAWING CONTENT CATEGORY
- SHEET NUMBER

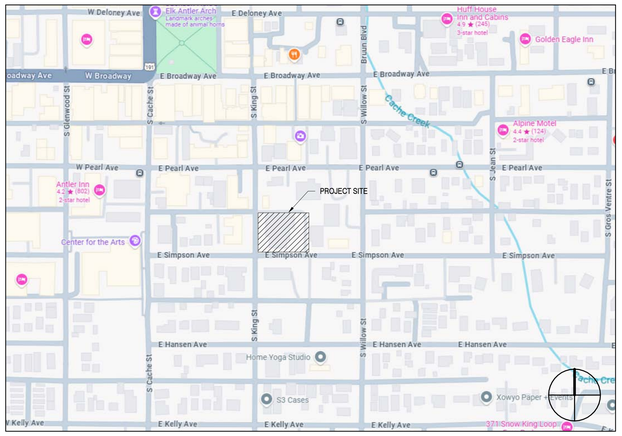
KEYNOTES

08 71 11 A01
- INTERNAL IDENTIFIER, NOT RELATED TO SPEC
- SPEC SECTION FOR IDENTIFIED ELEMENT

MATERIAL PATTERNS

- BRICK MASONRY
- CEMENT PLASTER
- CONCRETE - CAST-IN-PLACE
- CONCRETE MASONRY
- EARTH OR BACKFILL
- GRAVEL OR ROAD BASE
- GYPSUM BOARD
- INSULATION - BATT
- INSULATION - BATT - MINERAL WOOL
- INSULATION - RIGID
- INSULATION - RIGID - MINERAL WOOL
- INSULATION - SPRAY FOAM
- LIMESTONE
- METAL - ALUMINUM
- METAL - STEEL
- MORTAR
- PLYWOOD
- WOOD
- DAMPPROOFING (BROWN)
- WATERPROOFING (BLUE)
- AIR BARRIER (GREEN)
- FLEXIBLE FLASHING - AIR BARRIER (GREEN)
- WEATHER BARRIER (GREEN)
- UNDERLAYMENT (BLUE)
- VAPOR RETARDER (BROWN)
- FLEXIBLE FLASHING - MASONRY (BLUE)
- FLASHING, ROOF MEMBRANE (BLUE)

VICINITY MAP



DRAWING INDEX

G-000	COVER SHEET
G-001	INDEX & ABBREVIATIONS
G-101	CODE STUDY - CODE SITE PLAN AND ANALYSIS
G-102	CODE STUDY - GROSS AREA PLANS AND OCCUPANCY PLANS
G-103	CODE STUDY - OCCUPANT LOAD PLANS
C1.0	GENERAL CIVIL NOTES & LEGEND
C2.0	EXISTING CONDITIONS
C2.1	DEMOLITION PLAN
C3.0	SITE OVERVIEW
C8.0	GRADING DETAILS
C8.1	ACCESSIBLE PARKING DETAILS
C8.2	EROSION CONTROL & SITE PREPARATION DETAILS
C8.3	STORM WATER DETAILS
C8.4	WATER DETAILS
C8.5	SEWER DETAILS
L-201	LANDSCAPE PLAN
A-000	EXISTING/CONCEPT DEMO SITE PLAN
A-001	ARCHITECTURAL SITE PLAN
A-003	EXTERIOR WAYFINDING PLAN
A-004	EXTERIOR SIGNS
PR-101	PRESENTATION FLOOR PLAN -LEVEL 1
PR-102	PRESENTATION FLOOR PLAN -LEVEL 2
PR-103	PRESENTATION FLOOR PLAN -LEVEL 3
PR-201	EXTERIOR ELEVATIONS -SOUTH & WEST
PR-202	EXTERIOR ELEVATIONS -NORTH & EAST
A-215	EXTERIOR PERSPECTIVES
ES-001	ELECTRICAL SITE PLAN
ES-002	ELECTRICAL SITE PLAN - PHOTOMETRICS
ES-003	ELECTRICAL SCHEDULES

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SCHEMATIC DESIGN	06 DECEMBER 2024
ToJ: SKETCH PLAN	04 MARCH 2025
100% DESIGN DEVELOPMENT	07 AUGUST 2025
ToJ: DEVELOPMENT PLAN	19 SEPTEMBER 2025

INDEX & ABBREVIATIONS

G-001

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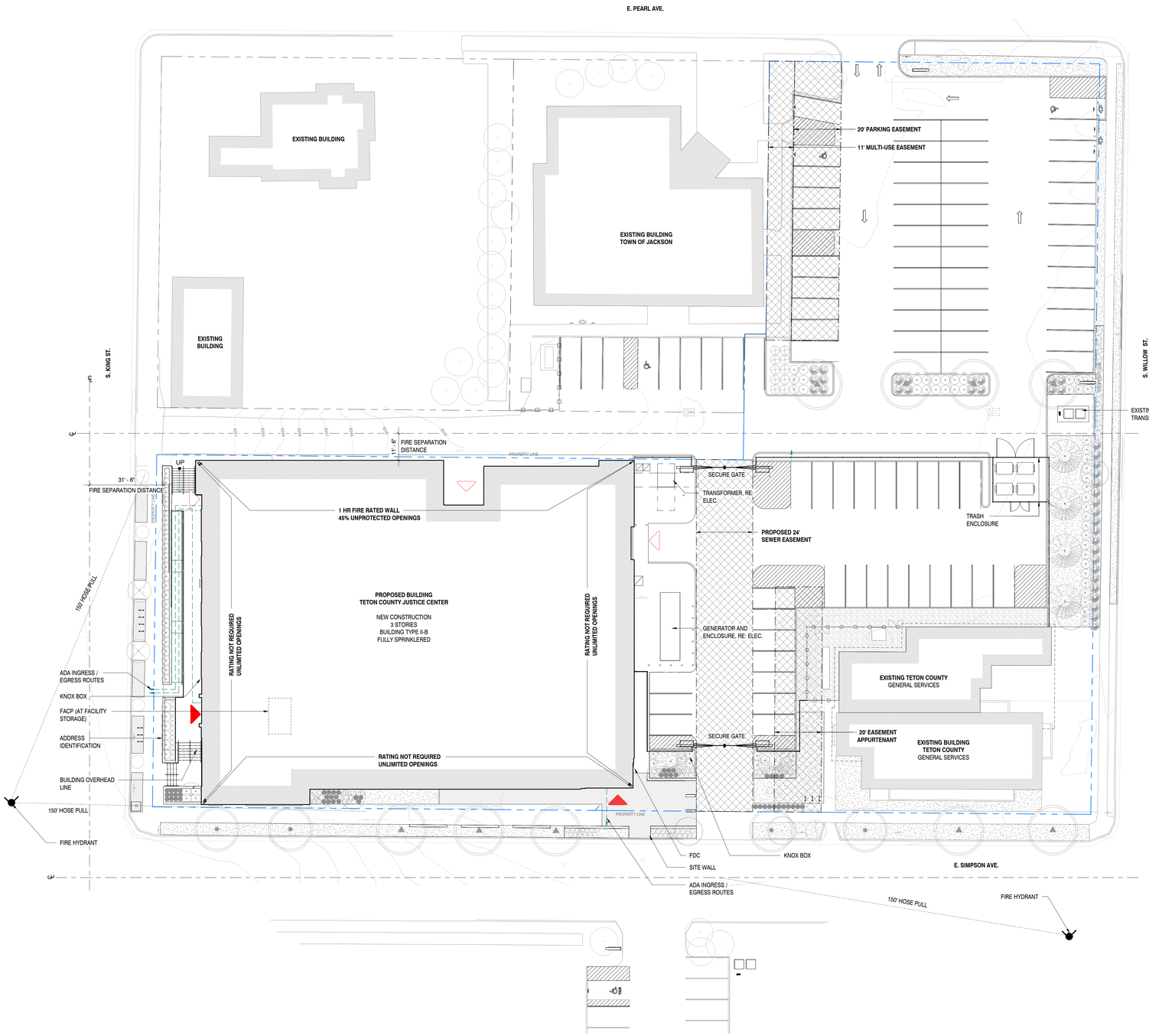

CODE SITE PLAN 1
5' 10' 20' 40' A-201 1" = 20'-0" G-101

CODE ANALYSIS

APPLICABLE CODES			
JACKSON MUNICIPAL CODE TITLE 15 BUILDINGS & CONSTRUCTION			
2024 INTERNATIONAL BUILDING CODE			
2024 INTERNATIONAL MECHANICAL CODE			
2024 INTERNATIONAL PLUMBING CODE			
2024 INTERNATIONAL FIRE CODE & INTERNATIONAL WILDLAND-URBAN INTERFACE CODE			
2021 INTERNATIONAL ENERGY CONSERVATION CODE			
2024 INTERNATIONAL FUEL GAS CODE			
2023 NATIONAL ELECTRIC CODE			
2017 ICC A117.1			
STANDARDS			
NFPA STANDARDS: 3 (2024), 4 (2024), 13 (2022), 14 (2022), 20 (2022),			
25 (2023), 70 (2023), 72 (2022), 101 (2024),			
170 (2021), 1225 (2022)			
CODE SUMMARY			
BUILDING	TETON COUNTY JUSTICE CENTER		
LOCATION	180 S KING STREET, JACKSON, WY 83001		
GENERAL	3 STORY, STEEL FRAMING		
	LEVEL 1-3 SEPARATED MIXED-USE OCCUPANCY		
	FULLY SPRINKLERED		
	77,004	GSF	
USE AND OCCUPANCY			
OCCUPANCY CLASSIFICATION	GROUP A-3, B, I-3, S-1	IBC 303, 304, 309, 310, 311	
MIXED USE OCCUPANCY	SEPARATED OCCUPANCY	IBC 508.4	1 HR SEPARATION BETWEEN I-3 AND A, B, S-1. NO SEPARATION REQUIRED BETWEEN A, B, AND S-1 OCCUPANCIES. BUILDING AREA, HEIGHT AND STORIES BASED ON MOST RESTRICTIVE (I-3)
INCIDENTAL USE AREAS	LAUNDRY ROOMS (OVER 100 SF, L2)	IBC TABLE 509.1	PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM
	ROOMS WITH BOILERS, LARGEST PIECE OF EQUIP IS OVER 15 PSI & 10 HP	IBC TABLE 509.1	PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM
	GROUP I-3 CELLS EQUIPPED WITH PADDED SURFACES	IBC TABLE 509.1	1 HOUR PROVIDED AT PADDED CELLS LOCATED IN BOOKING / HOLDING AREA.
HAZARDOUS MATERIALS	EVIDENCE STORAGE (L1)	IBC 414.2, 414.3	
SPECIAL REQUIREMENTS FOR I-3 OCCUPANCY			
LOCKING ARRANGEMENT	GROUP I-3 CONDITION 3	IBC TABLE 408.1	
SLIDING DOOR IN MEANS OF EGRESS PATH	PERMITTED	IBC 408.3.2	PERMITTED
SALLY PORT IN MEANS OF EGRESS PATH	PERMITTED	IBC 408.3.7	
LOCKED DOORS IN MEANS OF EGRESS PATH	PERMITTED	IBC 408.4	
20 MIN. DOOR NOT REQUIRED IN SECURE PERIMETER		IBC 716.2.2.1	EXCEPTION 4 IBC 408.7 MODIFIES OPENINGS TO ACCOMMODATE DETENTION DOOR AND INDIVIDUAL SECURITY GLAZING PANELS UP TO 1296 SQ INCHES
SMOKE COMPARTMENTS & SMOKE BARRIERS	REQUIRED	IBC 408.6	
SMOKE BARRIER ARE CONTINUOUS FROM OUTSIDE	WALL TO OUTSIDE WALL	IBC 709.4	
SMOKE BARRIER AT SLEEPING AREAS	NOT REQUIRED	IBC 408.8.1	DISTANCE FROM SLEEPING AREA THROUGH COMMON SPACE TO CORRIDOR IS LESS THAN 50 FEET
ENGINEERED SMOKE CONTROL SYSTEM	REQUIRED	IBC 408.9	AT WINDOWLESS SMOKE COMPARTMENTS
HEIGHT AND AREA- ALLOWABLE			
CONSTRUCTION TYPE	IIB, SEPARATED MIXED OCCUPANCY	IBC TABLE 601	
ALLOWABLE HEIGHT	75 FT	IBC TABLE 504.3	A, B, S-1, I-3 OCCUPANCY, AUTO SPRINKLER
ALLOWABLE STORIES ABOVE GRADE PLANE	A-3 3 STORIES B 4 STORIES S-1 4 STORIES I-3 2 STORIES	IBC TABLE 504.4 IBC 508.4.3	AUTO SPRINKLER, EACH SEPARATED OCCUPANCY SHALL COMPLY WITH THE BUIDING HEIGHT LIMITATIONS AND STORY LIMITATIONS BASED ON THE TYPE OF CONSTRUCTION ON THE BUILDING
ACTUAL HEIGHT	55 FT		
ROOFTOP STRUCTURES		IBC 1511.2.1	MECHANICAL SCREENING & STAIR PENTHOUSE ARE BELOW HEIGHT RESTRICTIONS (MAX 18')
ACTUAL NUMBER OF STORIES ABOVE GRADE	3 STORIES		
ALLOWABLE AREA PER FLOOR	A-3 28500 B 69,000 S-1 152,500 I-3 30,000	IBC TABLE 506.2 IBC 508.4.2	SEPARATED MIXED OCCUPANCY

GROSS SQUARE FOOTAGE	**FLOOR AREA**	**OVERHANGS**
LEVEL 1	25,281	567
LEVEL 2	25,722	1,762
LEVEL 3	26,001	2,019
TOTAL GSF	**77,004**	WITHOUT OVERHANGS
TOTAL	**81,352**	INCLUDING EXTERIOR SF BELOW OVERHANGS

FIRE PROTECTION SYSTEMS			
SPRINKLER SYSTEM	THROUGHOUT PER NFPA 13	IBC 903	
	EXTERIOR PROJECTIONS	NFPA 13 SECTION 9.2.3.2	EXTERIOR ROOF PROJECTIONS NOT REQUIRED TO HAVE SPRINKLERS
FIRE ALARM SYSTEM	PROVIDED	IBC 901.2	FA EMERGENCY VOICE COMMUNICATION PROVIDED. LOCATION OF FACP TO BE FIELD APPROVED BY THE FIRE DEPARTMENT.
SHUNT TRIP		IBC 3007.4	
STANDPIPES	CLASS I	IBC 905.3.1 EXCEPTION-1	AUTOMATIC SPRINKLER SYSTEM
PORTABLE FIRE EXTINGUISHERS	YES	IBC 906.1, IFC	DISTANCE NOT TO EXCEED 75 FT.
FIRE RESISTANCE RATED CONSTRUCTION			
TYPE IIB			
SHAFTS	1 HR	IBC 713.4	ALL SHAFTS CONNECT LESS THAN 4 STORIES
PASSENGER ELEVATOR HOISTWAY	1 HR	IBC 3002.1	1 HR RATED ELEVATOR HOISTWAY
FLOOR ASSEMBLIES	0 HR	IBC TABLE 601	1 HR FOR OCCUPANCY SEPARATION OF I-3
ROOF ASSEMBLIES	0 HR	IBC TABLE 601	
STRUCTURAL FRAME	0 HR	IBC TABLE 601	
EXTERIOR LOAD BEARING WALLS	0 HR	IBC TABLE 601	
INTERIOR LOAD BEARING WALLS	0 HR	IBC TABLE 601	
EXTERIOR NONBEARING WALLS/PARTITIONS	0 HR	IBC TABLE 705.5	FIRE SEPARATION DISTANCE GREATER THAN 10 FT LESS THAN 30 FT
INTERIOR PARTITIONS	0 HR	IBC TABLE 601	
CORRIDORS	A, B, S: 0 HR I I-3: 1 HR	IBC TABLE 1020.2	WITH SPRINKLER, I-3 MOST STRINGENT, **MAY BE REDUCED BY 408.8**
EXTERIOR WALLS	1 HR	IBC TABLES 705.5 & 705.8	FIRE SEPARATION DISTANCE VARIES RE: CODE SITE PLAN
EXTERIOR WALL OPENINGS	Varies Per Elevation	IBC TABLE 705.8	NORTH & WEST - UNLIMITED / EAST 15% / NORTH 45%
SMOKE BARRIERS		IBC 408.6 & 709	DETENTION HOUSING TO BE DIVIDED INTO 2 SMOKE COMPARTMENTS
DWELLING UNITS WALL ASSEMBLIES	30 MIN	IBC 408.8.1	SEPARATED BY SMOKE TIGHT PARTITION WHERE DISTANCE OF TRAVEL TO CORRIDOR EXCEEDS 50 FT *(NOT SURE THIS CONDITION EXISTS)*
MEANS OF EGRESS			
OCCUPANT LOAD FACTORS		IBC TABLE 1004.5	
ASSEMBLY WITHOUT FIXED SEATING, STANDING SPACE	1/5 NET	IBC TABLE 1004.5	
ASSEMBLY WITHOUT FIXED SEATING, CONCENTRATED	1/7 NET	IBC TABLE 1004.5	CHAIRS ONLY, NOT FIXED
ASSEMBLY WITHOUT FIXED SEATING, UNCONCENTRATED	1/15 NET	IBC TABLE 1004.5	TABLES AND CHAIRS, NOT FIXED
ASSEMBLY WITH FIXED SEATING	1 SEAT/18" L	IBC 1004.6	
COURTROOMS - OTHER THAN FIXED SEATING	1/40 NET	IBC TABLE 1004.5	
EXERCISE ROOMS	1/50 GROSS	IBC TABLE 1004.5	
INSTITUTIONAL - SLEEPING AREAS	1/20 GROSS	IBC TABLE 1004.5	
BUSINESS	1/150 GROSS	IBC TABLE 1004.5	
COMMERCIAL KITCHENS AND PARKING GARAGES	1/200 GROSS	IBC TABLE 1004.5	
STORAGE, MECHANICAL, ELECTRICAL, PLUMBING	1/300 GROSS	IBC TABLE 1004.5	
TWO-WAY COMMUNICATION SYSTEM	PROVIDED	IBC 1009.8	PER 1009.8. WHERE FLOORS DO NOT HAVE DIRECT ACCESS TO GRADE, A MONITORED 2-WAY COMMUNICATION SYSTEM IS PROVIDED AT EACH ELEVATOR LANDING.
FIRE-ALARM VOICE COMMUNICATION	PROVIDED	IBC 907.2.3	
EXIT DOORS AT ASSEMBLY OCCUPANCY	PROVIDED WITH PANIC HARDWARE		
OCCUPANTS (CALCULATED FOR EXITING):			
LEVEL 1	191		
LEVEL 2	426		
LEVEL 3	629		
TOTAL	1246		
MEANS OF EGRESS SIZING			
36 INCH WIDE DOORS	33/0.15 = 220	IBC 1005.3.2 EX. #1	
72 INCH WIDE DOORS	69/0.15 = 460	IBC 1005.3.2 EX. #1	
MINIMUM CORRIDOR WIDTH	44 INCHES	IBC 1020.3	
CORRIDORS	WIDTH/0.15	IBC 1005.3.2 EX. #1	
STAIRS	WIDTH/0.20	IBC 1005.3.1 EX. #1	
MINIMUM NUMBER OF EXITS	(3) REQD.	IBC TABLE 1006.3.3	(3) PROVIDED @ L1-I5; (1) PROVIDED @ ROOF (UNOCCUPIED)
EXIT SIGNS	PROVIDED IN COMPLIANCE WITH	IBC 1013	
EXIT SIGN ILLUMINATION	PROVIDED IN COMPLIANCE WITH	IBC 1013	
EXIT ACCESS TRAVEL DISTANCE	250 FT AT A, B, & S-1 OCCUPANCY; 200 FT AT I-3 OCCUPANCY	IBC 1017.2	WITH SPRINKLER SYSTEM
EXIT THROUGH INTERVENING SPACES		IBC 1016.2	
NUMBER OF EXITS FROM ROOM	1 REQUIRED IF OCC LOAD < 50 2 REQUIRED IF OCC LOAD > 49	IBC TABLE 1006.2.1 IBC TABLE 1006.2.1	
EXIT SEPARATION	SEPARATION DISTANCE NOT LESS THAN 1/3 THE MAXIMUM OVERALL DIAGONAL	IBC 1007.1.1 EXCEPTION 2	
DEAD END CORRIDOR	20 FT AT A-3 & 50 FT AT B, S & I-3	1020.5 EXCEPTION 1 & 2	AUTOMATIC SPRINKLER
	UNLIMITED WHERE CORRIDOR LENGTH < 2.5 TIMES LEAST WIDTH	IBC 1020.5 EXCEPTION 3	
PANIC HARDWARE	REQUIRED AT ALL EXIT DOORS SERVINGS A OCCUPANCIES AND THOSE WITH OCC LOAD >49	IBC 1010.2.9	
COMMON PATH OF TRAVEL	75 FT A, 100 FT AT B, S and I-3	IBC TABLE 1006.2.1	AUTOMATIC SPRINKLER, A OCCUPANCY MOST STRINGENT.
INTERIOR EXIT ACCESS STAIRWAY	AT PUBLIC STAIR SERVING A OCCUPANCY	IBC 1019.3	EXCEPTION 1 – STAIR SERVES & ATMOSPHERCALLY COMMUNICATES BETWEEN ONLY TWO ADJACENT STORIES.
ELEVATORS	1 HR HOISTWAY ENCLOSURE PROTECTION	IBC 3002, IBC 713.4	1-HR FRR HOISTWAY PROVIDED
	1 HR SUPPORTING CONSTRUCTION	IBC 707.5.1	THE SUPPORTING CONSTRUCTION FOR A FIRE BARRIER SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE FIRE BARRIER SUPPORTED. 1-HR RATED SUPPORTING CONSTRUCTION PROVIDED.
	HOISTWAY DOOR PROTECTION	IBC 3006.2	REQUIRED BECAUSE BUILDING CONTAINS GROUP I-3 OCCUPANCY
	SMOKE-PROTECTIVE CURTAIN ASSEMBLY	IBC 3006.3 OPTION 5	PROVIDED AT ALL LEVELS EXCEPT AT EXIT DISCHARGE
INTERIOR FINISHES			
INTERIOR WALL AND CEILING FINISH REQUIREMENTS			
	INTERIOR EXIT STAIRWAYS AND EXIT PASSAGEWAYS	A, IBC TABLE 803.13	I-3 MOST STRINGENT
	CORRIDORS	A, IBC TABLE 803.13	I-3 MOST STRINGENT
	ROOMS AND ENCLOSED SPACES	C, TABLE 803.13	I-3 MOST STRINGENT
SPECIAL INSPECTIONS			
SPECIAL INSPECTIONS TO INCLUDE THE FLOWING ARCHITECTURAL ITEMS:		IBC 1704.2.3	
	ARCHITECTURAL COMPONENTS FOR SEISMIC RESISTANCE	IBC 1705.13.5	ERECTION AND FASTENING OF EXTERIOR CLADDING, INTERIOR AND EXTERIOR NONBEARING WALLS AND INTERIOR AND EXTERIOR VENEER.
	STORAGE RACKS	IBC 1705.13.7	
	SPRAYED FIRE-RESISTIVE MATAERIALS (SFRM)	IBC 1705.15	
	FIRE-RESISTANT PENETRATIONS AND JOINTS	IBC 1705.18	
IECC COMPLIANCE			
DESIGN TEAM WILL DEMONSTRATE COMPLIANCE WITH IECC 2021 USING THE PERFORMANCE PATH ENERGY MODEL			

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SCHEMATIC DESIGN	06 DECEMBER 2024
ToJ: SKETCH PLAN	04 MARCH 2025
100% DESIGN DEVELOPMENT	07 AUGUST 2025
ToJ: DEVELOPMENT PLAN	19 SEPTEMBER 2025

CODE STUDY - CODE SITE PLAN AND ANALYSIS

G-101

9/19/2025 9:35:45 AM

GENERAL PROJECT NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS, AND THE LATEST EDITION OF THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS OR AS MODIFIED BY THE SPECIAL PROVISIONS AND THE SUPPLEMENTARY SPECIFICATIONS.
2. PROJECT SCOPE: BUILD SITE AND UTILITY INFRASTRUCTURE AND GRADING TO ACCOMMODATE A NEW COURTHOUSE BUILDING, PARKING LOT, AND THE DEMOLITION OF THE EXISTING DETENTION CENTER AND COURTHOUSE.
3. PROPERTY ZONE: PUBLIC/SEMI-PUBLIC - TOWN (P/SP-ToJ)
4. PROPERTY AREA: 1.94 ACRES
   TOTAL AREA OF DISTURBANCE: 1.70 ACRES
5. PROJECT SCHEDULE: CONSTRUCTION SCHEDULED TO START IN SPRING 2026 AND BE COMPLETED BY FALL 2028.
6. BASE MAPPING PREPARED FROM SURVEYS PERFORMED BY JORGENSEN ASSOCIATES IN MAY 2021 AND SUPPLEMENTED IN MAY AND JULY 2023.
7. GEOTECHNICAL REPORT PREPARED BY JORGENSEN GEOTECHNICAL IN JUNE 2023.
8. THE PROJECT AREA IS NOT LOCATED IN A FLOODPLAIN.
9. NO AVALANCHE PATHS ARE PRESENT ON THIS SITE.
10. BUILDING TIES ARE TO FOUNDATION STEM WALLS.

WATER AND SEWER UTILITY NOTES

1. WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH CURRENT WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS. AND CONFORM TO TOWN OF JACKSON WATER AND SEWER REGULATIONS
2. TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY ONLY TO NON-TRAVELED AREAS. SEE SPECIFICATIONS.
3. CONTINUOUS RIGID TYPE A PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES; LESS THAN 7 FEET FOR WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS. ALL SERVICES UNDER ROADWAYS, DRIVEWAYS, AND SIDEWALKS SHALL BE INSTALLED WITH 2" TYPE A INSULATION.
4. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
5. WATER SERVICE LINE SHALL BE POLYETHYLENE (PE) CONFORMING TO THE REQUIREMENTS OF AWWA C 901. PE PIPE SHALL BE PRESSURE TUBING CONFORMING TO TABLE 7 OF SAID SPECIFICATION. TUBING SHALL BE CLASS 200 WITH A DR OF 9.
6. SANITARY SEWER GRAVITY LINES AND FITTINGS SHALL BE SCH 40 PVC AND CONFORM TO ASTM D1785. PRESSURE SEWER SERVICE LINES SHALL BE POLYETHYLENE, SDR11 IPS PE.
7. LOCATIONS OF EXISTING FACILITIES ARE FROM DRAWINGS PROVIDED TO JORGENSEN ASSOCIATES. CONTRACTOR SHALL POT HOLE IN THE PRESENCE OF THE ENGINEER AND ANY ADJUSTMENTS NEEDED SHALL BE REFLECTED ON AS-CONSTRUCTED DRAWINGS.

REVEGETATION SPECIFICATIONS:

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

1. SEED MIXTURE:

COMMON NAME	LBS./ACRE
MOUNTAIN BROME	10 LBS./ACRE
THICKSPIKE WHEATGRASS	12 LBS./ACRE
IDAHO FESCUE	6 LBS./ACRE
WESTERN WHEATGRASS	12 LBS./ACRE
ALPINE TIMOTHY	12 LBS./ACRE
TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE

2. SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.
3. ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.
4. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
5. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.
6. SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.
7. SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL.

CONSTRUCTION NOTES & SPECIFICATIONS:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND AGREEMENTS INCLUDING: TOWN OF JACKSON GRADING AND EROSION CONTROL PERMIT, WYDEQ PERMIT TO CONSTRUCT, WYDEQ WYPDES PERMIT, CONTACT ENGINEER FOR COPIES OF PERMITS AND PERMIT REQUIREMENTS. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
2. IF NECESSARY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS. PRIVATE UNDERGROUND UTILITIES EXIST IN THE PROJECT AREA. CONTACT ENGINEER TO LOCATE EXISTING WATER AND SEWER LINES.
5. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
6. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
7. FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
8. SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.
9. CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H OR GRADING W.
10. CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
11. DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEEDED AS SOON AS PRACTICABLE IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
12. STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
13. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
14. REVEGETATION SHALL OCCUR AFTER CONSTRUCTION IS COMPLETE AND WILL BE COMPLETED IN THE SPRING OF 2028.
15. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY OWNER.
16. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
17. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
18. TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING.
19. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.
20. NO WETLANDS SHALL BE DISTURBED WITHOUT FIRST OBTAINING NECESSARY PERMITS FROM THE U. S. ARMY CORPS OF ENGINEERS.
21. AREAS WITH UNSUITABLE SUBGRADE UNDER ROADWAYS OR BUILDING SHALL BE SUB-EXCAVATED AND REPLACED WITH APPROVED STRUCTURAL FILL. COORDINATE WITH ENGINEER FOR REMOVAL DEPTHS AND STRUCTURAL FILL SELECTION.
22. ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE CONSTRUCTION OBSERVATION.
23. ALL DEVELOPMENT SHALL BE SETBACK A MINIMUM OF THIRTY (30) FEET FROM WETLANDS.
24. ALL FENCING MUST COMPLY WITH SECTION 49220, WILDLIFE FRIENDLY FENCING, OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. THIS SECTION INCLUDES A PROVISION FOR SPECIAL PURPOSE FENCING. ALL SPECIAL PURPOSE FENCING MUST BE APPROVED BY THE TETON COUNTY PLANNING DIRECTOR.
25. BEFORE START OF CONSTRUCTION INSTALL CONSTRUCTION FENCE/SILT FENCE TO DEFINE LIMITS OF LAND DISTURBING ACTIVITIES. FENCE FILTER FABRIC SHALL BE SPUN BOND GEOTEXTILE FABRIC.
26. CONTRACTOR IS RESPONSIBLE FOR PERIODIC INSPECTIONS, MAINTENANCE AND REPAIR OF EROSION CONTROL STRUCTURES TO INSURE PROPER SEDIMENT CONTAINMENT AND EROSION CONTROL.
27. STORMWATER RUNOFF SHALL BE MANAGED IN ACCORDANCE WITH TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS. RUNOFF FROM THE SITE SHALL NOT EXCEED THE PRE-CONSTRUCTION VALUES, AND VOLUME OF STORAGE SHALL NOT BE REDUCED.
28. ALL AVAILABLE TOPSOIL SHALL BE STORED FOR USE IN REVEGETATION OPERATIONS. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
29. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING. REVEGETATE ALL DISTURBED AREAS AS SOON AS PRACTICAL AFTER GRADING.
30. EXISTING VEGETATION IS TO BE MAINTAINED TO THE EXTENT POSSIBLE.
31. DURING CONSTRUCTION CONTRACTOR SHALL OBSERVE THE PROJECT SITE FOR THE GROWTH OF NOXIOUS WEEDS. THE GROWN OF NOXIOUS WEED SHALL BE REPORTED TO THE TETON COUNTY WEED AND PEST DISTRICT OFFICE. CONTRACTOR AND OWNER SHALL IMPLEMENT A WEED CONTROL PROGRAM TO CONTROL NOXIOUS WEEDS.
32. UNLESS OTHERWISE SPECIFIED, GRADING SHALL PROVIDE A MINIMUM OF 6 INCHES OF FALL IN THE FIRST 10 FEET AWAY FROM FOUNDATION WALL ADJACENT TO LANDSCAPED AREAS. HARDSCAPES SHALL BE SLOPED AT A MINIMUM 2% AWAY FROM THE BUILDING FOR THE FIRST 10 FEET.

=EXISTING LEGEND=

IRON PIPE WITH 3" DIAMETER BRASS CAP INSCRIBED "RLS 164"
NO MONUMENT FOUND OR SET, DEPICTED FOR DRAWING CLARITY ONLY
REINFORCING STEEL BAR WITH 1½" DIAMETER ALUMINUM CAP INSCRIBED "PLS 6193"
BOUNDARY, SUBJECT PROPERTY
BOUNDARY, ADJOINING PROPERTY
BOUNDARY, EASEMENT, AS NOTED
N25°25'25"E 100.00' — MEASURED BEARING & DISTANCE OR CURVE GEOMETRY
CENTERLINE ROAD
EDGE OF PAVEMENT
TOP BACK OF CURB
PAINT STRIPE, PARKING SPACE
SIDEWALK
BRICK/STONE PAVER SIDEWALK
FLOWLINE
6205 — INDEX CONTOUR, 5' INTERVAL
6208 — INTERMEDIATE CONTOUR, 1' INTERVAL
6201.5 — SPOT ELEVATION
POST, CIRCULAR AND SQUARE
SIGN
BOLLARD
FLAGPOLE
HANDICAP PARKING SPACE
x — FENCE, CHAINLINK
FENCE, WOODEN, POST AND RAIL
EDGE OF CONCRETE
HANDRAIL
MONITORING WELL
BORE HOLE
C — COMMUNICATIONS PEDESTAL
com — UNDERGROUND COMMUNICATIONS LINE
fo — UNDERGROUND FIBER OPTIC LINE
K — KEYPAD
S — SPRINKLER VALVE
HVAC — CLIMATE CONTROL UNIT
U — UTILITY VAULT
ut — UNDERGROUND UTILITY LINE
G — GAS METER
gas — UNDERGROUND GAS LINE
ELECTRIC JUNCTION BOX
ELECTRIC METER
E — ELECTRIC TRANSFORMER
LIGHT POLE
UTILITY POLE
GUY ANCHOR
ohp — OVERHEAD POWER LINE
ugp — UNDERGROUND POWER LINE
© — CLEANOUT
S — SEWER MANHOLE
s — SANITARY SEWER LINE
STORM DRAIN INLET
D — STORM DRAIN MANHOLE
stm — STORM DRAIN LINE
HYDRANT, FIRE SUPPRESSION
CURBSTOP
W — WATER MANHOLE
WATER VALVE
w — WATER LINE
ASPEN TREE
COTTONWOOD TREE
DECIDUOUS TREE
CONIFER TREE
SHRUB

=PROPOSED LEGEND=

5825 — MAJOR CONTOUR
5822 — MINOR CONTOUR
162.09 — SPOT ELEVATION
TOS 162.09 — TOP OF STEPS SPOT ELEVATION
BOS 162.09 — BOTTOM OF STEPS SPOT ELEVATION
TOW 162.09 — TOP OF WALL SPOT ELEVATION
TBC 162.09 — TOP BACK OF CURB SPOT ELEVATION
FL 162.09 — FLOWLINE SPOT ELEVATION
LIMITS OF DISTURBANCE
x — SECURITY FENCE
STRAW WATTLE
BUILDING FOOTPRINT
ASPHALT DRIVEWAY
CONCRETE SURFACE
CONCRETE SITE WALL
BOLLARD
UT — CABLE UTILITY TRENCH
LIGHT POLE
EV CHARGING STATION OR JUNCTION BOX
S — SEWER LINE
S — SEWER MANHOLE
© — SEWER CLEANOUT
W — WATER LINE
WATER VALVE
WATER CURBSTOP
STM — STORM WATER LINE
STORM WATER INLET
D — STORM WATER MANHOLE
TRENCH DRAIN
PERFORATED PIPE/STORMWATER INFILTRATOR
FO — FIBER OPTIC LINE

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GENERAL CIVIL NOTES & LEGEND

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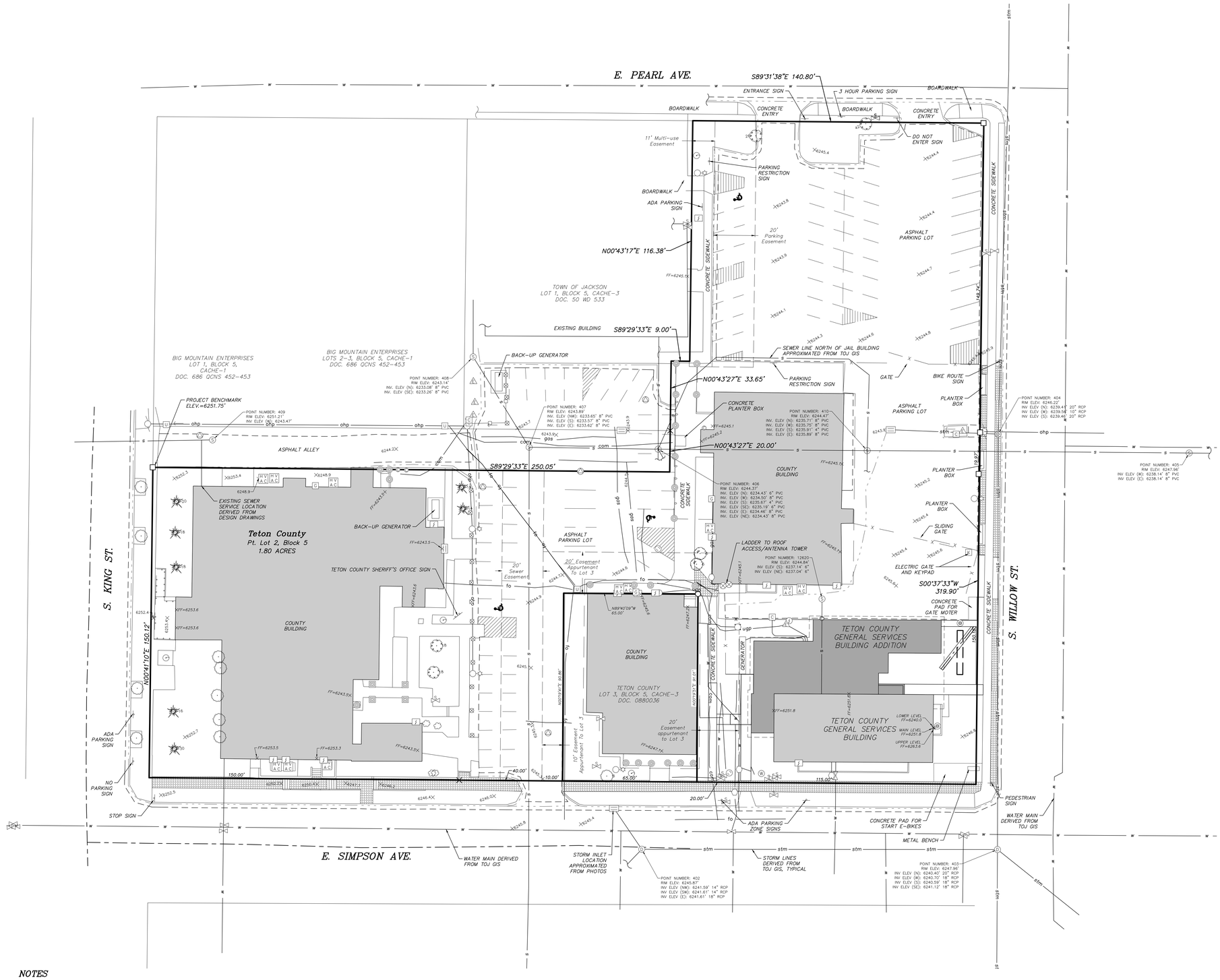

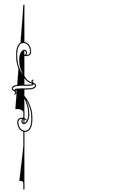

LEGEND

- iron pipe with 3" diameter brass cap inscribed "RLS 164"
- no monument found or set, depicted for drawing clarity only
- reinforcing steel bar with 1½" diameter aluminum cap inscribed "PLS 6193"
- boundary, subject property
- boundary, adjoining property
- boundary, easement, as noted
- N25°25'25"E 100.00' — measured bearing & distance or curve geometry
- centerline road
- edge of pavement
- top back of curb
- paint stripe, parking space
- sidewalk
- brick/stone paver sidewalk
- flowline
- 6205 — index contour, 5' interval
- 6208 — intermediate contour, 1' interval
- 6201.5 — spot elevation
- post, circular and square
- sign
- bollard
- flagpole
- handicap parking space
- X — X — fence, chainlink
- fence, wooden, post and rail
- edge of concrete
- handrail
- monitoring well
- bore hole
- C — communications pedestal
- com — underground communications line
- fo — underground fiber optic line
- K — keypad
- sprinkler valve
- HVAC — climate control unit
- U — utility vault
- ut — underground utility line
- G — gas meter
- gas — underground gas line
- J — electric junction box
- E — electric meter
- electric transformer
- light pole
- utility pole
- guy anchor
- ohp — overhead power line
- ugp — underground power line
- cleanout
- S — sewer manhole
- s — sanitary sewer line
- storm drain inlet
- D — storm drain manhole
- stm — storm drain line
- hydrant, fire suppression
- curbstop
- W — water manhole
- water valve
- w — water line
- aspen tree
- cottonwood tree
- deciduous tree
- conifer tree
- shrub

NOTES

This survey was conducted in May 2021 and May 2023 and prepared under the direction of Matthew Gotham, Wyoming PLS 13002, and does not include an engineering review.

Locations of utilities depicted hereon are derived from surveyed visible structures. Underground locations derived from utility locates performed by NU Locating in May 2023. All utilities must be verified prior to any construction activity.

Easements shown are based on record information, however, a complete search of public records was not conducted. Easements of sight or record may exist that are not shown.

Elevations were derived using GPS RTK observation methods from the Town of Jackson permanent base station and reference NAVD88, geoid 12B. Site benchmark elevation is 6251.75' at the northwest corner of Lot 2 as shown hereon.

Lot boundary and dimensions shown hereon are per 2007 boundary survey as part of Jorgensen Associates project number 07137.

BASIS OF BEARING for this survey is grid north based on the Wyoming West State Plane Coordinate System with a project convergence angle of -0°27'55".

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EXISTING CONDITIONS

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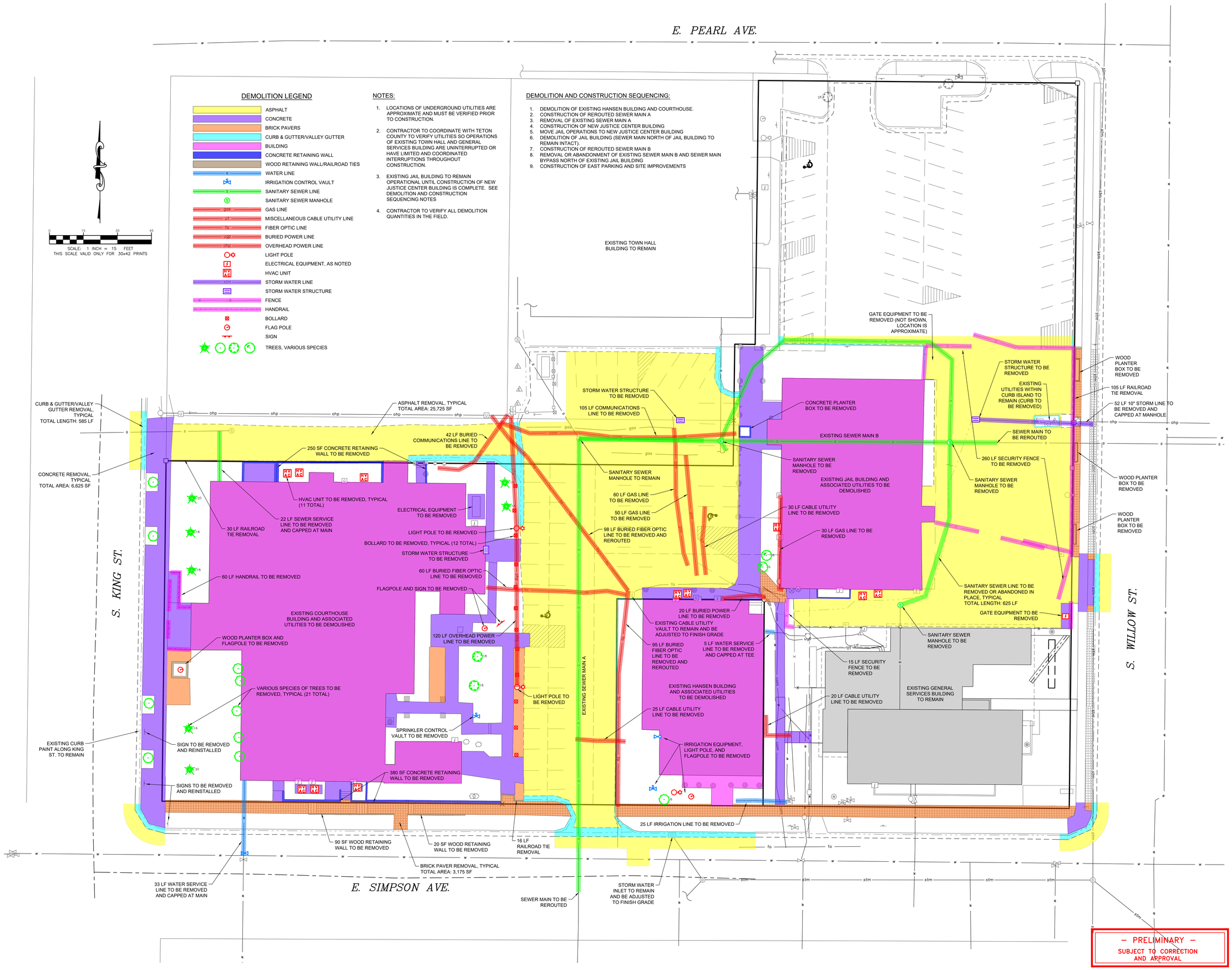

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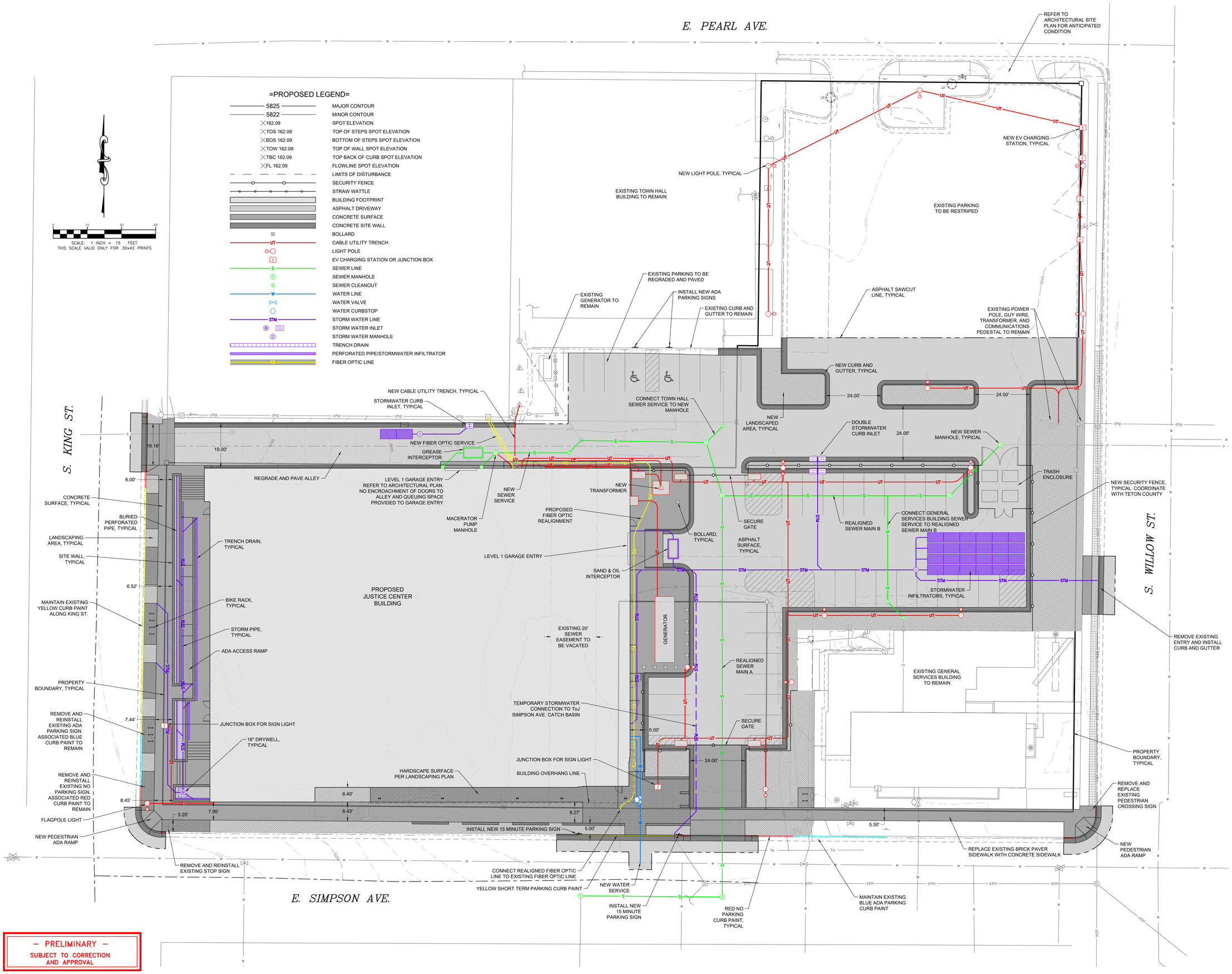
SCHEMATIC DESIGN	06 DECEMBER 2024
ToJ: SKETCH PLAN	04 MARCH 2025
100% DESIGN DEVELOPMENT	07 AUGUST 2025
ToJ: DEVELOPMENT PLAN	19 SEPTEMBER 2025

DEMOLITION PLAN



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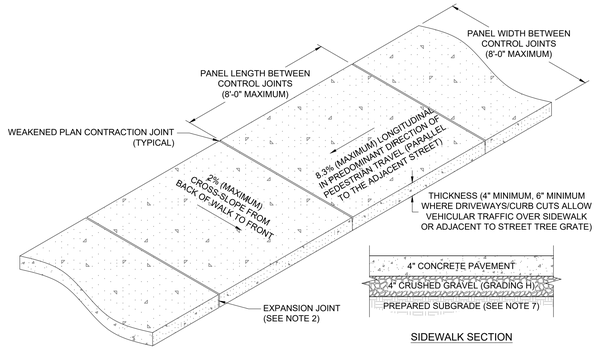
SITE OVERVIEW

C3.0



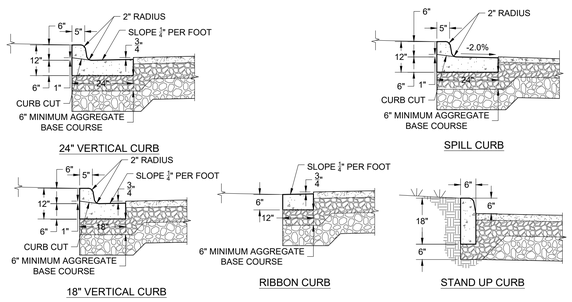
SIDEWALK SECTION

NOTE

1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER
7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
8. WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRES. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.

TYPICAL CONCRETE SIDEWALK DETAIL

NOT TO SCALE — REVISED TOJ ST-127

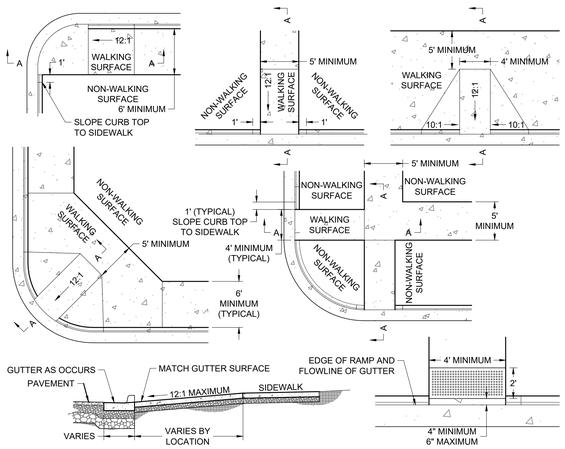


NOTE

1. CURBS SHALL CONFORM TO SPECIFICATION 32 16 13, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH SPECIFICATION 32 13 13.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO SPECIFICATION 31 05 16, PART 2.03, GRADING H, AND BE INSTALLED PER SPECIFICATION 32 11 23, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. VERTICAL CURB SHALL BE USED IN PREFERENCE TO ROLL CURB.

CURB SECTION DETAIL

NOT TO SCALE

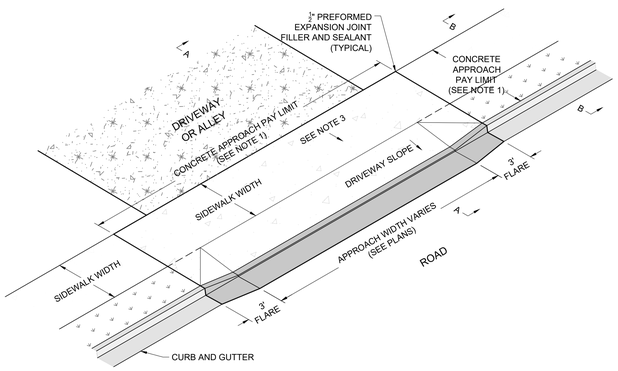


NOTE

1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS.
2. LIP AT GUTTER TO BE NO MORE THAN ¼" HIGH
3. CONCRETE TO BE BROOM FINISH.
4. ALL PEDESTRIAN RAMPS SHALL INCLUDE PLACEMENT OF CAST IRON TRUNCATED DOME DETECTION PANELS IN A BRICK RED COLOR. (PANELS SHALL BE PROVIDED BY TOJ.)

PEDESTRIAN RAMP DETAIL

NOT TO SCALE — TOJ ST-112

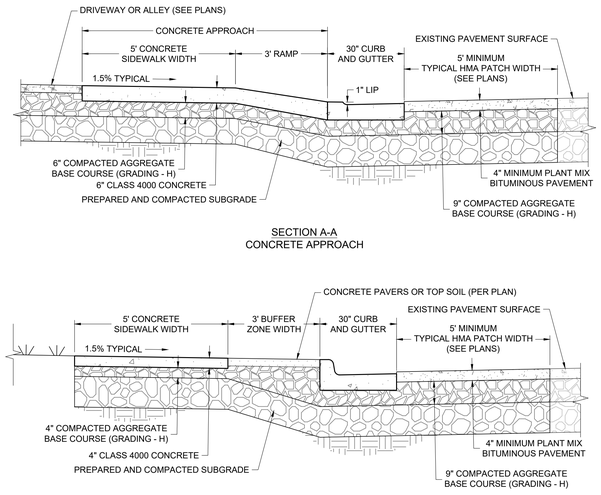


NOTE

1. **DRIVEWAYS AND ALLEYWAY APPROACHES:** LABELED AREAS ARE PAY LIMITS FOR "CONCRETE APPROACH" BID ITEM. THE FLARES AND/OR RAMPS SHALL BE THE SAME THICKNESS AS THE APPROACH.
2. **RAMP SLOPE:** DO NOT EXCEED A 1C:12H RAMP SLOPE.
3. **CROSS SLOPE:** SLOPE SIDEWALK TOWARD STREET. DO NOT EXCEED 1X:50H (2%).

TYPE "A" DRIVEWAY/ALLEY APPROACH DETAIL

NOT TO SCALE — TOJ ST-TBD



SECTION A-A
CONCRETE APPROACH

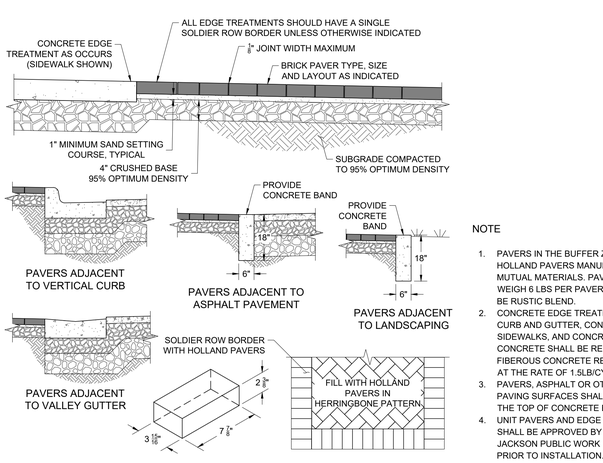
SECTION B-B
DETACHED CONCRETE SIDEWALK AND BUFFER ZONE

TYPE "A" DRIVEWAY/ALLEY APPROACH SECTIONS

NOT TO SCALE — TOJ ST-TBD

PAVEMENT SECTION

NOT TO SCALE

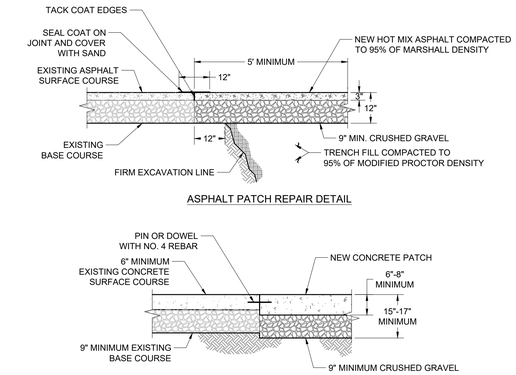


NOTE

1. PAVERS IN THE BUFFER ZONE SHALL BE HOLLAND PAVERS MANUFACTURED BY MUTUAL MATERIALS. PAVERS. SHALL WEIGH 6 LBS PER PAVER. COLOR SHALL BE RUSTIC BLEND.
2. CONCRETE EDGE TREATMENTS INCLUDE CURB AND GUTTER, CONCRETE SIDEWALKS, AND CONCRETE BANDS. CONCRETE SHALL BE REINFORCED WITH FIBEROUS CONCRETE REINFORCEMENT AT THE RATE OF 1.5LB/CY.
3. PAVERS, ASPHALT OR OTHER HARD PAVING SURFACES SHALL BE FLUSH WITH THE TOP OF CONCRETE EDGES.
4. UNIT PAVERS AND EDGE TREATMENT SHALL BE APPROVED BY TOWN OF JACKSON PUBLIC WORK DEPARTMENT PRIOR TO INSTALLATION.

PAVING AND UNIT PAVER INSTALLATION DETAIL

NOT TO SCALE — ST-124



ASPHALT PATCH REPAIR DETAIL

CONCRETE PATCH REPAIR DETAIL

NOTE

1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THEN 1½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

CONCRETE AND ASPHALT PATCH DETAIL

NOT TO SCALE — TOJ ST-118

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GRADING DETAILS

C8.0

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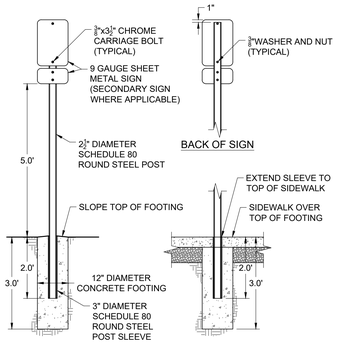
ACCESSIBLE PARKING SPOT



VAN ACCESSIBLE PARKING SPOT
(WHERE APPLICABLE)

SIGN GRAPHICS



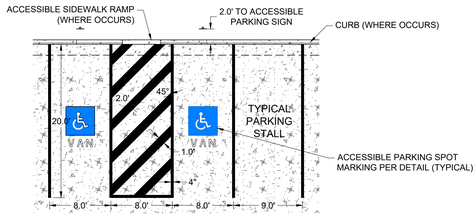
SIGN BASE

BACK OF SIGN

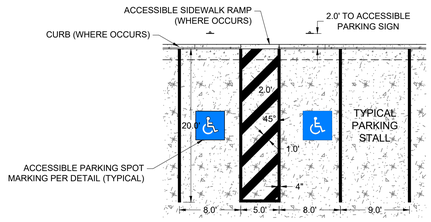
SIGN BASE IN SIDEWALK

ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



ACCESSIBLE VAN PARKING



TYPICAL ACCESSIBLE PARKING

NOTE

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

ACCESSIBLE PARKING STALL DETAIL

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ACCESSIBLE PARKING DETAILS

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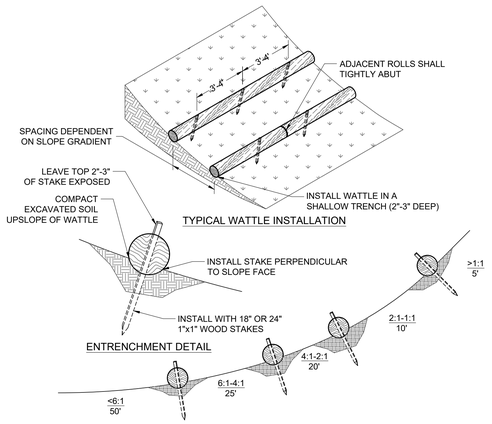
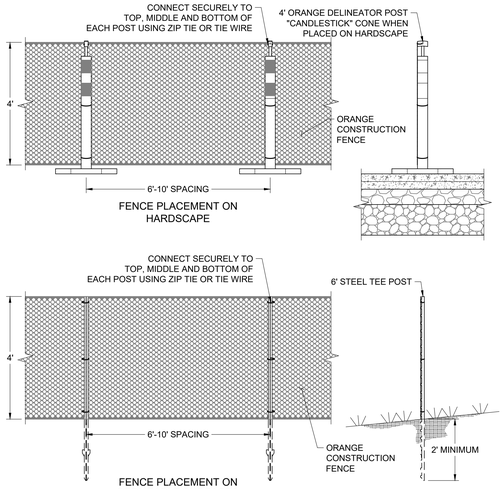


NOTE

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

TYPICAL STRAW WATTLE DETAIL

NOT TO SCALE TOJ STM-107

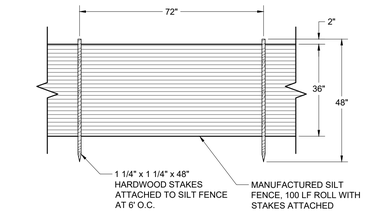


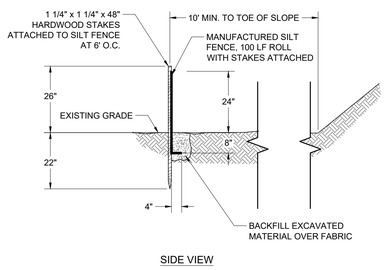
NOTE

1. CONSTRUCTION FENCE SHALL BE INSPECTED PERIODICALLY THROUGHOUT DURATION OF CONSTRUCTION AND REPAIRED AS NEEDED
2. FENCE SHALL BE HEAVY DUTY HDPE PLASTIC (APPROXIMATELY 1.4oz/ft^2)

CONSTRUCTION FENCE DETAIL

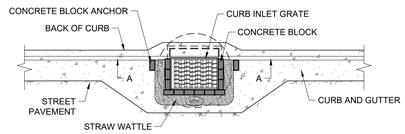
NOT TO SCALE

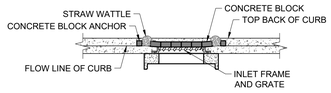




MANUFACTURED SILT FENCE DETAIL

NOT TO SCALE





CURB INLET SILTATION PROTECTION DETAIL

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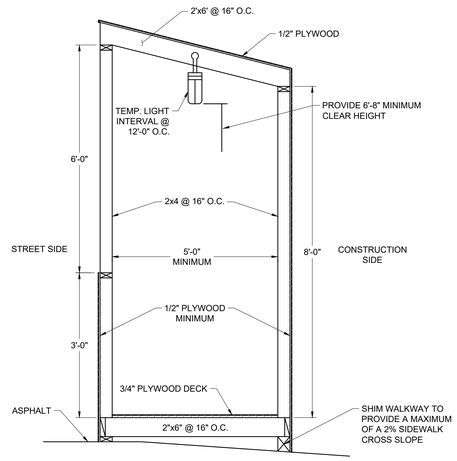

NOTES:

1. CONSTRUCTION SIDEWALKS SHALL BE INSTALLED ONLY IN TOWN APPROVED LOCATIONS.
2. WALKWAY & RAMPED "END SECTION" SHALL MEET ADA STANDARDS.
3. ANCHORING SHALL BE PROVIDED TO PREVENT HOARDING FROM DISPLACEMENT DUE TO WIND.
4. HOARDING CONSTRUCTION SHALL BE APPROVED AND INSPECTED BY T.O.J. BUILDING DEPT.

TEMPORARY CONSTRUCTION SIDEWALK

NOT TO SCALE TOJ ST-129

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EROSION CONTROL & SITE PREPARATION DETAILS

C8.2

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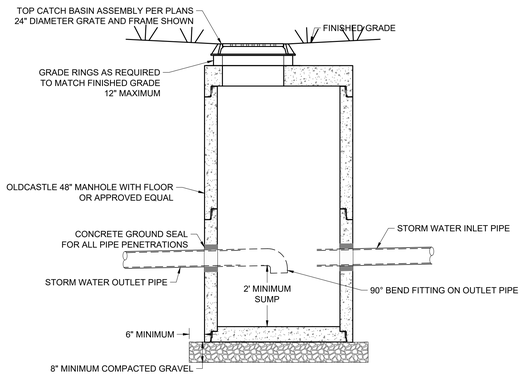
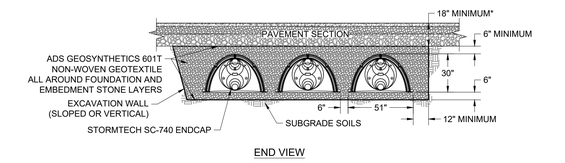


NOTE

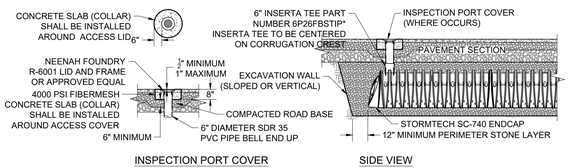
1. GRAVEL SHALL BE 8" MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART2.03, GRADING H. AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03
2. ALL DIMENSIONS TO BE APPROVED BY THE ENGINEER.
3. MANHOLE COVER SHALL BE DESIGNED FOR H20S LOADING.
4. SEE DETAIL FOR CAST IRON FRAME AND COVER OR GRATE.
5. SEE ADJUSTMENT AND COLLAR DETAIL.
6. SEE DETAIL FOR CURB INLET.

PRECAST CATCH BASIN/STORMWATER MANHOLE DETAIL

NOT TO SCALE



END VIEW



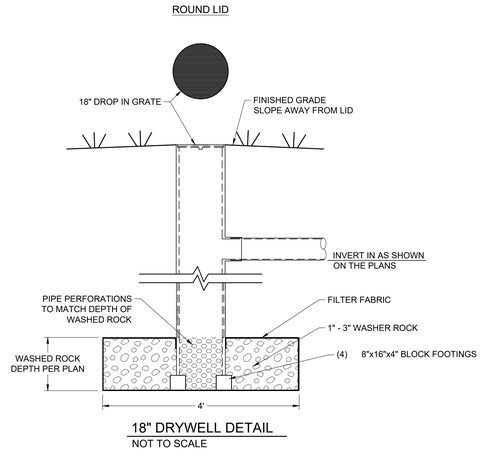
INSPECTION PORT COVER SIDE VIEW

NOTE

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. FOUNDATION, EMBEDMENT AND PERIMETER STONE TO BE ¾"-1½" CLEAN, ANGULAR GRAVEL.
7. FOUNDATION STONE TO BE RAKED OR DRAGGED TO ACHIEVE A FLAT SURFACE.

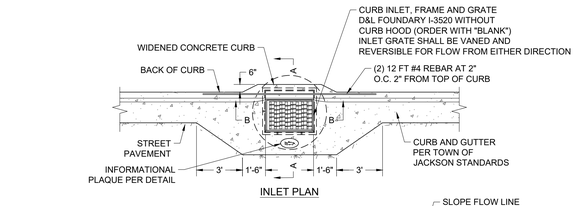
STORMTECH SC-740 CHAMBER SYSTEM DETAIL

NOT TO SCALE PAVED SURFACE

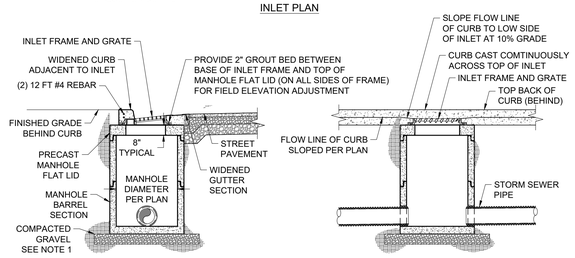


18" DRYWELL DETAIL

NOT TO SCALE



INLET PLAN



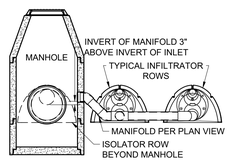
SECTION B-B SECTION A-A

NOTE

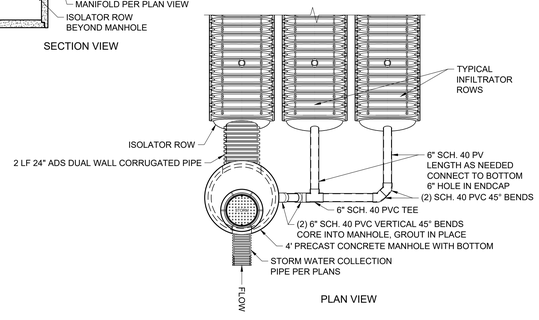
1. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.

CURB INLET WITHOUT HOOD DETAIL

NOT TO SCALE REVISED TOJ STM-101



SECTION VIEW



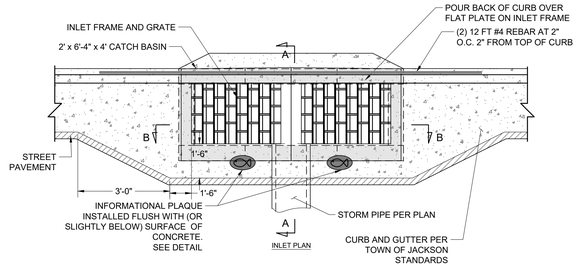
PLAN VIEW

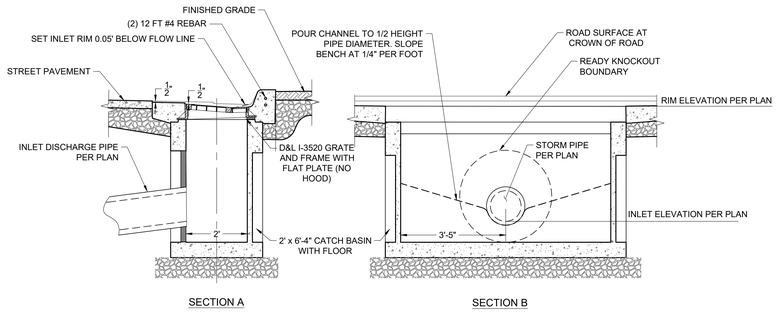
NOTE

1. ISOLATOR ROW SHALL HAVE TWO LAYERS OF 5' MINIMUM WIDTH CONTINUOUS STRIPS OF ADS GEOSYNTHETIC 315WTK, MIRAFI 600X OR APPROVED EQUAL WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS.
2. COVER ENTIRE ISOLATOR ROW WITH 8' WIDE STRIP OF ADS GEOSYNTHETIC 601T OR MIRAFI 160N OR APPROVED EQUAL NON-WOVEN GEOTEXTILE.

INFILTRATION SYSTEM DETAIL

NOT TO SCALE

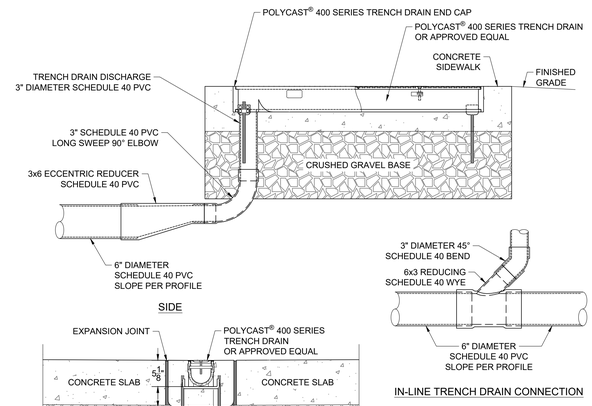




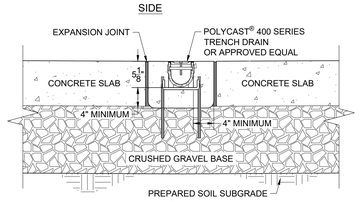
SECTION A SECTION B

DOUBLE STORM INLET DETAIL

NOT TO SCALE



SIDE IN-LINE TRENCH DRAIN CONNECTION



END

NOTE

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

TRENCH DRAIN DETAIL

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STORM WATER DETAILS

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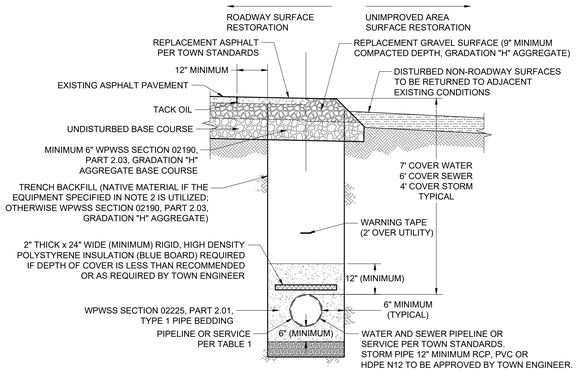
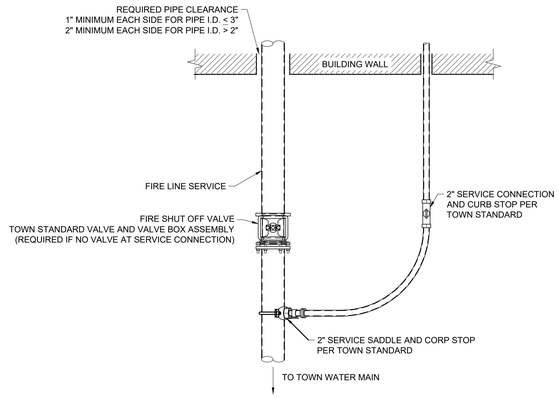


NOTE

1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
   - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
6. PROVIDE INSULATION WHERE COVER OVER WATER LINES AND FORCE MAINS ARE LESS THAN 7 FEET AND WHERE SANITARY SEWER AND STORM LINES ARE LESS THAN 5 FEET.

PIPE TRENCH DETAIL

NOT TO SCALE TOJ W-100, SS-100, STM-100

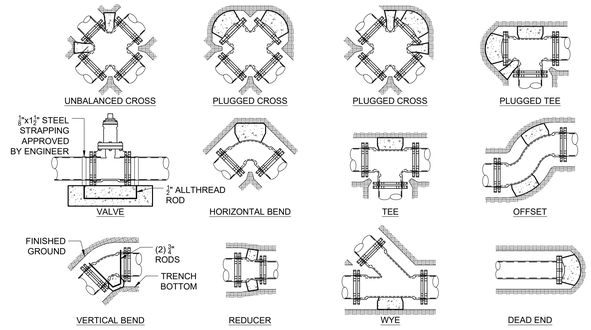


NOTE

1. FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.

FIRE LINE WITH 2" WATER SERVICE DETAIL

NOT TO SCALE TOJ W-110



MINIMUM DIMENSIONS FOR THRUST BLOCKING NOTES

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

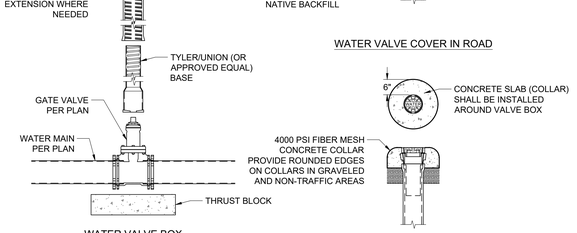
NOTE

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



THRUST BLOCK DETAIL

NOT TO SCALE TOJ W-111



WATER VALVE BOX

WATER VALVE COVER IN ROAD

WATER VALVE COVER IN GRAVELED AND NON-TRAFFICED AREAS

NOTE

1. ADJUST WATER VALVE BOX UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING
2. THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT BEFORE AND AFTER BACKFILLING.
3. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES

WATER GATE VALVE DETAIL

NOT TO SCALE TOJ W-106

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WATER DETAILS

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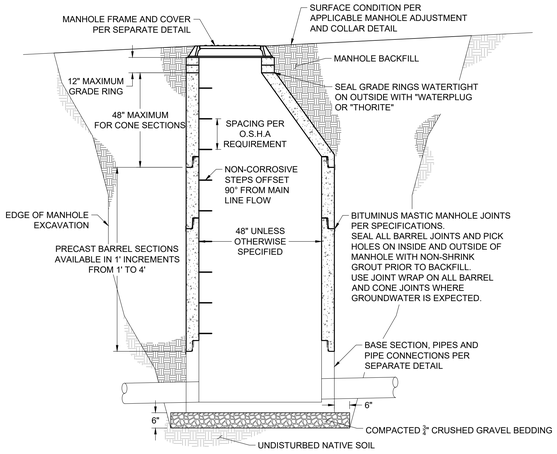
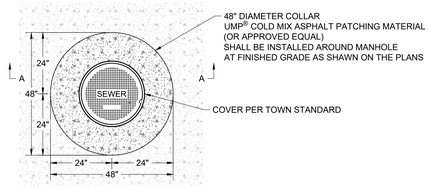


NOTE

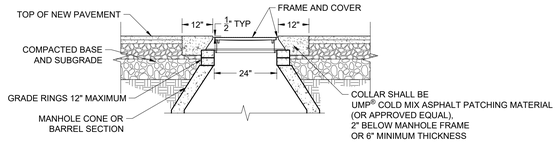
1. REINFORCEMENT FOR PRECAST SECTIONS SHALL BE AS PER ASTM C-478.
2. C.I. RING AND COVER HS-20-44 ONE VENT HOLE OR AS SHOWN ON PLAN SHEET.
3. MOUND CRUSHED GRAVEL BASE AROUND TOP OF MANHOLE AT ROAD SURFACING LOCATIONS.
4. ALL SEWER MANHOLE BASES, BARRELS, AND CONES SHALL BE VACUUM TESTED.

STANDARD MANHOLE CONSTRUCTION DETAIL

NOT TO SCALE



COVER AND COLLAR PLAN



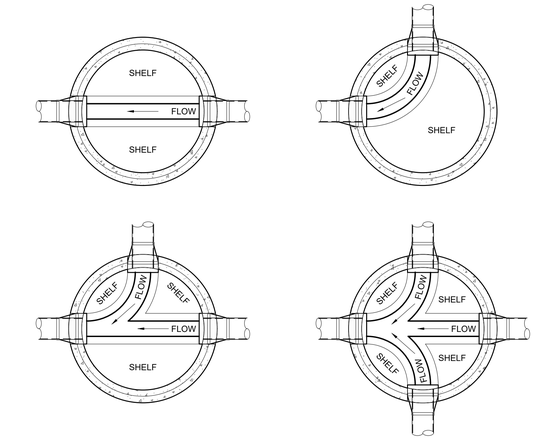
ADJUSTMENT DETAIL SECTION A-A

NOTE

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

MANHOLE ADJUSTMENT & COLLAR IN ASPHALT

NOT TO SCALE TOJ SS-109



NOTE

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

TYPICAL MANHOLE CHANNEL DETAILS

NOT TO SCALE TOJ SS-107

NOTE

1. PRIOR TO BACKFILLING THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE AND COMPLETE LEAK TESTING.
2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
3. ALL PIPES AND FITTINGS SHALL MEET ASTM D2665 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D2672 SPECIFICATIONS FOR SOLVENT WELD.

BUILDING CLEANOUT DETAIL

NOT TO SCALE

NOTE

1. PRIOR TO BACKFILLING THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE AND COMPLETE LEAK TESTING.
2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
3. ALL PIPES AND FITTINGS SHALL MEET ASTM D2665 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D2672 SPECIFICATIONS FOR SOLVENT WELD.

IN-LINE CLEANOUT DETAIL

NOT TO SCALE

DAYLIGHT IN LANDSCAPE AREA

BURIED IN LANDSCAPE AREA

IRRIGATION BOX IN LANDSCAPE AREA

HARDSCAPE AREA

CLEAN OUT SURFACE CONDITION DETAIL

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SCHEMATIC DESIGN	06 DECEMBER 2024
ToJ: SKETCH PLAN	04 MARCH 2025
100% DESIGN DEVELOPMENT	07 AUGUST 2025
ToJ: DEVELOPMENT PLAN	19 SEPTEMBER 2025

SEWER DETAILS

C8.5

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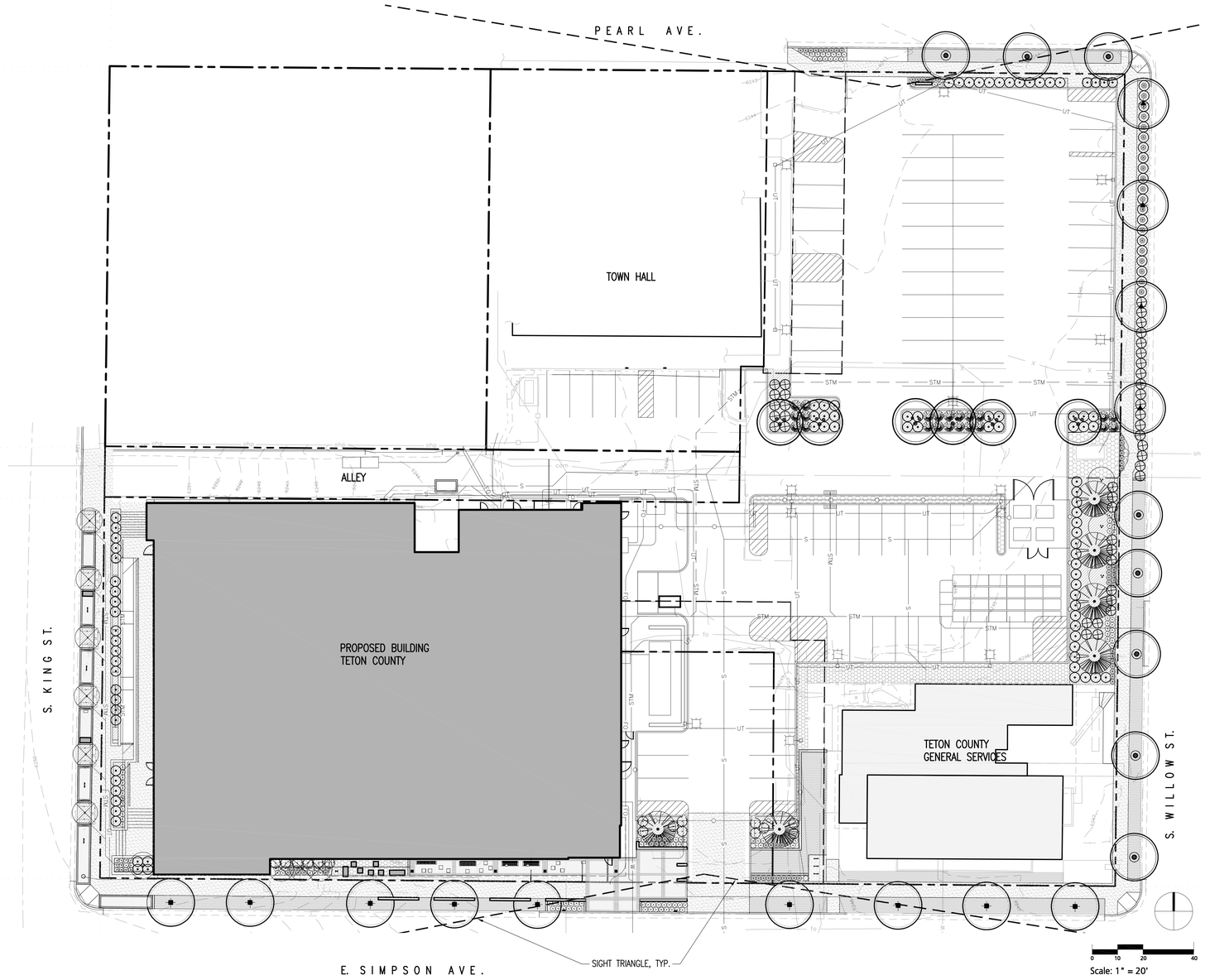

LEGEND

- 3" CANOPY TREE
- 6-8' LARGE SHRUB OR MULTI STEM TREE
- 8' EVERGREEN TREE
- 5 GALLON SHRUB

IRRIGATION NOTES

1. IRRIGATION WATER DEMAND IS 40 GPM.
2. TYPE OF BACKFLOW TO BE WATT'S SERIES 009. BACKFLOW PREVENTER TO BE LOCATED INSIDE THE WATER ENTRY ROOM.
3. IRRIGATION WILL NOT BE METERED SEPARATELY FROM DOMESTIC.

BIKE PARKING CALCULATIONS

DESCRIPTION:	LDR REQUIRED: BIKE PARKING SPACES	PROVIDED: BIKE PARKING SPACES
ASSEMBLY: 8,200 SF	1/2,200 SF	8,200/2,200-4 BIKE SPACES 3 SHORT TERM 1 LONG TERM (LOCATED LEVEL 1.5)
BUSINESS/OFFICE: 34,980 SF	1/1,650 SF	34,980/1,650-21 BIKE SPACES 11 SHORT TERM 10 LONG TERM (LOCATED LEVEL 1.5)
		TOTAL 14 SHORT TERM (4 CARGO BIKE SPACES) 11 LONG TERM (2 CARGO BIKE SPACES)

STANDARD PLANT UNIT ALTERNATIVE B - 2 UNITS REQUIRED

DESCRIPTION:	LDR REQUIRED:	PROVIDED:
3" CAL. CANOPY TREE	4	4
6-8' LARGE SHRUB OR MULTI-STEM TREE	4	4
8' HIGH EVERGREEN TREE	6	6

PLANTS TO BE IRRIGATED WITH AN AUTOMATIC SYSTEM

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Big Sky Acoustics
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Helena, Montana 59624
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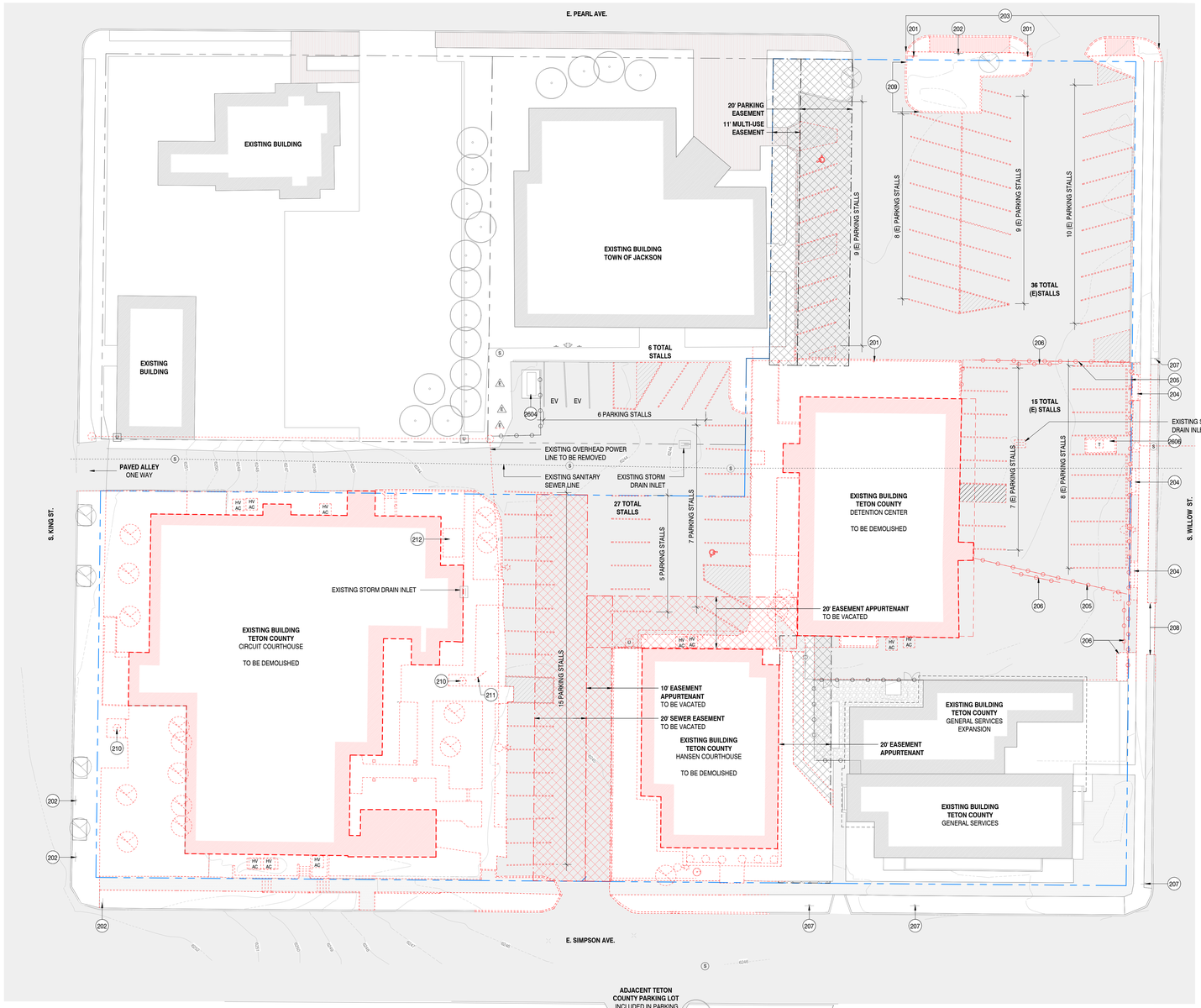
100% DESIGN DEVELOPMENT	07 AUGUST 2025
ToJ: DEVELOPMENT PLAN	19 SEPTEMBER 2025
ToJ: GRADING PERMIT	02 DECEMBER 2025
90% CD/GMP	11 DECEMBER 2025
ToJ: DEVELOPMENT PLAN REV 1	07 JANUARY 2026

Landscape Plan

L-201



EXISTING/CONCEPT DEMO SITE PLAN

5' 10' 20' 40'

A-201

1" = 20'-0"

1 / A-000

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GENERAL NOTES

1. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE AND COORDINATION
2. REFER TO ELECTRICAL SITE PLAN FOR ADDITIONAL DEMOLITION SCOPE AND COORDINATION

LEGEND

- PROJECT PROPERTY LINE
- ADJACENT PROPERTY LINES
- EXISTING EASEMENTS
- EXISTING SANITARY SEWER LINE
- S — SEWER MANHOLE
- E — ELECTRIC TRANSFORMER
- U — UTILITY VAULT
- T — TELEPHONE BOX
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- EXISTING SITE ELEMENT TO BE DEMOLISHED
- EXISTING EASEMENTS TO BE VACATED
- EASEMENT

WORK NOTES

201	DEMOLISH (E) STREET SIGN
202	SALVAGE AND REINSTALL (E) STREET SIGN, RE: CIVIL
203	DEMOLISH (E) CURB AND SIDEWALK, RE: CIVIL
204	DEMOLISH (E) PLANTER BOX, RE: LANDSCAPE
205	DEMOLISH (E) CHAINLINK FENCE, RE: CIVIL
206	DEMOLISH (E) AUTOMATIC GATE, OPERATOR AND KEYPAD
207	(E) STREET SIGN TO REMAIN
208	DEMOLISH (E) CURB CUT, PREP FOR CURB AND GUTTER INFILL, RE: CIVIL
209	DEMOLISH (E) CURB, GUTTER AND LANDSCAPE ISLAND, RE: CIVIL
210	SALVAGE (E) FLAG POLE, TURN OVER TO OWNER
211	SALVAGE (E) TETON COUNTY SHERIFF'S OFFICE BUILDING SIGNAGE, TURN OVER TO OWNER
212	SALVAGE (E) GENERATOR, TURN OVER TO OWNER
2604	(E) GENERATOR TO REMAIN
2606	(E) TRANSFORMER TO REMAIN

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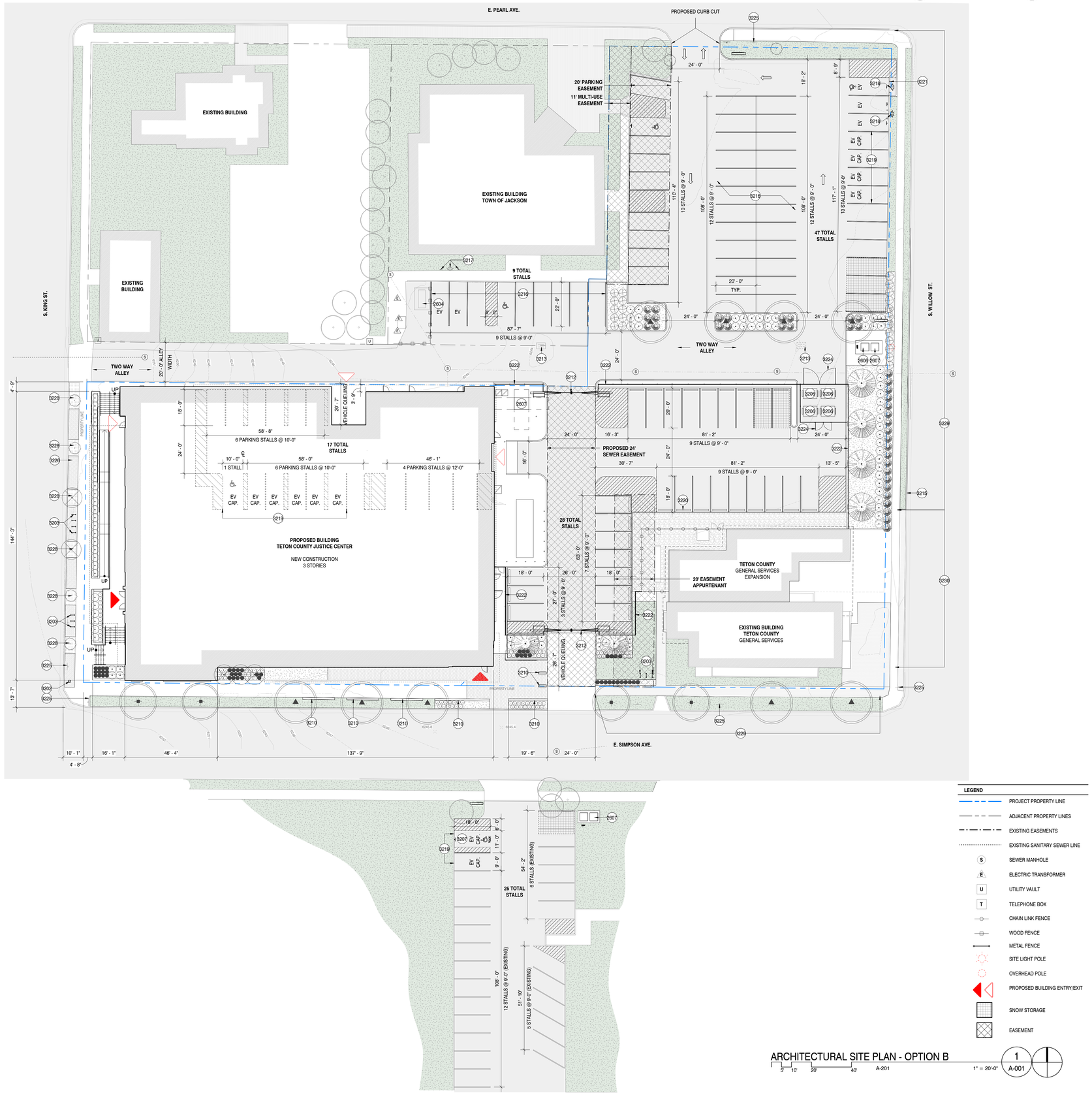
ToJ: DEVELOPMENT PLAN	19 SEPTEMBER 2025

EXISTING/CONCEPT DEMO SITE PLAN

A-000



ARCHITECTURAL SITE PLAN - OPTION B

5' 10' 20' 40' A-201 1" = 20'-0" 1 A-001

LEGEND

- PROJECT PROPERTY LINE
- ADJACENT PROPERTY LINES
- EXISTING EASEMENTS
- EXISTING SANITARY SEWER LINE
- S — SEWER MANHOLE
- E — ELECTRIC TRANSFORMER
- U — UTILITY VAULT
- T — TELEPHONE BOX
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- SITE LIGHT POLE
- OVERHEAD POLE
- PROPOSED BUILDING ENTRY/EXIT
- SNOW STORAGE
- EASEMENT

ZONING | 4.2.1 PUBLIC / SEMI-PUBLIC - TOWN (P/SP-ToJ)

1. STRUCTURE LOCATION AND MASS
- A. LSR (MIN): N/A
- B. LOT COVERAGE (MAX): N/A
- C. STREET SETBACK (MIN): N/A
- D. SIDE SETBACK (MIN): N/A
- E. REAR SETBACK (MIN): N/A
- F. HEIGHT (MAX): N/A
- G. STORIES (MAX): N/A
- H. STORIES (LO) (MAX): N/A
- I. FAR (MAX): N/A

2. MAXIMUM SCALE OF DEVELOPMENT: N/A

3. BUILDING DESIGN
NON-RESIDENTIAL BUILDING DESIGN GUIDELINES (DIV.5.8)
- North Half of Lot 2 in "Downtown Design Area 2

4. SITE DEVELOPMENT: N/A
5. LANDSCAPING (DIV. 5.5): N/A
6. FENCING: N/A
7. ENVIRONMENTAL STANDARDS
NATURAL RESOURCE BUFFERS
- CACHE CREEK 20': N/A
- FLAT CREEK NORTH OF HANSEN AVE. 25': N/A
- FLAT CREEK SOUTH OF HANSEN AVE. 50': N/A
- WETLAND 30':

IRRIGATION DITCH SETBACK (MIN) (7.7.4.D): N/A
NATURAL RESOURCE OVERLAY (NRO) (SEC 5.2.1) N/A

8. SCENIC STANDARDS
EXTERIOR LIGHTING
- LIGHT TRESPASS PROHIBITED
- LIGHTS OVER 600 INITIAL LUMENS FULLY SHIELDED
- LUMENS PER SF OF DEV. (MAX): 3 LUMENS
- LUMEN PER SITE (MAX):
- ALL FIXTURES: 100,000 LUMENS
- UNSHIELDED FIXTURES: 5,500 LUMENS
- LIGHT COLOR: ≤3000 KELVIN

9. NATURAL HAZARDS TO AVOID
PROJECT IS **NOT** LOCATED WITH:
- STEEP SLOPES (LOT AVERAGE CROSS-SLOPE ≥ 10%)
- AREAS OF UNSTABLE SOILS
- FAULT AREAS
- FLOODPLAIN
- WILDLAND URBAN INTERFACE

10. SIGNS (DIV. 5.6): N/A

11. GRADING, EROSION CONTROL, STORMWATER
GRADING (SEC. 5.7.2)
EROSION CONTROL (SEC. 5.7.3.)
- EROSION SHALL BE CONTROLLED AT ALL TIMES
- STORM WATER MANAGEMENT (SEC. 5.7.4)
- NO INCREASE IN PEAK FLOW RATE OR VELOCITY ACROSS PROPERTY LINES

12. REQUIRED PHYSICAL DEVELOPMENT PERMITS
- SKETCH PLAN (SEC. 8.3.2)
- DEVELOPMENT PLAN (SEC 8.3.3)
- BUILDING PERMIT (SEC 8.3.4.
- DRC REVIEW (SEC 8.2.6)

PARKING REQUIREMENTS (TABLE 4-5)
INSTITUTIONAL & ASSEMBLY USES
(COURTS, INSTITUTIONAL OFFICES, DETENTION CENTER)

RATIO: INDEPENDENT CALCULATION BASED ON EXISTING USE

EXISTING ON-SITE PARKING COUNT
105 STANDARD STALLS
4 ACCESSIBLE STALLS
109 TOTAL STALLS
SHARED TOWN & COUNTY LOT: 36 STALLS
INCLUDING TOJ PARKING EASEMENT: 9 STALLS
TOWN LOT: 6 STALLS
TETON COUNTY LOTS: 67 STALLS

PROPOSED ON-SITE PARKING COUNT
121 STANDARD STALLS
5 ACCESSIBLE STALLS (INCLUDING 1 VAN SPACE)
126 TOTAL STALLS
SHARED TOWN & COUNTY LOT: 47 STALLS
INCLUDING TOJ PARKING EASEMENT: 10 STALLS
TOWN LOT: 9 STALLS
TETON COUNTY LOTS: 70 STALLS

TOTAL PROPERTY PARKING INCREASED BY **17 STALLS**.

NO ANTICIPATED CHANGE OF USE OR DEMAND

EVSE REQUIREMENTS (DIV 6.2.2)
USE: OTHER NON RESIDENTIAL
EVSE CAPABLE: 30% **15 STALLS**
47x.30 = 14.1
EVSE INSTALLED: 5% **3 STALLS**
47x.05 = 2.35

GENERAL NOTES

1. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL SCOPE AND COORDINATION
2. REFER TO ELECTRICAL SITE PLAN FOR ADDITIONAL SCOPE AND COORDINATION
3. REFER TO CODE SITE PLAN FOR FIRE SEPARATION DISTANCE INFORMATION
4. REFER TO SHEET A-003 & A-004 FOR SITE WAYFINDING
5. REFER TO SHEET A-003 FOR ACCESSIBLE SITE ROUTES

WORK NOTES

2604	(E) GENERATOR TO REMAIN
2606	(E) TRANSFORMER TO REMAIN
2607	PAD MOUNTED TRANSFORMER, RE: ELEC
3202	FLAG POLE
3203	BIKE RACKS, RE: LANDSCAPE
3206	DUMPSTER AND RECYCLING CONTAINERS, PROVIDED BY OWNER
3207	ACCESSIBLE PARKING SPACE AND SIGNAGE
3210	BOARD FORM CIP CONCRETE SITE WALL, RE: STRUC
3212	MOTORIZED HORIZONTAL SLIDING GATE
3213	EXISTING STORM DRAIN INLET, RE: CIVIL
3215	INFILL CURB AND GUTTER AT CURB CUT, RE: CIVIL
3216	RE-STRIPE PARKING STALLS AT EXISTING PARKING LOT, RE: PLANS FOR STALL DIMENSIONS
3217	EXISTING ELECTRIC VEHICLE CHARGING STATION, AND ASSOCIATED PARKING SIGN
3218	ELECTRIC VEHICLE CHARGING STATION, AND ASSOCIATED PARKING SIGNS
3219	ELECTRIC VEHICLE CHARGING STATION CAPABLE. PROVIDE CONDUIT ROUTE TO PARKING STALL. RE: ELEC
3220	WHEEL STOP
3221	PAINTED STEEL BOLLARDS
3222	IMPACT RESISTANT FENCE
3224	PAINTED SWING GATE
3225	EXISTING STREET SIGN
3226	BRICK PAVING, RE: LANDSCAPE
3228	TREE IN WOOD MULCH, RE: LANDSCAPE
3229	REPLACE SIDEWALK TO CORNER OF WILLOW ST. AND SIMPSON AVE. RE: CIVIL AND LANDSCAPE
3230	RECENTLY REPLACED SIDEWALK AS PART OF GENERAL SERVICES ADDITION TO REMAIN UNDISTURBED, RE: CIVIL AND LANDSCAPE

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ARCHITECTURAL SITE PLAN

A-001

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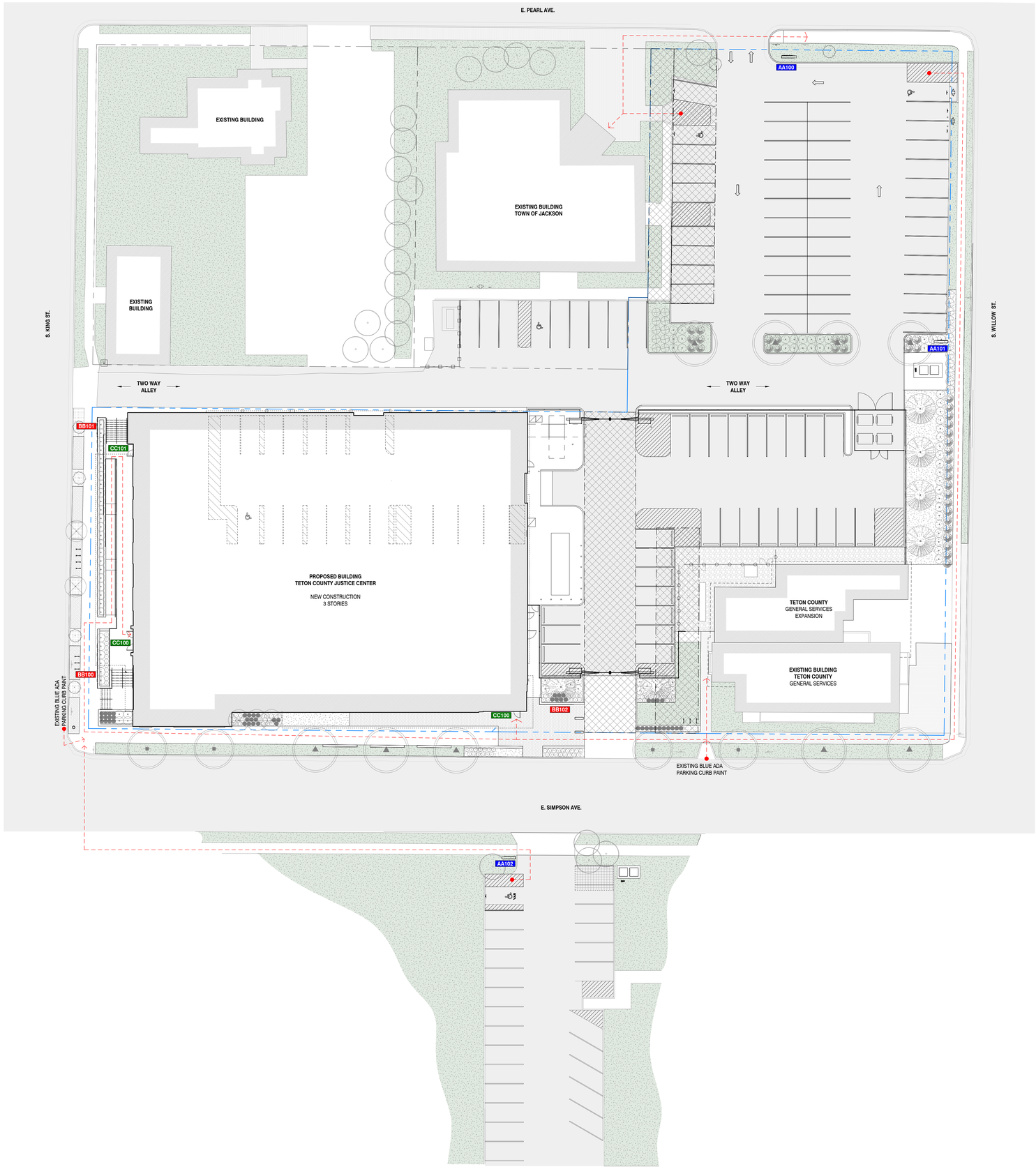

ARCHITECTURAL SITE PLAN - OPTION B 1 / A-003

GENERAL NOTES

1. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL SCOPE AND COORDINATION
2. REFER TO ELECTRICAL SITE PLAN FOR ADDITIONAL SCOPE AND COORDINATION
3. REFER TO CIVIL DRAWINGS FOR ALL ON-STREET PARKING AND ACCESSIBLE PARKING SIGNAGE

SIGN TYPES

AA	SITE IDENTIFICATION
BB	BUILDING IDENTIFICATION
CC	ADDRESS IDENTIFICATION

LEGEND

- PROJECT PROPERTY LINE
- ADJACENT PROPERTY LINES
- EXISTING EASEMENTS
- EXISTING SANITARY SEWER LINE
- ACCESSIBLE ROUTES PARKING TO ENTRY
- S — SEWER MANHOLE
- E — ELECTRIC TRANSFORMER
- U — UTILITY VAULT
- T — TELEPHONE BOX
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- SITE LIGHT POLE
- OVERHEAD POLE
- PROPOSED BUILDING ENTRY/EXIT

WORK NOTES

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EXTERIOR WAYFINDING PLAN

A-003

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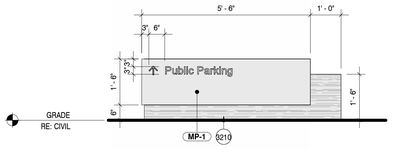
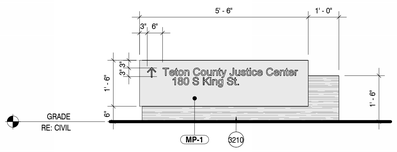


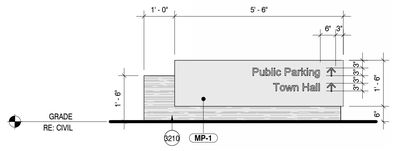
EXTERIOR SIGN ELEVATION - AA102 NORTH — 11 / A-004 — 1/2" = 1'-0"



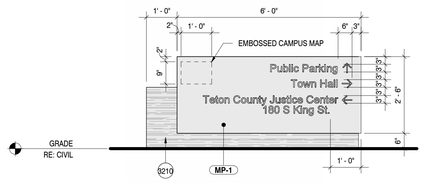
EXTERIOR SIGN ELEVATION - AA102 SOUTH — 10 / A-004 — 1/2" = 1'-0"



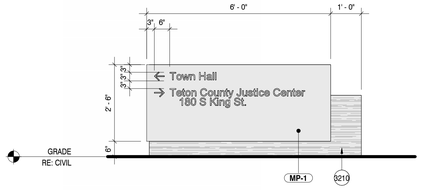
EXTERIOR SIGN ELEVATION - AA101 NORTH — 9 / A-004 — 1/2" = 1'-0"



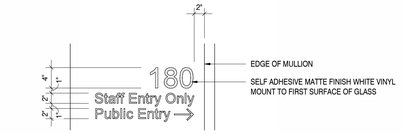
EXTERIOR SIGN ELEVATION - AA101 SOUTH — 8 / A-004 — 1/2" = 1'-0"



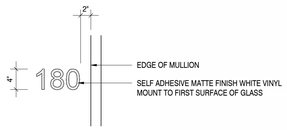
EXTERIOR SIGN ELEVATION - AA100 NORTH — 7 / A-004 — 1/2" = 1'-0"



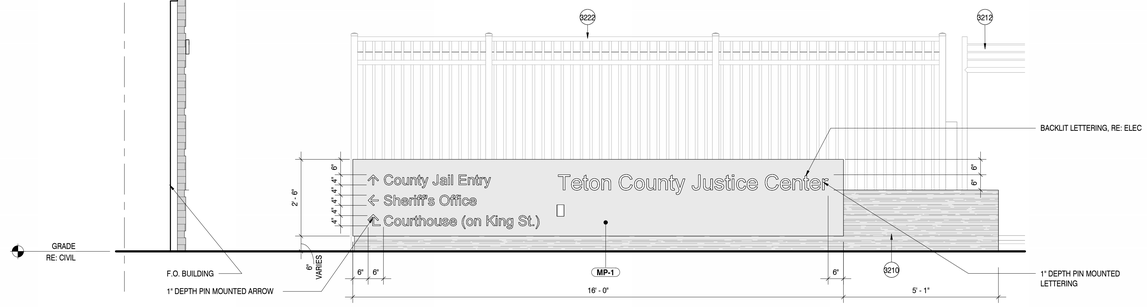
EXTERIOR SIGN ELEVATION - AA100 SOUTH — 6 / A-004 — 1/2" = 1'-0"



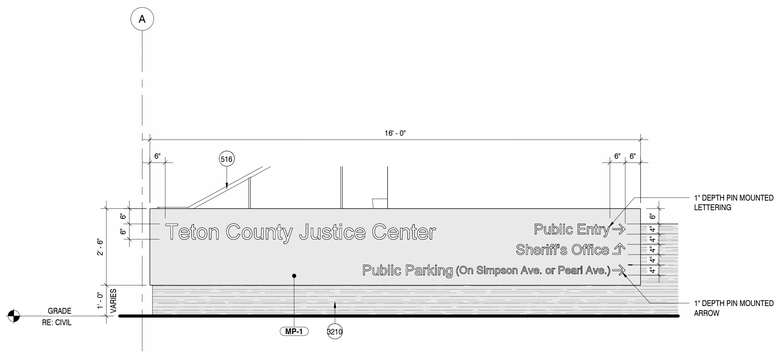
EXTERIOR SIGN ELEVATION - CC101 — 5 / A-004 — A-201 — 1" = 1'-0"



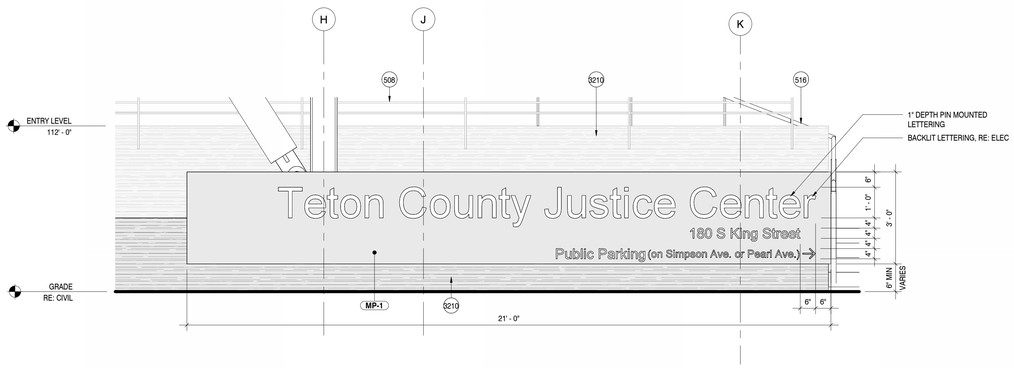
EXTERIOR SIGN ELEVATION - CC100 — 4 / A-004 — A-201 — 1" = 1'-0"



EXTERIOR SIGN ELEVATION - BB102 — 3 / A-004 — A-101 — 1/2" = 1'-0"



EXTERIOR SIGN ELEVATION - BB101 — 2 / A-004 — A-201 — 1/2" = 1'-0"



EXTERIOR SIGN ELEVATION - BB100 — 1 / A-004 — A-201 — 1/2" = 1'-0"

9/19/2025 9:38:18 AM

WORK NOTES

508	DECORATIVE METAL GUARDRAIL, WITH 5/8" X 2 1/2" TOP RAIL AND 5/8" X 2 1/2" PICKETS AT FACE OF CIP CONCRETE SITE WALL, GALVANIZED WITH HIGH PERFORMANCE COATING (PNT-10)
516	5/8" X 2" VERTICAL POSTS AND 1 1/2" DIA. HANDRAIL, GALVANIZED W/ HIGH PERFORMANCE COATING (PNT-10)
3210	BOARD FORM CIP CONCRETE SITE WALL, RE: STRUC
3212	MOTORIZED HORIZONTAL SLIDING GATE
3222	IMPACT RESISTANT FENCE

LEGEND

BRK-1	BRICK UNIT MASONRY VENEER
FCS-1	FIBER-CEMENT SIDING
MP-1	METAL PLATE WALL PANELS
MP-3	FORMED METAL WALL PANELS, FOR PATTERN RE:
MP-4	STANDING SEAM WALL PANELS
MP-5	CORRUGATED METAL WALL PANELS
MP-6	CORRUGATED, PERFORATED, METAL WALL PANELS

GENERAL NOTES

1. REFER TO FINISH LEGEND FOR MATERIAL TAGS.
2. REFER TO EXTERIOR ASSEMBLIES SHEET FOR EXTERIOR WALL TYPES.
3. REFER TO CIVIL AND LANDSCAPE FOR EXTERIOR SURFACE MATERIALS.
4. ALL EXTERIOR STRUCTURAL STEEL THAT IS EXPOSED SHALL RECEIVE A HIGH-PERFORMANCE COATING; PNT-10.
5. SIGNAGE IS SHOWN FOR WAYFINDING REPRESENTATION ONLY. FINAL WORDING AND FONT TO BE CONFIRMED WITH OWNER.

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ToJ: SKETCH PLAN	04 MARCH 2025
100% DESIGN DEVELOPMENT	07 AUGUST 2025
ToJ: DEVELOPMENT PLAN	19 SEPTEMBER 2025

EXTERIOR SIGNS

A-004



FLOOR PLAN - LEVEL 1

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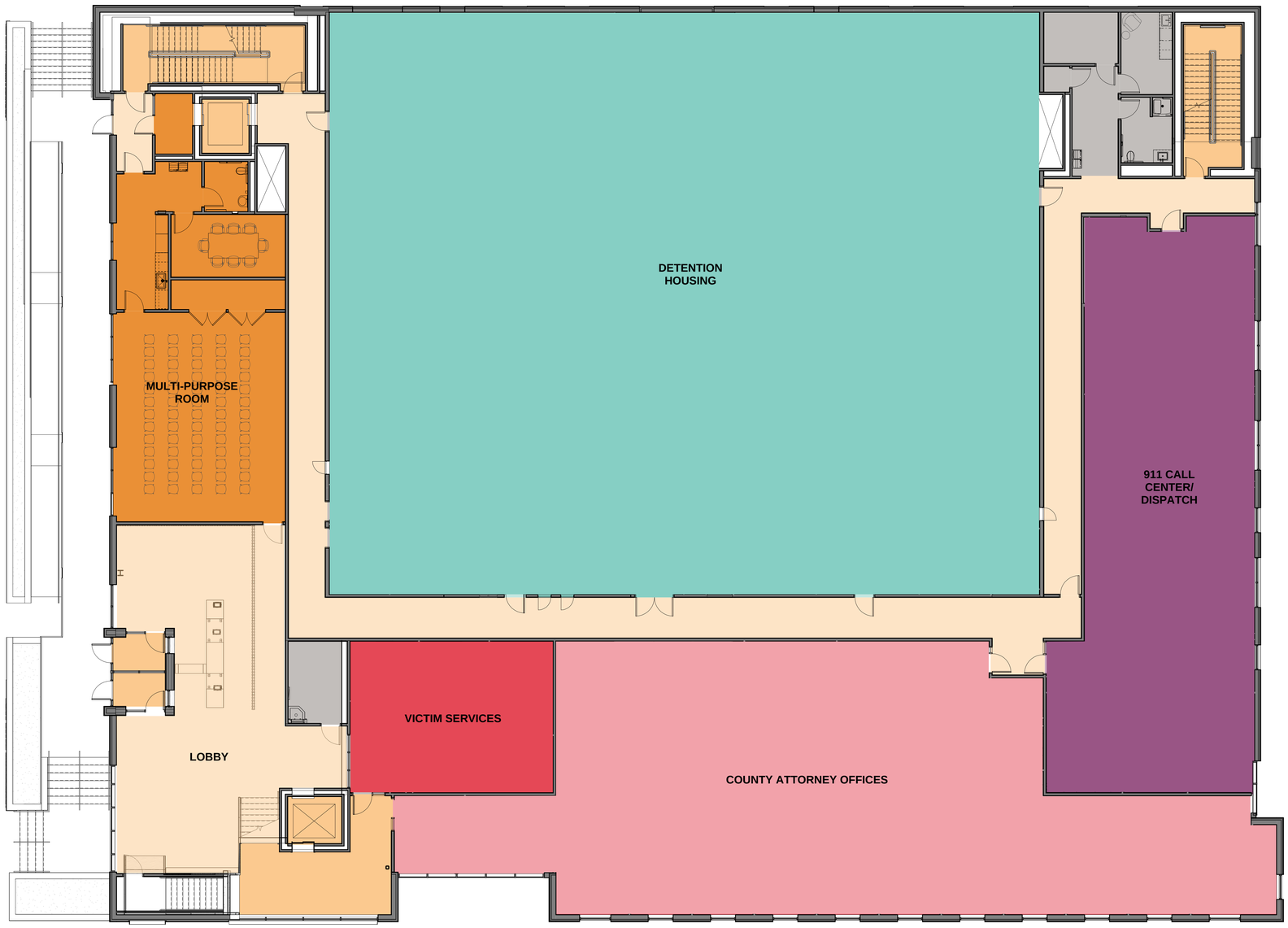
PRESENTATION FLOOR PLAN - LEVEL 1

PR-101



FLOOR PLAN - LEVEL 2

9/19/2025 9:51:11 AM

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PRESENTATION FLOOR PLAN - LEVEL 2

PR-102



FLOOR PLAN - LEVEL 3

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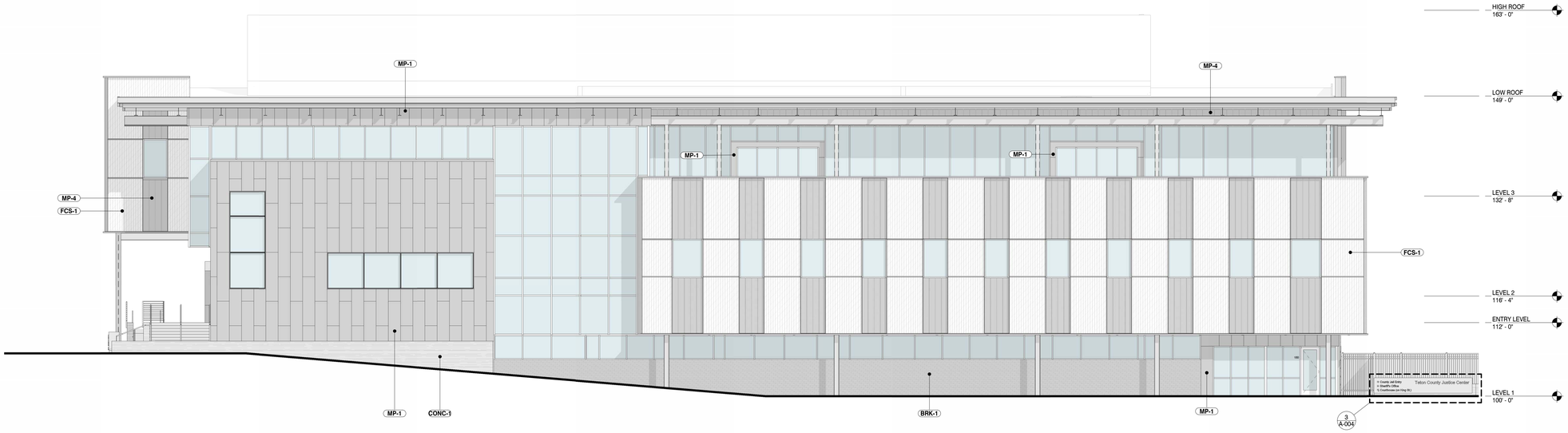
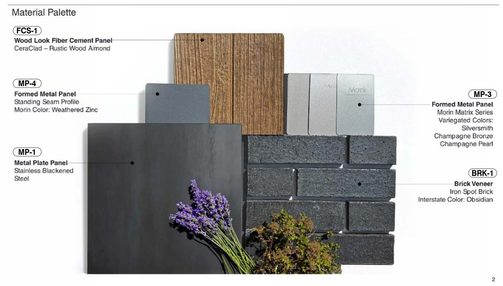
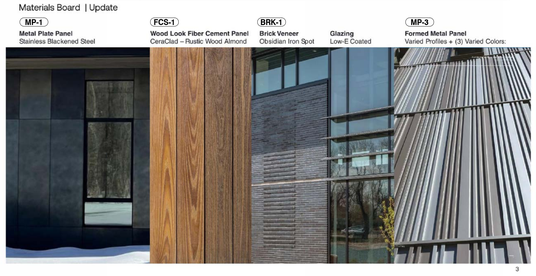
PRESENTATION FLOOR PLAN - LEVEL 3

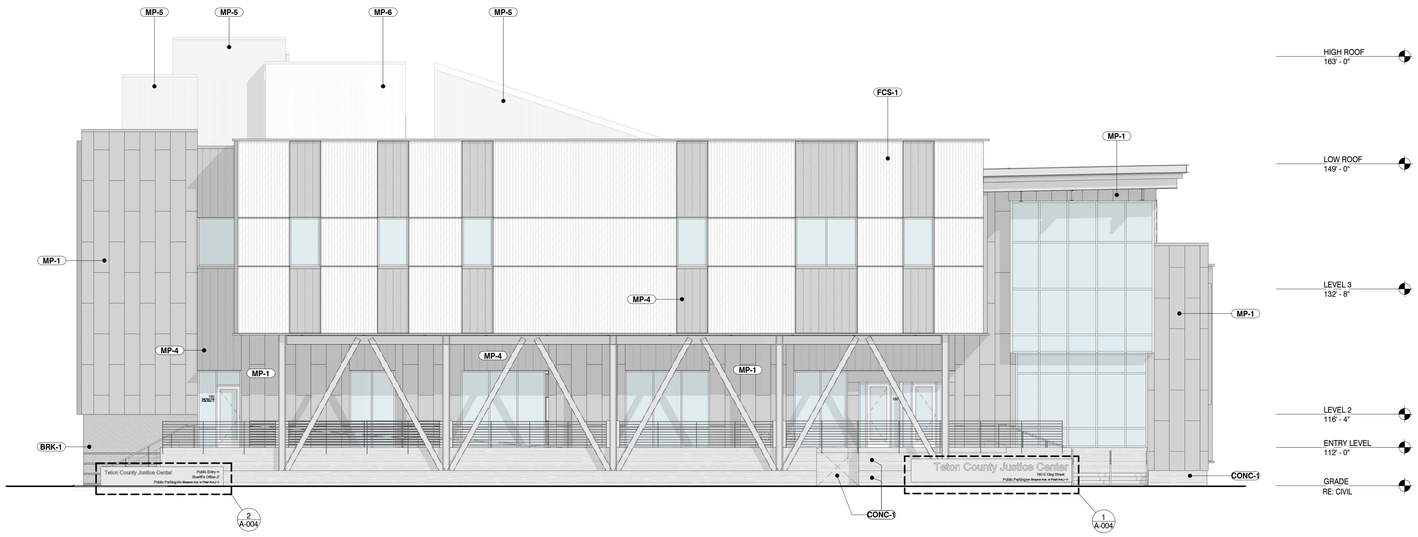
PR-103



SOUTH EXTERIOR ELEVATION — 1/8" = 1'-0" — 1 / PR-201







WEST EXTERIOR ELEVATION — 1/8" = 1'-0" — 2 / PR-201

WORK NOTES

LEGEND

- BRK-1 — BRICK UNIT MASONRY VENEER
- FCS-1 — FIBER-CEMENT SIDING
- MP-1 — METAL PLATE WALL PANELS
- MP-3 — FORMED METAL WALL PANELS, FOR PATTERN RE:
- MP-4 — STANDING SEAM WALL PANELS
- MP-5 — CORRUGATED METAL WALL PANELS
- MP-6 — CORRUGATED, PERFORATED, METAL WALL PANELS
- CONC-1 — BOARD FORMED CONCRETE, RE: STRUCTURAL
- XX-00 — GLAZED CURTAINWALL / STOREFRONT, RE: WINDOW SCHEDULE

GENERAL NOTES

1. REFER TO WINDOW SCHEDULE SHEETS FOR WINDOW TYPES.
2. REFER TO FINISH LEGEND FOR MATERIAL TAGS.
3. REFER TO EXTERIOR ASSEMBLIES SHEET FOR EXTERIOR WALL TYPES.
4. REFER TO CIVIL AND LANDSCAPE FOR EXTERIOR SURFACE MATERIALS.
5. ALL EXTERIOR STRUCTURAL STEEL THAT IS EXPOSED SHALL RECEIVE A HIGH-PERFORMANCE COATING; PNT-10.

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EXTERIOR ELEVATIONS - SOUTH & WEST

PR-201

9/19/2025 9:40:12 AM



NORTH EXTERIOR ELEVATION 1 PR-202
2' 4' 8' 16' 1/8" = 1'-0"

WORK NOTES

LEGEND

- BRK-1 — BRICK UNIT MASONRY VENEER
- FCS-1 — FIBER-CEMENT SIDING
- MP-1 — METAL PLATE WALL PANELS
- MP-3 — FORMED METAL WALL PANELS, FOR PATTERN RE:
- MP-4 — STANDING SEAM WALL PANELS
- MP-5 — CORRUGATED METAL WALL PANELS
- MP-6 — CORRUGATED, PERFORATED, METAL WALL PANELS
- CONC-1 — BOARD FORMED CONCRETE, RE: STRUCTURAL
- XX-00 — GLAZED CURTAINWALL / STOREFRONT, RE: WINDOW SCHEDULE

GENERAL NOTES

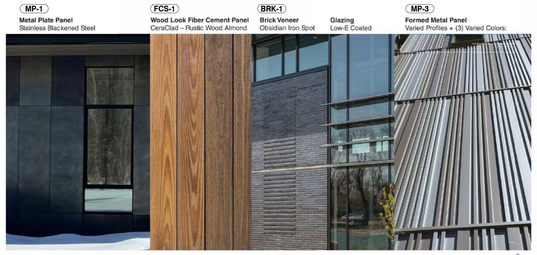
1. REFER TO WINDOW SCHEDULE SHEETS FOR WINDOW TYPES.
2. REFER TO FINISH LEGEND FOR MATERIAL TAGS.
3. REFER TO EXTERIOR ASSEMBLIES SHEET FOR EXTERIOR WALL TYPES.
4. REFER TO CIVIL AND LANDSCAPE FOR EXTERIOR SURFACE MATERIALS.
5. ALL EXTERIOR STRUCTURAL STEEL THAT IS EXPOSED SHALL RECEIVE A HIGH-PERFORMANCE COATING; PNT-10.

Material Palette

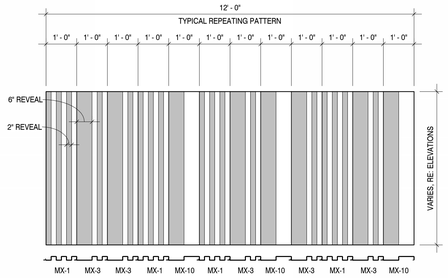


2

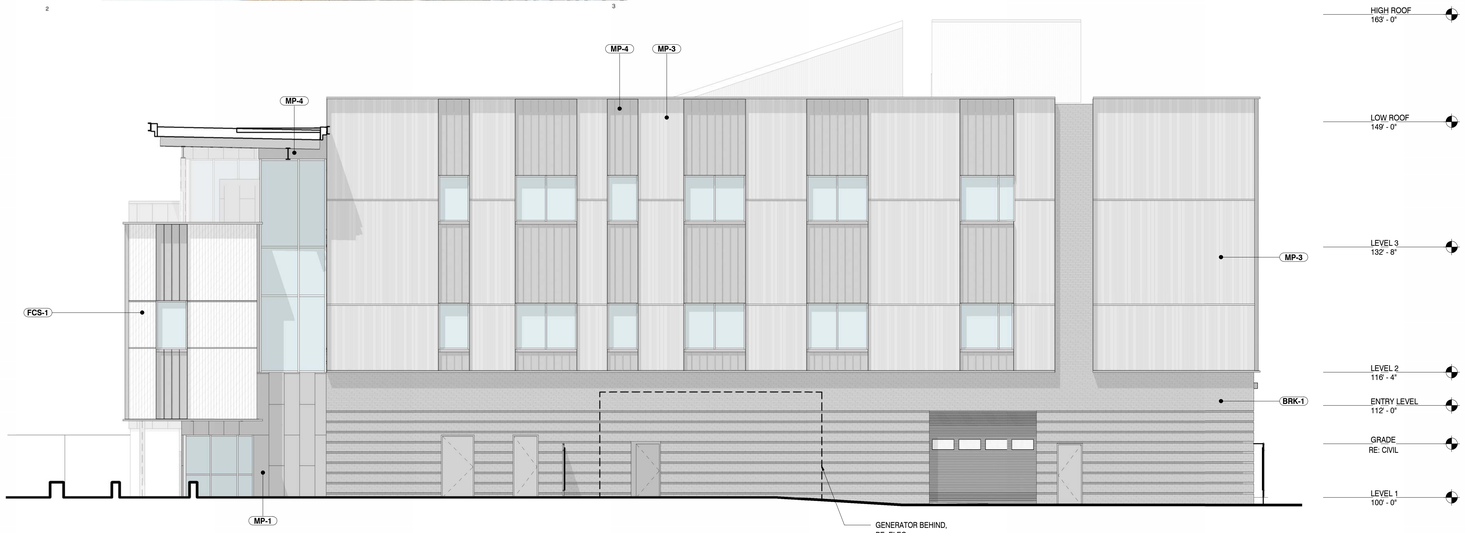
Materials Board | Update



3



TYPICAL METAL PANEL PATTERN (MP-3) 3 PR-202
6" 1' 2' 4' 1/2" = 1'-0"



EAST EXTERIOR ELEVATION 2 PR-202
2' 4' 8' 16' 1/8" = 1'-0"

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SCHEMATIC DESIGN	06 DECEMBER 2024
ToJ: SKETCH PLAN	04 MARCH 2025
100% DESIGN DEVELOPMENT	07 AUGUST 2025
ToJ: DEVELOPMENT PLAN	19 SEPTEMBER 2025

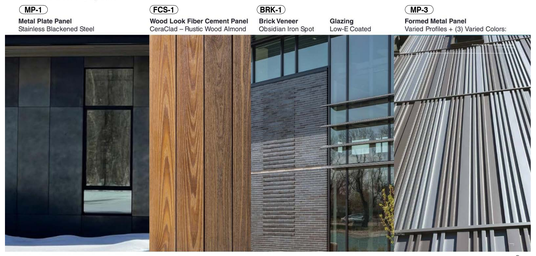
EXTERIOR ELEVATIONS - NORTH & EAST

PR-202



SCREENED PERSPECTIVE ACROSS WILLOW ST







SCREENED PERSPECTIVE FROM WILLOW ST



MAIN ENTRY - CORNER OF KING AND SIMPSON



MAIN ENTRY - CORNER OF KING AND SIMPSON



NORTH VIEW FROM KING STREET



SOUTH ELEVATION PERSPECTIVE



SOUTH ELEVATION CLOSE-UP GLASS STITCH



SIMPSON AVE - SHERIFF ENTRY & SECURE YARD DRIVE



SIMPSON AVE 'PORCH'



SIMPSON AVE - SHERIFF ENTRY CANOPY & 'PORCH'

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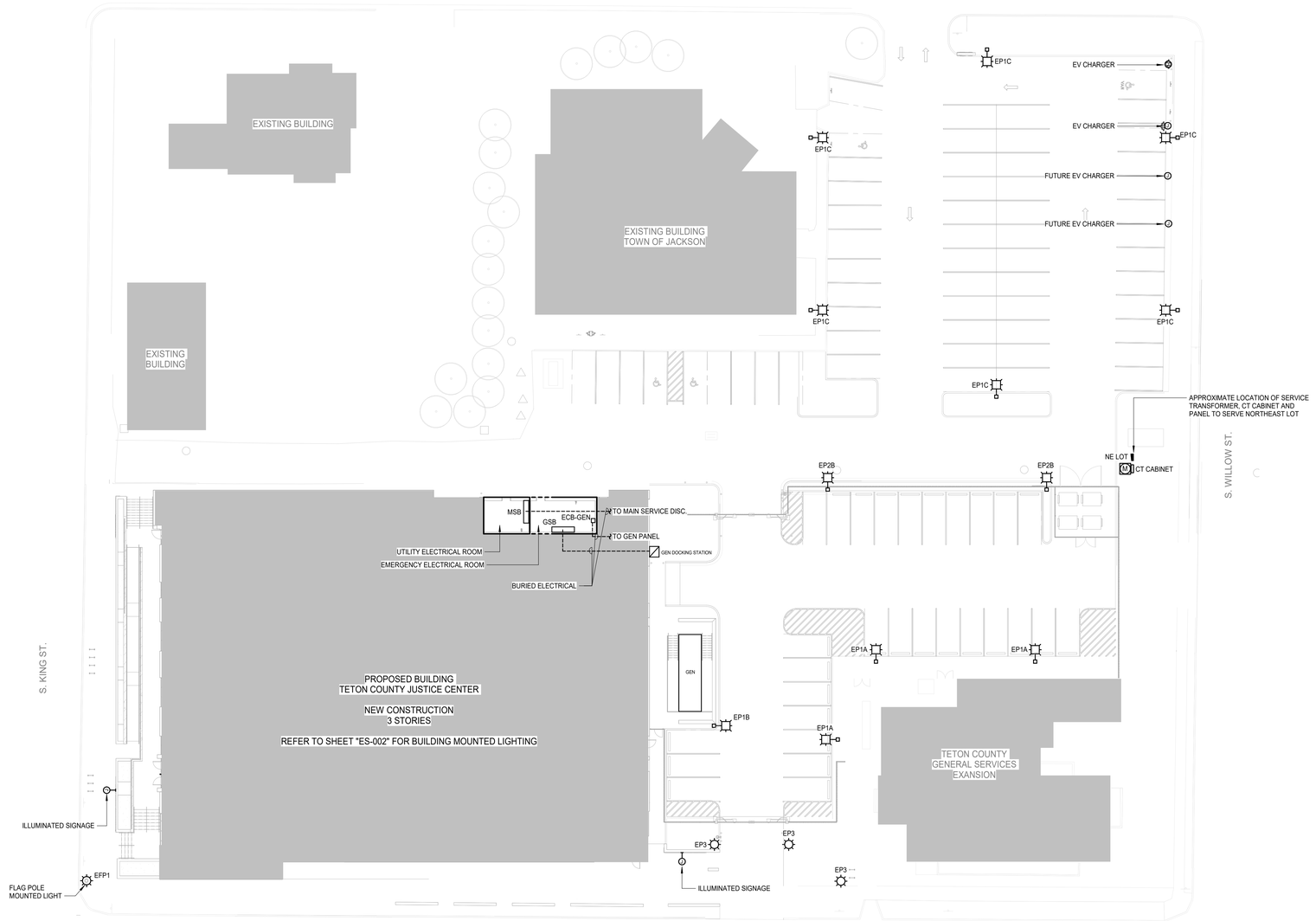
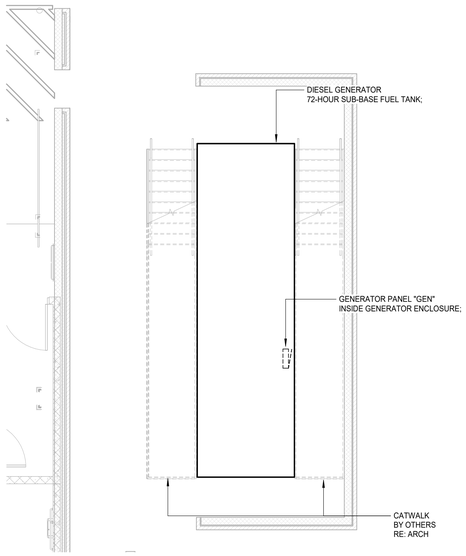
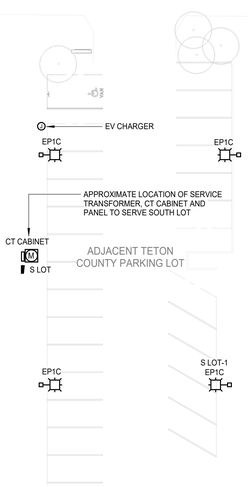
EXTERIOR PERSPECTIVES

A-215

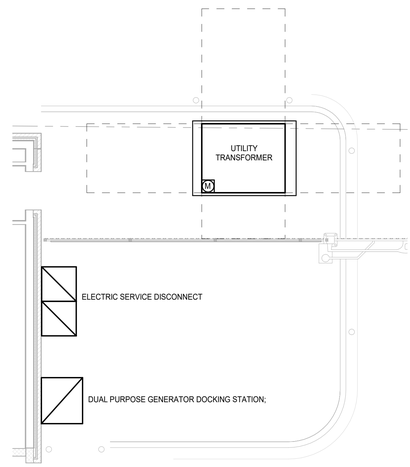




1 E-101 ELECTRICAL SITE PLAN - GENERATOR YARD
SCALE: 3/16" = 1'-0"



ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"



2 E-101 ELECTRICAL SITE PLAN - UTILITY TRANSFORMER
SCALE: 3/16" = 1'-0"

1"
IF LINE DOES NOT MEASURE 1 INCH, DRAWING IS NOT TO SCALE

1/8/2026 10:17:44 AM

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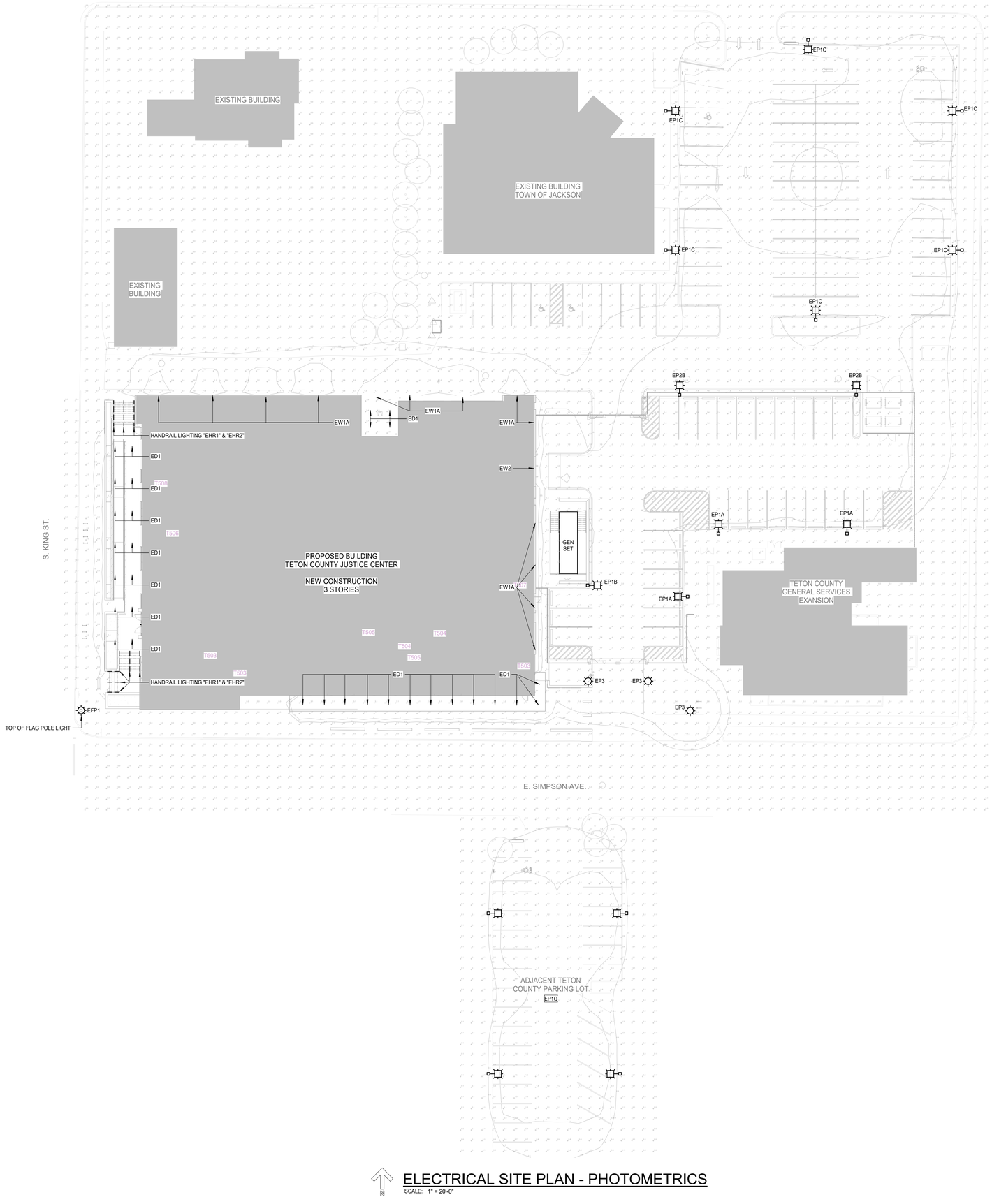
ToJ: DEVELOPMENT PLAN	19 SEPTEMBER 2025
ToJ: GRADING PERMIT	02 DECEMBER 2025
90% CD/GMP	11 DECEMBER 2025
ToJ: DEVELOPMENT PLAN REV 1	07 JANUARY 2026

ELECTRICAL SITE PLAN

ES-001



ELECTRICAL SITE PLAN - PHOTOMETRICS

SCALE: 1" = 20'-0"

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ToJ: DEVELOPMENT PLAN	19 SEPTEMBER 2025
ToJ: GRADING PERMIT	02 DECEMBER 2025
90% CD/GMP	11 DECEMBER 2025
ToJ: DEVELOPMENT PLAN REV 1	07 JANUARY 2026

ELECTRICAL SITE PLAN - PHOTOMETRICS

ES-002

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LUMINAIRE SCHEDULE - SITE

COMMON NOTES:

A. CATALOG NUMBER REFERS TO FIRST NAME LISTED UNDER MANUFACTURER PER LUMINAIRE TYPE. REMAINING MANUFACTURERS LISTED ARE CONSIDERED TO BE EQUIVALENT PRODUCTS FOR THIS PROJECT AND SHALL MEET ALL CRITERIA LISTED INCLUDING THAT CALLED FOR BY THE SPECIFIC LUMINAIRE CATALOG NUMBER. CATALOG NUMBERS DO NOT NECESSARILY REPRESENT COMPLETE CATALOG NUMBERS. ALL ITEMS LISTED IN THE DESCRIPTION SHALL BE PROVIDED.
B. REFER TO LIGHTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
C. PROVIDE UNIT PRICING FOR ALL LUMINAIRES BY TYPE AND SUBMIT WITH BID FORM.
D. PROVIDE AN EMERGENCY BALLAST TEST SWITCH FOR RECESSED DOWNLIGHTS ON CEILING ADJACENT TO LUMINAIRE.
E. PROVIDE FLICKER FREE LED DRIVERS MEETING IEEE 1789.

SPECIFIC REMARKS:

1. VERIFY FINISH WITH ARCHITECT.
2. REFER TO POLE BASE DETAIL FOR MORE INFORMATION.
3. COORDINATE EXACT MOUNTING REQUIREMENTS WITH ARHCITECT AND MANUFACTURER.

TYPE	DESCRIPTION	LAMP		BALLAST/DRIVER			APPARENT LOAD	MANUFACTURER	CATALOG SERIES	FINISH	MOUNTING	REMARKS
		COLOR	LUMENS	TYPE	DIM LEVEL	VOLTAGE						
ED1	4" ROUND EXTERIOR RATED RECESSED DOWNLIGHT. MEDIUM WIDE BATWING DISTRIBUTION, SEMI-SPECULAR FINISH	3000K	500	0-10V	1%	277 V	5 VA	GOTHAM LIGHTOLIER HALO COMMERCIAL	IVO4 C4RDL HC6	BLACK	RECESSED	1
EFP1	12" DIAMETER FLAGPOLE MOUNTED LUMINAIRE	3000K	1005	N/A	N/A	277 V	13 VA	EAGLE MOUNTAIN	STARGAZER	GOLD	TOP OF POLE	1
EHR1	EXTERIOR RATED, FIELD CUTTABLE, SLIDE-IN HANDRAIL TAPE LIGHT, SYMMETRIC LENS, DECO TOP OUTPUT, REMOTE DRIVER	3000K	36 LM/FT	0-10V	10%	120 V	10 VA	ORGANIC LIGHTING LUMINII BEAMEVER	ORGARAIL ILIGHT HANDRAIL ANNO TAPE WET	N/A	HANDRAIL	
EHR2	SIMILAR TO TYPE "EHR1" EXCEPT WITH ASYMMETRIC LENS	3000K	36 LM/FT	0-10V	10%	120 V	10 VA	ORGANIC LIGHTING LUMINII BEAMEVER	ORGARAIL ILIGHT HANDRAIL ANNO TAPE WET	N/A	HANDRAIL	
EP1A	EXTERIOR RATED POLE MOUNTED SINGLE HEAD LUMINAIRE, P1 PERFORMACE PACKAGE, TYPE 4 EXTREME BACKLIGHT CONTROL, 5 OR 7-PIN TWIST LOCK RECEPTACLE.	3000K	3454	0-10V	50%	277 V	33 VA	LITHONIA GARDCO MCGRAW EDISON	DSX0 OPTIFORM SMALL GALLEON II	BLACK	18' POLE	1,2
EP1B	EXTERIOR RATED POLE MOUNTED SINGLE HEAD LUMINAIRE, P2 PERFORMACE PACKAGE, TYPE 4 MEDIUM DISTRIBUTION, 5 OR 7-PIN TWIST LOCK RECEPTACLE.	3000K	6018	0-10V	50%	277 V	45 VA	LITHONIA GARDCO MCGRAW EDISON	DSX0 OPTIFORM SMALL GALLEON II	BLACK	18' POLE	1,2
EP1C	SIMILAR TO TYPE "EP1A" EXCEPT AT 120V	3000K	3454	0-10V	50%	120 V	33 VA	LITHONIA GARDCO MCGRAW EDISON	DSX0 OPTIFORM SMALL GALLEON II	BLACK	18' POLE	1,2
EP2B	EXTERIOR RATED POLE MOUNTED SINGLE HEAD LUMINAIRE, P3 PERFORMANCE PACKAGE, TYPE 5 MEDIUM DISTRIBUTION, 5 OR 7-PIN TWIST LOCK RECEPTACLE.	3000K	8812	0-10V	50%	277 V	69 VA	LITHONIA GARDCO MCGRAW EDISON	DSX0 OPTIFORM SMALL GALLEON II	BLACK	18' POLE	1,2
EP3	EXTERIOR RATED POLE MOUNTED POST TOP LUMINAIRE, FLAT GLASS FROSTED LENS, TYPE 5 DISTRIBUTION, P10 PERFORMANCE PACKAGE, 5 OR 7-PIN TWIST LOCK RECEPTACLE	3000K	2900	0-10V	50%	277 V	23 VA	CYCLONE LUMEC LUMCA	LEVANTO CLE17T4B MPTC-C CT-CITII	RAL 6005	8' POLE	1,2,3
EW1A	EXTERIOR RATED WALL MOUNTED AREA LIGHT WITH VISUAL COMFORT FORWARD THROW OPTIC, P0 PERFORMANCE PACKAGE, ELECTRONIC DRIVER (0-10V), INTEGRAL WIRELESSS CONTROLS	3000K	750	0-10V	50%	277 V	4 VA	LITHONIA GARDCO MCGRAW EDISON	WDGE1 GWS GEKKO	BLACK	WALL	1
EW2	EXTERIOR RATED WALL MOUNTED AREA LIGHT TYPE 4 MEDIUM DISTRIBUTION, P1 PERFORMANCE PACKAGE, ELECTRONIC DRIVER (0-10V), INTEGRAL WIRELESSS CONTROLS	3000K	1821	0-10V	50%	277 V	12 VA	LITHONIA GARDCO MCGRAW EDISON	DSXW1 GWS GEKKO	BLACK	WALL	1
EW3	EXTERIOR RATED WALL MOUNTED AREA LIGHT WITH VISUAL COMFORT WIDE DISTRIBUTION, P2 PERFORMANCE PACKAGE, ELECTRONIC DRIVER (0-10V)	3000K	1997	0-10V	50%	277 V	15 VA	LITHONIA GARDCO MCGRAW EDISON	WDGE2 GWS GEKKO	BLACK	WALL	1

ED1

gotham | IVO™

Luminaire Type:
Catalog Number:

IVO™ 4" Round Downlight
New Construction

TRIM STYLES AND COLORS

Parabolic

4.5" x 8.2" x 11.0"

New construction housing shown. Please see page 6 for full set of dimensional drawings.

Flange Styles: Flanged, Flangeless, Flangeless in Millwork

Reflector Colors: Clear Alzak, Gold, Pewter, Wheat, Black, White, White Anti-Microbial, Soft White, Bronze

QUICK SPECIFICATIONS

Feature Set

- Perfect Color™ consistency within ½-step MacAdam Ellipse
- Exceptional color rendering with 80 CRI, 90 CRI, or 95 CRI minimum
- Bounding Ray™ optical design delivers low brightness apertures for a comfortable lighting experience
- 45° visual cut-off angle to source
- Up to 90% lumen maintenance at 55,000 hours
- Wet Location optional, covered ceiling
- Easy installation and servicing with snap-in Driver
- Batwing distributions with feathered edges to provide even illumination fixture-to-fixture
- Clean beams with soft transitions from narrow spot up to wide flood distributions
- Field changeable optics available every 5°

Distribution / Beam Angles

Superior Perfomance*

Nominal Lumens	05LM	07LM	10LM	15LM	20LM	25LM	30LM	35LM	40LM	45LM
Delivered Lumens	493	735	991	1486	1968	2447	2732	3313	3796	4236
Wattage	5.1	7.3	9.8	15.0	20.5	26.8	29.7	34.4	41.8	45.3
Lumens per Watt	96	100	101	99	96	91	92	96	91	94

*Based on 3500K MWD 80CRI P AR LSS

PRODUCT FAMILY

IVO 4" Round Product Family: Downlight, Lensed WW, Surface Cylinder, Pendant Cylinder, Wall Cylinder, Wall Adjustable Cylinder

NOM, RoHS COMPLIANT, WET LOCATION, nLIGHT

EW1

WDGE1 LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

(Approximate Lumens (4000K, 80CRI) for P0–P6)

Ordering Information — EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	Shipped included: SRM Surface mounting bracket; ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3] Shipped separately: AWS 3/8inch Architectural wall spacer[4]; PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[4]

Options	
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[4]

Finish: DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white; DSSTXD Textured sandstone

LITHONIA LIGHTING. COMMERCIAL OUTDOOR — One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com — WDGE1 LED Rev. 04/02/25
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EW3

WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Catalog Number
Notes
Type

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview (same table as above)

Ordering Information — EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0[1] P1[2] P2[2] P3[2] P4[2]	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K AMB[3] Amber	70CRI[4] 80CRI LW[3] Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347[5] 480[5]	Shipped included: SRM Surface mounting bracket; ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[6] Shipped separately: AWS 3/8inch Architectural wall spacer[7]; PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available[7]

Options: E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min); E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min); PE Photocell, Button Type[8]; DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[9]; BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.; CCE Coastal Construction[7]

Standalone Sensors/Controls: PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.; PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.; PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.; PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls: NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.; NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.; NLTAIREM2 PIR Embedded wireless controls by nLight with UL924 listed emegency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.; NLTAIREM2 PIRH Embedded wireless controls by nLight with UL924 listed emegency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.

See page 4 for out of box functionality

Finish: DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white; DSSTXD Textured sandstone

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EW2

D-Series Size 1
LED Wall Luminaire

Catalog Number
Notes
Type

Specifications

Luminaire — Width: 13-3/4" (34.9 cm); Depth: 10" (25.4 cm); Height: 6-3/8" (16.2 cm); Weight: 12 lbs (5.4 kg)

Back Box (BBW, E20WC) — Width: 13-3/4" (34.9 cm); Depth: 4" (10.2 cm); Height: 6-3/8" (16.2 cm); BBW Weight: 5 lbs (2.3 kg); E20WC Weight: 10 lbs (4.5 kg)

For 3/4" NPT side-entry conduit (BBW only)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information — EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens P2 2200 Lumens P3 3200 Lumens P4 4300 Lumens P5 5200 Lumens P6 7200 Lumens P7 10000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 57K 5700K AMBPC Amber PC[1] AMBLW Amber LW[1,3]	70CRI 70CRI 80CRI 80CRI[2] AMCRI Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare[4] T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back Light Control Type 3[4] BLC4 Back Light Control Type 4[4]	MVOLT 120[5] 208[5] 240[5] 277[5] 347[5,6] 480[5,6] HVOLT[6]	Shipped included: SRM Surface mounting bracket; BBW Surface-mounted back box (for conduit entry)[7]	Shipped installed: PE Photoelectric cell, button type[8]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); PIR 180° motion/ambient light sensor, <15' mtg ht[9]; PIRH 180° motion/ambient light sensor, 15-30' mtg ht[9]; PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[9]; PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[9]; E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant[10]; E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant[10]

Other Options — Shipped installed: SF Single fuse (120, 277 or 347V)[5,11]; DF Double fuse (208, 240 or 480V)[5,11]; HS House-side shield[12]; SPD Separate surge protection. Shipped separately[12]: BSW Bird-deterrent spikes; VG Vandal guard; DDL Diffused drop lens

Finish (required): DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white; DSSTXD Textured sandstone

Accessories (Ordered and shipped separately): DSXWHS U House-side shield (one per light engine); DSXWBSW U Bird-deterrent spikes; DSXW1VG U Vandal guard accessory

NOTES
1. Only available with P1 and P6 Packages.
2. Not available with 57K.
3. Only Available with AMCRI.
4. Not available with HS Option.
5. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6. Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9. Reference Motion Sensor table on page 3. Not available with DMG.
10. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
11. Not available with E20WC and E10WH.
12. Also available as a separate accessory; see Accessories information.

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EFP1

EAGLE MOUNTAIN — Flag & Flagpole

STARGAZER LED Downlight/External Truck Combo

DarkSky Approved — Commercial Luminaire

The StarGazer is a revolutionary downlight that incorporates the latest LED technology into flagpole lighting. A unique triangulation method of LED placement and the curvature of the fixtures optical design create outstanding performance with the most efficient distribution of light. The downlight design prevents your flagpole lighting from contributing to light pollution created by traditional up lights, allowing the StarGazer to achieve International Dark Sky Association's "Dark Sky Approved" certification. (M) option for use on flag sizes up to 15'x 25', these commercial-grade LED's are rated for 50,000 hours, providing 25 times longer lamp life than halogen lamps (12+ years with photocell).

Features & Specifications

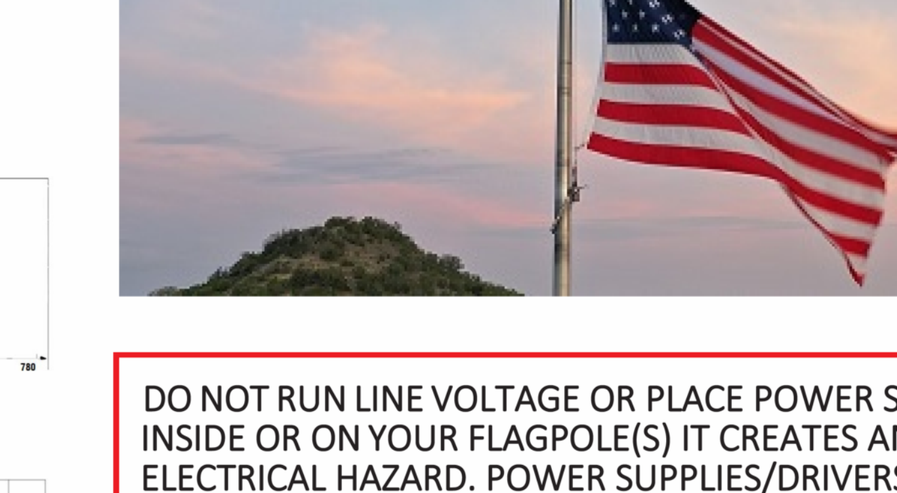
- LED Downlight/Truck Combo - Eliminates the need for a separate ornament and pulley system
- Cap Style Truck accommodates flagpoles with a 3.5" top diameter
- Includes 60' (standard) factory-installed, low-voltage cord. Available in 100' & 150' options
- Above-Ground, In-Ground, Marine Grade & Faux Rock Power Supply options
- One Power Supply can power up to 3 (M) StarGazers on the same circuit and can be remotely located up to 150' from the light source(s)
- Includes a 3 year warranty.
- DarkSky approved with Amber or 3000K only.



Made in USA

(M) Size Option Performance
- Input Watts/Amps (LM-79 reported): 13W/ 0.50 A
- Input Voltage: 24V DC
- Color Accuracy (CRI): 90+
- Temperature Range: -40°F to 149°F
- LED Source IP Rating: IP67
- Lumens: Amber=987; 3000K=1,005; 5000K=1,085
- B-U-G Rating: B0-U0-G0
- Fixture EPA = 0.3 Sq Ft

AMBER LED Option — PRODUCT LIGHTING NANOMETER; FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION'S STANDARD



DO NOT RUN LINE VOLTAGE OR PLACE POWER SUPPLY INSIDE OR ON YOUR FLAGPOLE(S) IT CREATES AN ELECTRICAL HAZARD. POWER SUPPLIES/DRIVERS MUST BE INSTALLED OUTSIDE OF THE FLAGPOLE, AND MUST REMAIN IN THE PROVIDED ENCLOSURE BOX. MUST BE INSTALLED BY A LICENSED ELECTRICIAN. DO NOT BURY ABOVE-GROUND POWER SUPPLY

c UL us LISTED

United States Patent No.: US 10,808,913 B1

Eagle Mountain Flag | 333 FM 2325 Wimberley, TX 78676 | 512-847-0010 | emflag.com

EP1A, EP1B, EP1C, EP2B

D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (18.9 cm)
Weight: 23 lbs (10.4 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Design Select options indicated by this color background.

Ordering Information — EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution	Voltage	Mounting
DSX0 LED	Forward optics: P1, P2, P3, P4, P5, P6, P7 Rotated optics: P10[1], P11[1], P12[1], P13[1]	(this section 70CRI only) 30K 3000K; 40K 4000K; 50K 5000K 27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K	70CRI (x3) 80CRI (x5)	AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T3LG Type III low glare[3]; T4M Type IV medium; T4LG Type IV low glare[3]; TFTM Forward throw medium; T5M Type V medium; T5LG Type V low glare; T5W Type V wide; BLC3 Type III backlight control[3]; BLC4 Type IV backlight control[3]; LCCO Left corner cutoff[3]; RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4]; HVOLT (347V-480V)[5,6]; XVOLT (277V-480V)[7,8]; 120[16,24]; 208[16,24]; 240[16,24]; 277[16,24]; 347[16,24]; 480[16,24]	Shipped included: SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole); RPA Round pole mounting (#8 drilling, 3" min. RND pole); SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole)[9]; RPA5 Round pole mounting (#5 drilling, 3" min. RND pole)[9]; SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole); WBA Wall bracket[10]; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options — Shipped installed: NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,18,19]; PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,18,19]; PER NEMA twist-lock receptacle only (controls ordered separate)[14]; PER5 Five-pin receptacle only (controls ordered separate)[14,19]; PER7 Seven-pin receptacle only (controls ordered separate)[14,19]; FAO Field adjustable output[15,19]; BL30 Bi-level switched dimming, 30%[16,19]; BL50 Bi-level switched dimming, 50%[16,19]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]

Other options — Shipped installed: HS Houseside shield (black finish standard)[20]; L90 Left rotated optics[1]; R90 Right rotated optics[1]; CCE Coastal Construction[21]; HA 50°C ambient operation[22]; BAA Buy America(n) Act and/or Build America Buy America Qualified; SF Single fuse (120, 277, 347V)[24]; DF Double fuse (208, 240, 480V)[24]. Shipped separately: EGSR External Glare Shield (reversible, field install required, matches housing finish); BSDB Bird Spikes (field install required)

Finish (required): DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

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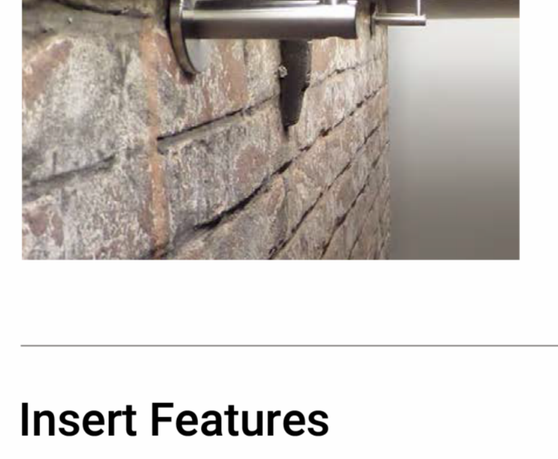
EHR1 & EHR2

ORGARAIL. Illuminated Handrail INSERT System
Patents pending

ORGANIC LIGHTING

Project
Date



A unique slide-in Handrail lighting insert that is field adjustable and provides easy installation or replacement with almost no effort and less connections than traditional systems. The INSERT System can be installed into new or existing Round, Square, or Rectangular Handrails 1.5" - 4" ØD. Our patent pending slide-in system speeds up installation, making end-of-life maintenance easy, and converting traditional inserts and pucks into a linear and replaceable system with one connection every 66ft.

Insert Features

- Retrofit most manufacturers Cap Rails.
- Converts existing illuminated rails to an easily maintainable lighting system.
- Simple and secure Slide-in design.
- Compatible with 1.5" / 1.66" / 1.9" up to 4" ØD guardrails.
- Reduces electrical connections.
- Symmetric or Asymmetric lens.

OrgaLED® Features

- MAX LED run length of 66ft with remote power supply.
- Standard color temperatures in 2700K, 3000K, 3500K, 4000K, 5000K.
- Dimmable.
- 94 CRI+.
- 60,000 hour LED life.
- Low voltage 24VDC, Class 2.
- IP40; IP67 wet location.
- Warranty: 5 years.
- Bug Rating: B0-U0-G0.

OrgaRail Insert SYSTEM features housing with slide-in OrgaLED LED installation.

Peel & Stick

ORGARAIL. INSERT System
Patents Pending

Applications: Round (1.66", 1.37"), Square (1.58", 1.57", 0.93"), Rectangular (2.36")

Profile Dimensions: 0.73", 0.75", 3M Adhesive, OrgaRail Insert Housing Profile (4' Sections), OrgaLED strip position

Specifications sheets are subject to change without notification.
Organic Lighting® | 12203 Magnolia Ave Suite 1, Riverside, CA 92503 | 626.969.6140 | organiclighting.com | 02/2023 V21 — Page 1 of 4

EP3

cyclone

Levanto CLE17T4B
Approval – Specification

Project:
Qty: Luminaire:
Order:
Type:

24" (61 cm); 34 3/4" (89 cm)

EPA: 0.70 ft² Weight: 34.9 lbs / 15.8 kg

Base module: Cast A356 round aluminum shape. Complete with removable door module, equipped with a tool-free opening system, that provides a tight compression when closed. This allows access to the block connector and driver module. The pole-top fitter is self-leveling and retained using set screws. Fits on a 4" (10cm) outside diameter x 3" (7cm) long tenon.

Frame module: Four (4) cast aluminum A356 arms are welded to the base module. A cast aluminum ring is welded to the upper end of the arms to support the optical module.

Roof module: The roof module is capped with a A356 cast aluminum decorative dome, complete with a decorative spun aluminum skirt.

Optical module: The molded A384.0-F aluminum heat sink is designed to minimize the temperature of the LEDs, increasing their longevity and efficiency. The high efficiency Orion LED optical engine is mechanically assembled on the heat sink. The optical lenses are cured directly on the LED board and offer an IP66 ingress protection rating. The lifetime of the LEDs is 100,000 hours. It is based on the LM-80 test and extrapolated with TM-21. This data is calculated when 50% of the LEDs produce 70% of their initial luminous flux (L70). The minimum color rendering index (CRI) is 70. The optical lenses are made of acrylic and designed to illuminate only where needed while achieving excellent uniformity with maximum spacing. Produce 0% uplight. The combination of two distribution types (backward optics) is also available in the same optical module. Tempered clear (FCG) or frosted (FGF) flat glass lenses are attached to a cast aluminum frame. With the No Lens (NL) option, a white decorative acrylic protection plate is mechanically assembled under the optical module. The available light distribution types are T1, T1A, T1AHS, T2, T2HS, T2M, T2MHS, T3, T3HS, T3M, T3MHS, T4, T4HS, T5. The crosswalk optic (TCW) for pedestrian crossing is also available.

Driver module: Class 1 (P70 and P80) or Class 2 (P10 to P60). Primary tension is of 120 to 480VAC Volts, 50/60Hz, THD max 20% with a high-power factor of 90%. Operating temperature is -40°F (-40°C) to 113°F (45°C). The regulator offers an output of 0-10 Volts and is ROHS compliant. Assembled with pull-out connectors. Complete with 10kV/5kA or 20kV/10kA tripolar surge protection for live-MALT, live-neutral and neutral-MALT lines according to IEEE/ANSI C62.41 2002 C.

Wiring / Hardware: Type TEWT 14-7 AWG, 12" (30.5cm) minimum exceeding luminaire. All electrical connections between the modules are provided with quick-disconnect connectors for easy maintenance. All outside accessible hardware is made of 304 stainless steel.

Color: All Cyclone colors are available in textured (TX) or smooth (SM) finish. A durable polyester powder coating is applied and meets the AAMA 2604 requirements (5 years exposure to all weather conditions). The finish meets the ASTM G7, B117, D1654 and D2247 requirements relative to salt spray and humidity resistance. **Cyclone recommends a textured finish for this product.**

Warranty: 5-year limited warranty. Complete warranty terms located at: http://www.cyclonelighting.com/assets/Legal/Cyclone-Sales-TermsConditions-en.pdf

Stamp/Approval:
Name: Date:
Name:
Date:
Page 1 of 2

Cyclone Lighting: 2175 Des Entreprises Blvd, Terrebonne (QC) Canada J6Y 1W9 www.cyclonelighting.com — Rev. 2024/06
Phone: 1-866-436-5500 - info@cyclonelighting.com
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1/6/2026 10:17:48 AM

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24-031

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Jackson, WY, 83001
307 732 8409

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www.amdarchitects.com

Associate Architect
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150 S Main St, Buffalo, WY 82834
307 621 7011
www.klaa.com

Mechanical, Electrical & Plumbing Engineers
Cator, Ruma & Associates, Co.
896 Tabor Street, Lakewood, CO 80401
303 232 200
www.catorruma.com

Technology, AV & Security Engineers
BCER Engineering Inc
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719 533 1112
www.bcer.com

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HMN Architects
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Overland, KS, 66210
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Kath Williams + Associates, Inc.
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www.group14eng.com

Food Consultant
Jedrziewski Designs
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Salt Lake City, Utah 84105
801 403 9073
www.JedrziewskiDesigns.com

Acoustic Consultant
Big Sky Acoustics
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406 457 0407
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Owner's Representatives
Wember
7350 E Progress Pl #100
Greenwood Village, CO 80111
303 378 4130

Berning Project Management
PO Box 485
Victor, ID 83455
307 699 3733

NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT	07 AUGUST 2025
ToJ: DEVELOPMENT PLAN	19 SEPTEMBER 2025
ToJ: GRADING PERMIT	02 DECEMBER 2025
90% CD/GMP	11 DECEMBER 2025
ToJ: DEVELOPMENT PLAN REV 1	07 JANUARY 2026

ELECTRICAL SCHEDULES

ES-003

WEMBER BPM BERNING PROJECT MANAGEMENT

7350 E. Progress PL STE 100.
Greenwood Village CO, 80111
303-378-4130

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August 5, 2025

Dear Property Owner or Resident:

This letter is being sent to you to let you know about a development proposal, the Teton County Justice Center, to replace the existing Teton County Courthouse and Detention Center, and to invite you to a neighborhood information meeting / open house where you can learn about the proposed project and ask questions of the applicant.

Teton County Justice Center is an application for new construction at 180 S King Street. The project is being submitted for the Final Development Plan. The property is zoned Public/Semi-Public (P/SP) and is 1.8 acres in size. The property presently contains the Teton County Courthouse, Hansen Courthouse, Teton County Detention Center, and the Teton County General Services Building. The proposed project would demolish the existing Courthouse and Detention Center and construct a new Judicial Center Building that will house the County Courthouse and Detention Center. The Hansen Courthouse and General Services Building will remain. Additional parking is part of the project and will be built in the location of the existing Detention Center.

We welcome and encourage your participation, as your input is an important part of the development review process. Please join us for a neighborhood meeting/open house to discuss the proposal on August 20th from 5:00 pm to 7:00 pm. The meeting will be held at Jackson Hole Firehouse #1 training room at 60E. Pearl Ave, Jackson, WY (the training room can be accessed from the alley behind Firehouse #1). The meeting is an opportunity for you to provide input on the project and to have your questions answered directly by the applicant and their consultants. Planning Department Staff may attend to provide advice about the applicable provisions of the Land Development Regulations, but staff will not facilitate or become involved in discussions about the advantages or disadvantages of the proposal.

If you are unable to attend the meeting, but would like to provide input or ask questions, please contact the County's Owner's Representative, Tom Farrens, Project Manager at Wember at 307-677-2219 or tfarrens@wemberinc.com. We look forward to seeing you at the meeting.

NOTICE OF NEIGHBORHOOD MEETING / OPEN HOUSE

August 20th, 5:00 pm -7:00 pm

Location of Meeting: Jackson Hole Firehouse #1 training room at 60E. Pearl Ave, Jackson, WY

A neighborhood meeting / open house will be held to inform interested parties about:

REQUEST: Information prior to Development Plan submission

PROPOSAL: Teton County Justice Center construction project

For information regarding this meeting or the proposal, please contact:

Teton County Owner's Representative - Tom Farrens at (307)-677-2219

Posting Date: August 6th, 2025

WEMBER
7350 E. Progress PL STE 100
Greenwood Village, CO 80111
303-378-4130
www.wemberinc.com/blog
facebook.com/Wemberinc
wemberinc.com

BPM
BERNING PROJECT MANAGEMENT
PO Box 485
Victor, ID 83455
307-699-3733
www.berningpm@gmail.com

Meeting Agenda

Project Name:	**Teton County Relocation Services / Justice Center**
Wember Inc. Project Number:	2023.18
Meeting Date:	August 20, 2025, 5:00 – 7:00 PM
Location:	On-line – Teams Meeting
Purpose:	Neighborhood Meeting Development Plan Meeting

1. **Introduction**
   a. Teton County
      i. Introduction
      ii. Mark Erwin – Director of General Services
      iii. Josiah Nash – Facilities Maintenance Manager

   b. Wember / Berning Project Management
      i. Tom Farrens – Main Contact (307) 677-2219
      ii. Jason Berning – (307) 699-3733

   c. Anderson Mason Dale - Architect
      i. Role on the Project
      ii. James Taylor – Principal
      iii. Stephan Hall – PM
      iv. CLB Architects – Cary Lakeman – Senior PM

   d. DPR Construction (formerly GE Johnson Construction – Wyoming) – Construction Manager
      i. Role on the Project
      ii. Tony Glawe – Project Executive
      iii. Steve Piel – Superintendent
      iv. John Seal – Project Manager

2. **PROJECT INTRODUCTION/DESCRIPTION**
   a. This meeting is required to be held prior to the submittal of the Development plan review to the Town of Jackson. Additional meetings will be held prior to the start of construction with the CMAR to inform the neighborhood of timelines and possible disruptions.

   b. This project will require a Conditional Use Permit and will include a Public Hearing that will be advertised.

   c. The project is located at 180 S. King Street, Jackson, WY 83001

   d. All addresses within 200’ of the site were invited to this meeting.

   e. The Teton County Justice Center is projected to be approximately 78,000 to 83,000 sf. It will involve the demolition of the existing Teton County Courthouse and the construction of a new facility that will also include three courtrooms, a Detention Center, a Sheriff’s Office, a Dispatch Center, and the County attorney's offices, along with other Courthouse-related functions. Additional small remodel projects at the temporary office space, as identified by the owner, may be required prior to the start of the Justice Center project.

3. **COMMUNICATIONS**
   a. All questions are to be addressed to the Owner's Representative – Tom Farrens – Project Manager. tfarrens@wemberinc.com

4. **SCHEDULE**

   a. Proposed Project Timeline:

Design Development	January 2025 - July 2025
Construction Documents	August 2025 – January 2026
Permitting/ GMP	December 2025 – February 2026
Construction	Spring 2026 – Fall 2028 (30 Months)

(subject to change)

5. **Presentation**
   a. Review of public presentation.

6. **QUESTIONS**

7. **WRAP UP AND NEXT STEPS**

   a. Major Questions and comments will be included in the Development Plan Submittal

8. **ADJOURNMENT**

Only one community member attended the August 20th Neighborhood Meeting. One community member, who was not able to attend the meeting called Tom Farrens for information regarding the meeting and had additional questions about the project.

Comments from Attendee:
Pam Niner requested general information about the project.

Comments and questions from pre-meeting phone call:
Bill Barnes (called Tom Farrens August 18, 2025) asked questions about the size of the new building and it's location on the project site. He was concerned that his views to the the south would be blocked by the new building. His residence is located on the second level of 199 E. Pearl street. He was informed that the project is located on the west side of the block and would not directly block his view to the south. Mr. Barnes had additional general questions about the project regarding schedule and scope of the project. These were answered during the phone call.

WEMBER

7350 E. Progress PL STE 100
Greenwood Village, CO 80111
303-378-4130

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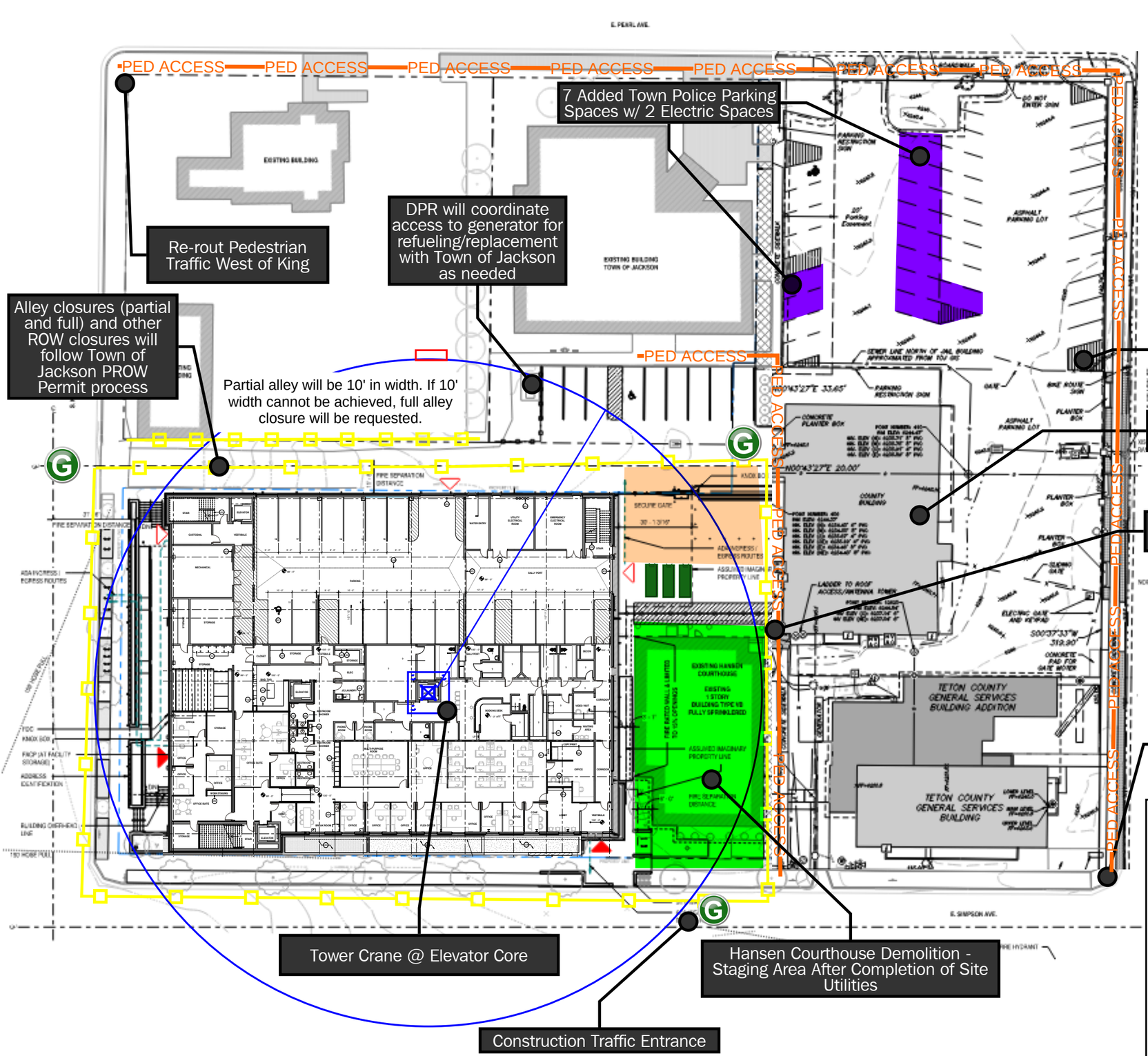
Teton County Justice Center Neighborhood Meeting
August 20, 2025 5:00 – 7:00 PM

Name	Address	Phone	E-mail Address
Kristen Waters	PO Box 203 Teton Village 83025	402-960-4078	kwaters@tetoncountywy.gov
Pam Niner	P.O. Box 6754 / 83002	307-203-561-3130	pjniner@yahoo.com
Bill Barnes (called in)	199 East Pearl #201		barnesp413@gmail.com



FEBRUARY 2026
PHASE 1: DEMOLITION OF EXISTING COURTHOUSE

MAY 2026 - MAY 2028
PHASE 2 : CONSTRUCTION OF NEW TETON COUNTY JUSTICE CENTER

Alley closure approximate timelines (subject to change):
April 2026 to July 2026 - Full closure for shoring sewer relocation
Partial closure for shoring continues through end of September 2026
Re-open full alley October 2026 to December 2026
January 2027 to May 2027 - partial closure for north exterior work
June 2027 to August 2027 for remaining utilities and alley re-paving
Re-open Alley from September 2027 through end of Phase 2

DPR CONSTRUCTION

Legend

- Unloading Zone
- Site Fencing
- Dumpsters
- Gate
- Pedestrian Access

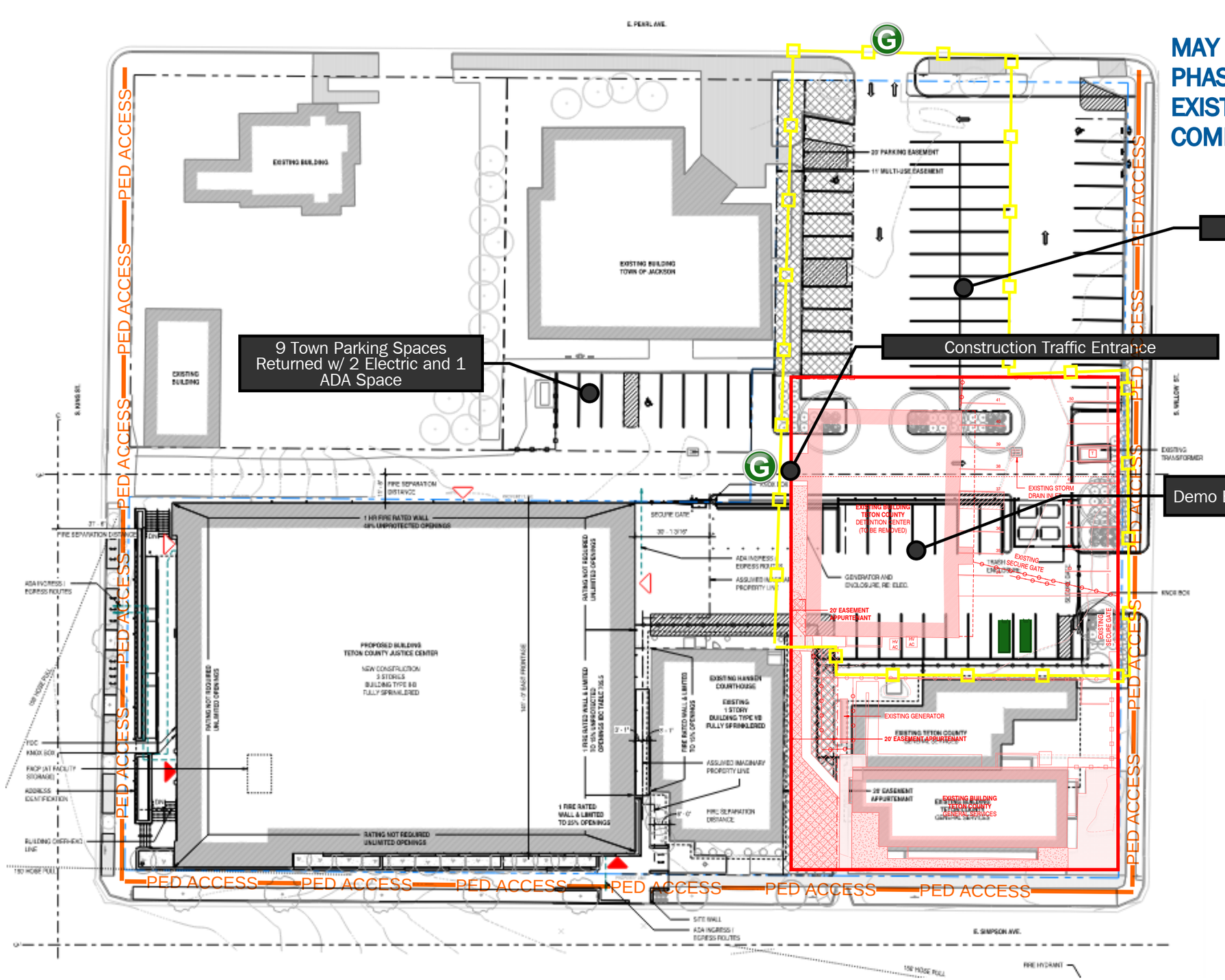
Notes

Contractor Parking Offsite

Teton County Justice Center
Logistics Plan

Site Logistics, Access & Management
Scale: NTS

MAY - AUGUST 2028
PHASE 3 : DEMOLITION OF EXISTING DETENTION CENTER & COMPLETION OF PARKING LOT



Legend

- Unloading Zone
- Site Fencing
- Dumpsters
- Gate
- Pedestrian Access

Notes

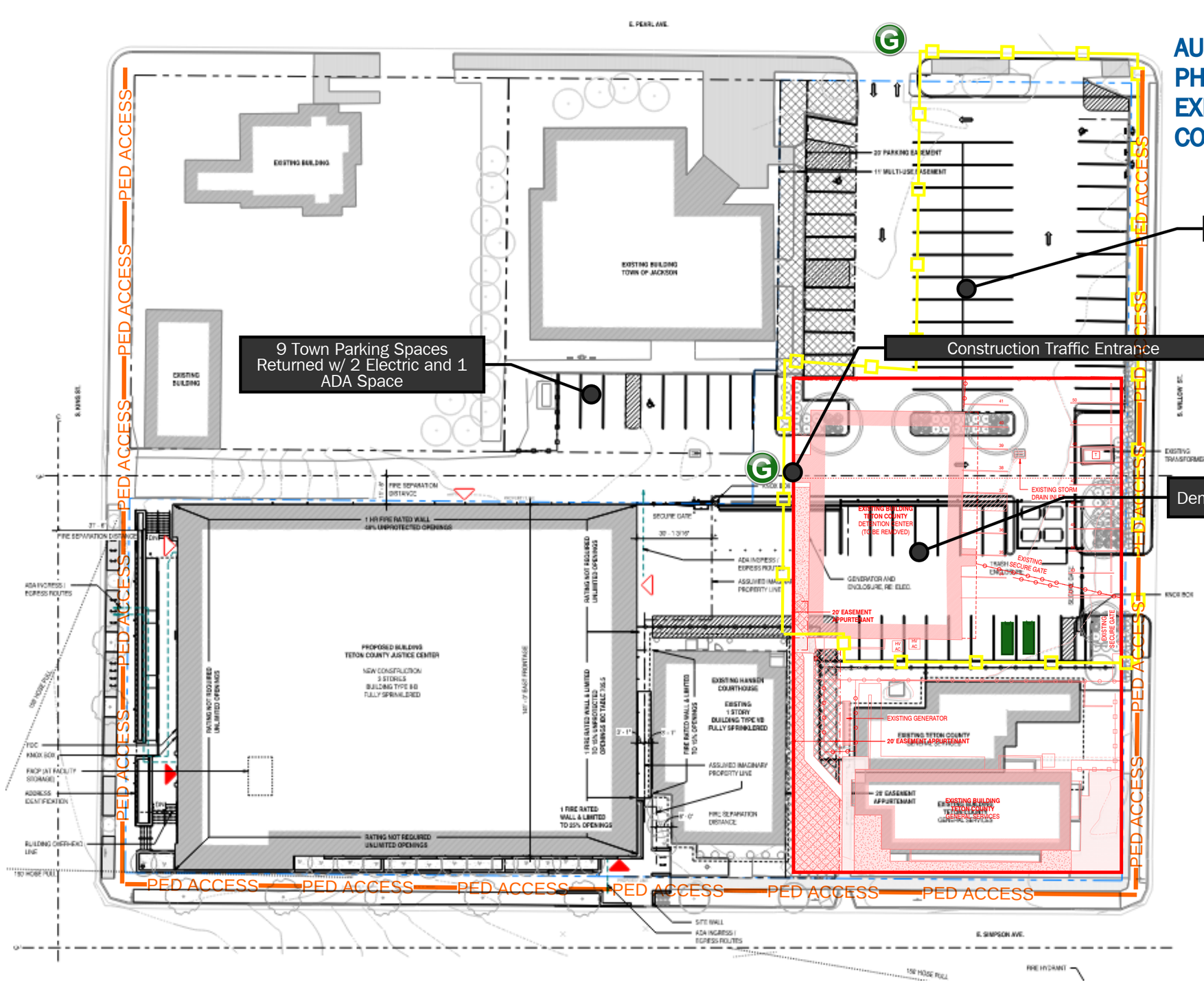
Contractor Parking Offsite

Contractor to Utilize Temporary Courthouse Modulars for Construction Admin Offices and Parking

Site Logistics, Access & Management
Scale: NTS

Teton County Justice Center
Logistics Plan

AUGUST - OCTOBER 2028
PHASE 3 : DEMOLITION OF EXISTING DETENTION CENTER & COMPLETION OF PARKING LOT



Legend

- Unloading Zone
- Site Fencing
- Dumpsters
- Gate
- Pedestrian Access

Notes

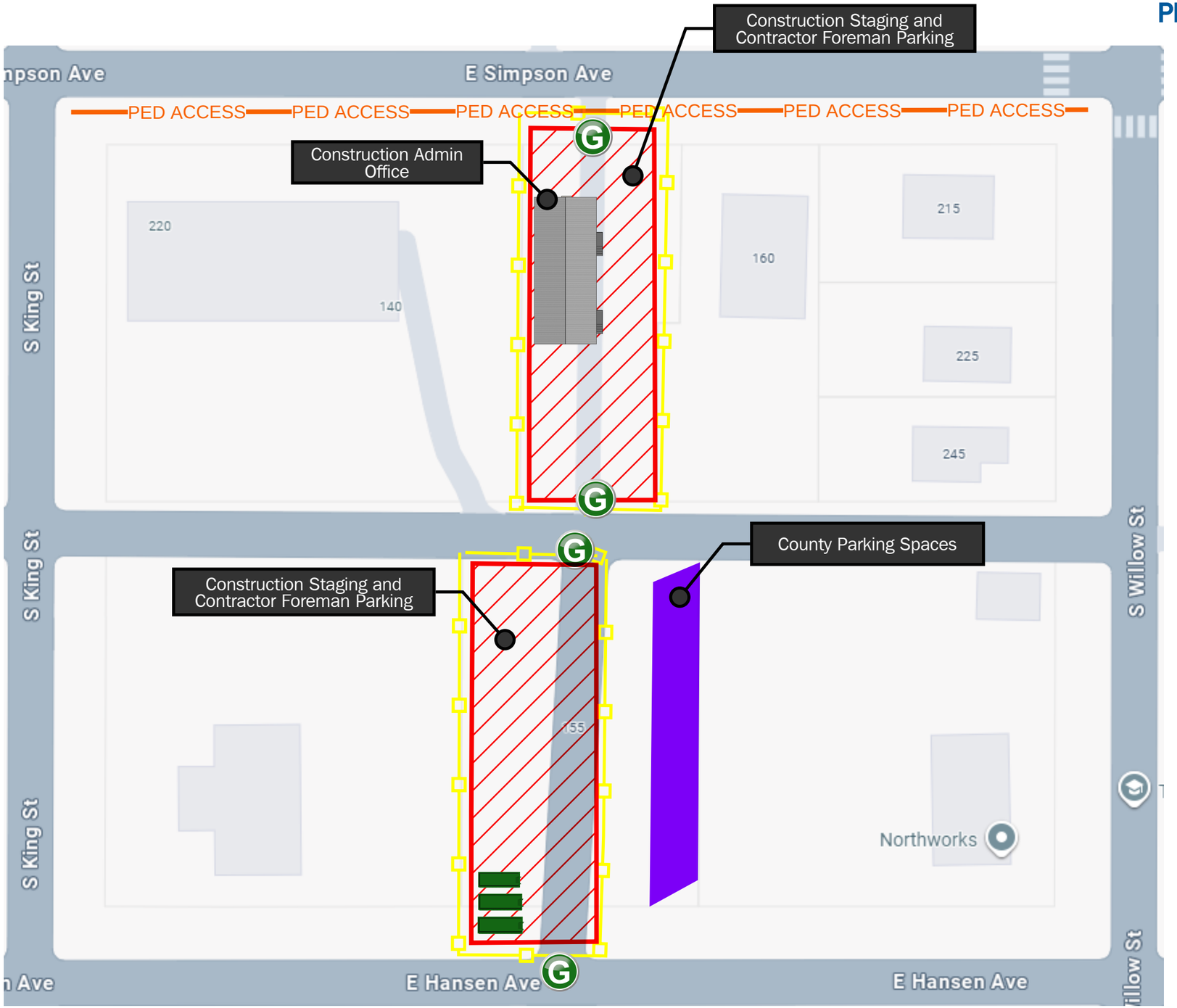
Contractor Parking Offsite

Contractor to Utilize Temporary Courthouse Modulars for Construction Admin Offices and Parking

Site Logistics, Access & Management
Scale: NTS

Teton County Justice Center
Logistics Plan

MAY 2026 - MAY 2028
PHASE 1/2: STAGING/ PARKING PLAN



DPR CONSTRUCTION

Legend

- Unloading Zone
- Site Fencing
- Dumpsters
- Gate
- Pedestrian Access

Notes

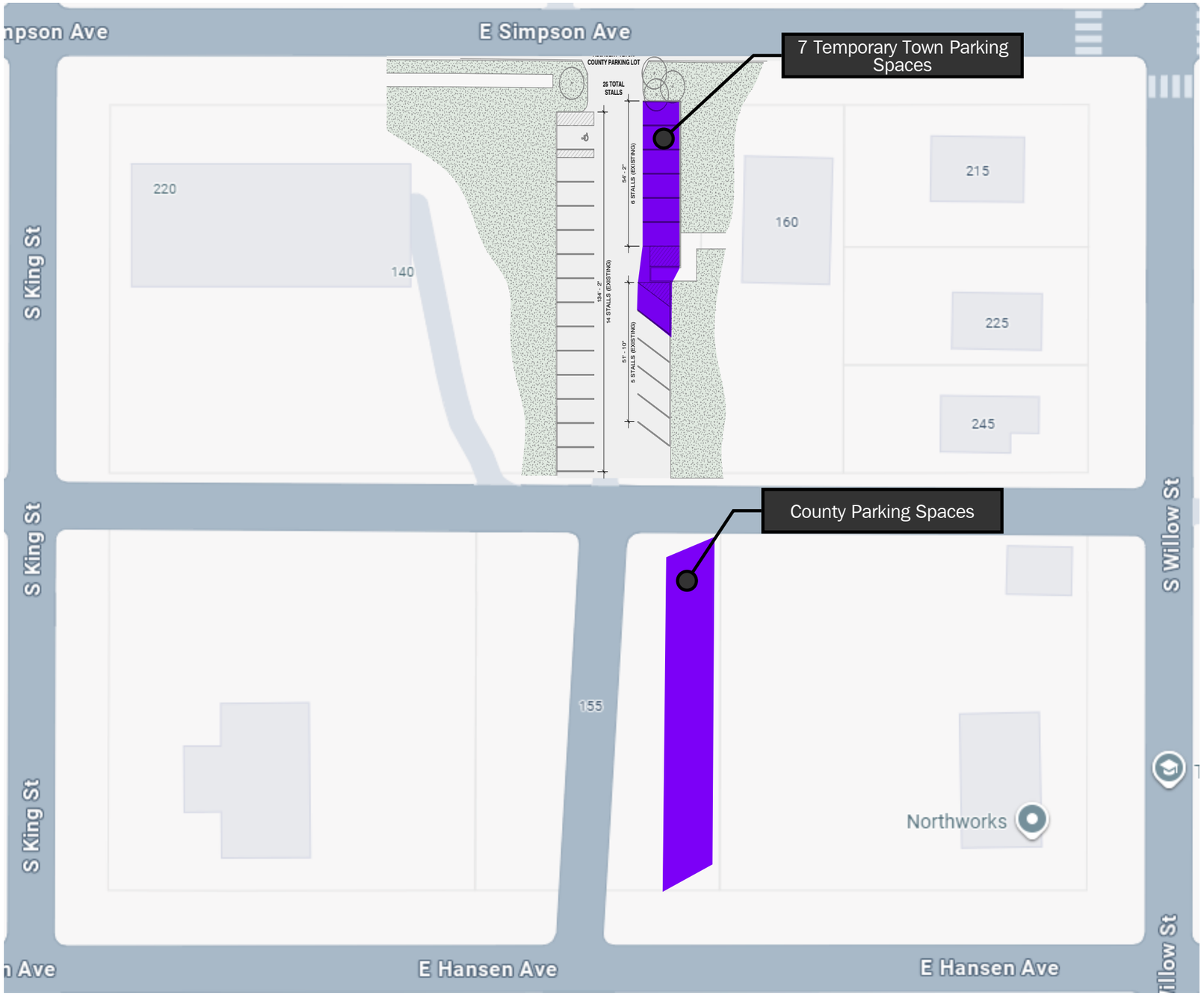
Contractor Parking Offsite

Lots for Construction Staging and Parking have been secured for duration noted

Site Logistics, Access & Management
Scale: NTS

Teton County Justice Center
Logistics Plan

MAY - SEPTEMBER 2028
PHASE 3: STAGING/ PARKING PLAN



Legend

- Unloading Zone
- Site Fencing
- Dumpsters
- Gate
- Pedestrian Access

Notes

Contractor Parking Offsite

Contractor to Utilize Temporary Courthouse Modulars for Construction Admin Offices and Parking

Lots for Construction Staging and Parking have been secured for duration noted

Site Logistics, Access & Management
Scale: NTS

Teton County Justice Center
Logistics Plan

Teton County Justice Center - Development Plan Town Comment Written Responses

ToJ Department	Comment	Design / Owner / Contractor Response
Planning	1. As part of the Development Plan and CUP submittal, a landscape plan prepared by a Wyoming Landscape Architect shall be provided showing at least 2 plant units that meet the intent of LDR Division 5.5. The applicant shall also further study and increase landscape screening around the building along E. Simpson Ave. and S. King St. to improve the pedestrian experience and soften the urban feel of the building.	Alternative B was used to achieve over 2 plant units per LDR Division 5.5. A chart has been provided on the Landscape drawings with the LDR's required and provided quantities for trees and large shrubs. The pedestrian experience has been improved by lowering the height of planter wall at the corner of King and Simpson. Brick paving now wraps this corner on the south side. The design team is exploring adding sculptural artwork at the corner of King and Simpson too. The addition of the buidling overhang along E. Simpson creates a 'front porch' to the sheriff's entrance. Different configurations of benches have been added under the overhang to create an eddy space for pedestrians.
Planning	2. As part of the Development Plan and CUP submittal, the applicant shall explore other locations for snow storage that prioritize storing snow on pervious surfaces versus impervious surfaces.	The Design Team and owner explored pervious surfaces for snow storage, however weighing the cost / benifit of providing more landscape planting material and trees for screen of the parking lot and secure yard AND maximizing parking took precedent over omitting landscape to provide permeable snow storage. It seems there is precedent and this is not uncommon practice on in the downtown urban core of Town. Requirement: A minimum site area representing 2.5% of the total required off-street parking and loading area, inclusive of drive aisles and access drives, shall be provided as the snow storage area. Provided: Sheriff's Secure Parking Lot and associated driveway: • Paved Area: 13,650 SF • 2.5% Snow Storage; 341 SF (equivalent to 2 Parking Spaces) • Snow Storage will occur inside the secure yard on the north end of the site taking up two parking spaces in the winter months. NE Parking Lot and associated driveways • Paved Area: 20,200 SF • 2.5% Snow Storage; 505 SF (equivalent to 2.75 Parking Space) • Snow Storage will occur in NE parking lot taking up three adjacent parking spaces in winter months. South Parking Lot and associated driveways • Paved Area: 8,075 SF • 2.5% Snow Storage; 200 SF (equivalent to 1.25 Parking Space)
Planning	3. As part of the Development Plan and CUP submittal, the applicant shall revise the plans to show a two-way alley for its entire length.	The site plan has been updated to note the alley as two-way for its entire length. The existing alley is 20'-0" wide, which Town Planning has noted is consistent with other 2-way alleys within the Town.
Planning	4. As part of the Development Plan and CUP submittal, the construction management plan shall address how the proposed closure of the public alley and town-owned parking, trash, and utilities immediately south of Town Hall will be mitigated through the provision of and access to off-site parking including ADA and Electric Vehicle Supply Equipment, trash, and utilities to the satisfaction of the Town.	Understood. Please see attached Construction Logistics Plan and Construction Management Narrative within project narrative document.
Planning	5. As part of the Development Plan and CUP submittal, the sidewalk along S. King Street shall maintain a consistent width of 6 feet throughout its entire length.	The sidewalk along S. King Street is a minimum of 6 feet wide throughout its entire length. The S. King Street curb is not parallel to the building's west exterior wall, resulting in a wider sidewalk width on the south portion than the north. Please refer to the drawings, sheet C3.0 for sidewalk dimensions.

Teton County Justice Center - Development Plan Town Comment Written Responses

ToJ Department	Comment	Design / Owner / Contractor Response
Planning	6. As part of the Development Plan and CUP submittal, the applicant shall modify the main parking lot circulation to include the removal of the east curb cut on E. Pearl Avenue with a counterclockwise circulation pattern. This includes widening the westernmost curb cut to allow two-way travel.	The site plan has been revised to modify the main NE parking lot circulation with the removal of the east curb cut on E. Pearl Avenue. The proposed curb has been revised to widen the westernmost curb cut to 24 feet in width. A street sign is proposed at the revised curb cut to indicate parking lot entry & exit. The NE parking lot circulation will be counterclockwise travel. This revision resulted in the loss of 4 parking stalls in the lot. Please refer to the drawings for the revised main parking lot circulation and curb cut.
Planning	7. As part of the Development Plan and CUP submittal, the applicant shall provide a comprehensive internal circulation, wayfinding, and signage plan to assist the general public in effectively navigating the site and locating their intended destinations. This includes ADA parking and accessible routes to the building.	Understood please see Development Plan Drawings, A-002,A-003, A-004 and C3.0 for a comprehensive site circulation, wayfinding plan to assist the general public in effectively navigating the site and locating their intended destinations. Wayfinding plans includes the accessible routes to the building entries. Refer to civil drawing C3.0 for ADA parking signage.
Planning	8. As part of the Development Plan and CUP submittal, the applicant shall clarify the intended use of the secured parking lot, including whether the Willow St. access will function as a primary or secondary point of entry relative to the alley.	The intended use for the secured parking lot is to provide secure and controlled parking for Sheriff and County fleet vehicles. A fence will enclose the parking lot on all sides. The generator and other electrical utilities serving the Justice Center are also within the secure lot to prevent public access to essential utilities. Since the submission and approval of the Sketch Plan, the County has decided to demolish the existing Hansen Courthouse. This adjustment ensures the Justice Center is built on reliable infrastructure in a more cost-effective way, demonstrating responsible stewardship of taxpayer dollars and a commitment to public safety. With the demolition of Hansen Courthouse, the Justice Center's vehicular access to the secure parking lot will be revised. The proposed curb cut at Willow Street has been removed and replaced with a curb cut on E Simpson Avenue. The proposed curb cut at E. Simpson Avenue will serve as the primary point of entry, while the alley will serve as the secondary point of entry. An automatic gate will be provided at each entry point. Please refer to the drawings for the revised secure parking lot layout and curb cuts.
Planning	9. As part of the Development Plan and CUP submittal, the applicant shall provide a final construction staging plan that identifies the final intended improvements to the main parking lot, the timing and duration of its closure, the location of all proposed off-site County office space and parking, a temporary solution for the loss of the Town's nine dedicated parking spaces when they are restriped, and identify locations for construction worker parking to ensure it does not impact on-site or nearby on-street spaces, while preserving availability for Town and public use as much as possible.	See updated narrative and construction staging plan
Planning	10. As part of the Development Plan and CUP submittal, the applicant shall provide a square footage breakdown of office uses, assembly uses, and jail-related uses for the purpose of determining the correct amount of required short-term and long-term bike parking.	Refer to Landscape Plan - a chart has been provided that shows square footage breakdown of assembly/business/office use and related quantity of short term and long term bike parking.
Planning	11. As part of the Development Plan and CUP submittal, the County-owned property located at 140 E. Simpson Ave, which includes a 25-space parking lot for the Justice Center, shall be included in the overall project boundaries.	Understood. The County-owned property at 140 E. Simpson Avenue has been included in the site plan and the parking count provided in Sheet A-001.
Engineering	1. Maintain ADA parking space with blue curb and signage along S. King St. frontage, including a parallel parking access aisle and ramp.	Blue curb and a ADA parralel parking space with appropriate signage will be provided along a portion of King St. as indicated on drawings

Teton County Justice Center - Development Plan Town Comment Written Responses

ToJ Department	Comment	Design / Owner / Contractor Response
Engineering	2. Maintain yellow curb and 15-minute parking signage along S. King St. frontage.	Yellow curb and appropriate 15 minute signage will be proivded along King St. frontage.
Engineering	3. Provide signage for ADA Van parking space(s).	This will be accomodated. ADA Signage Details are included in Development Plan. A dedicated signage and striping plan will be
Engineering	4. Is the gate on Willow access an exit-only gate? If it is two-way then you will have vehicles queueing in the southbound lane/bike lane/sidewalk for the gate to open. This also occurs in the alley for the proposed parking garage door, which is not allowed by Resolution 09-25 (Underground Parking Regulations).	The Willow access has been removed from the project and the secure yard will now be accessed from Simpson St. and the Alley
Engineering	5. Show sidewalks across proposed entrances as elevated (maintaining same longitudinal grade as existing sidewalk) to provide pedestrian priority.	All sidewalk crossings will be elevated with a uniform cross slope from the edge of sidewalk to the top back of curb. Longitudinal grade to match existing curb grade. Pedestrians will be the priority. At parking lot access locations, all sidewalks will be elevated.
Engineering	6. Provide snow storage and stormwater management.	Snow storage, stormwater management, and relavant calcs will be provided by civil.
Engineering	7. Provide stormwater management plan and calculations and runoff treatment unit(s) prior to discharge off site or infiltration.	Stormwater will be retained on site with an overflow connection to ToJ storm system. Calcs and treatment will be provided.
Engineering	8. Sewer Option 2 appears to be the layout preferred by TOJ Public Works. Provide invert elevation, slopes, existing service conflicts and other design details necessary to review the complete design.	Sewer Option 1 is the preferred route with the Hansen Building removal. Relavant sewer information will be provided by civil. Since the submission and approval of the Sketch Plan, the County has decided to demolish the existing Hansen Courthouse. This adjustment ensures the Justice Center is built on reliable infrastructure in a more cost-effective way, demonstrating responsible stewardship of taxpayer dollars and a commitment to public safety. The sewer line re-route will be located between the proposed Justice Center and the GSB building. We acknowledge that the Town's preference is a 30'-0" wide easement. However, due to site constraints, we are proposing a 24'-0" wide sewer easement aligned with the secure lot drive.
Engineering	9. Provide all existing easement documents or references for easements within the project area. Clarify grantors and grantees, purpose, etc. and how each easement will be addressed with the proposed plan, e.g. vacation, relocation, etc.	This can be provided. See description of process andsteps required for vacating or modifying an existing easement. Conduct initial research to confirm the extent of the easements that need to be modified, as well as the respective grantors and grantees. This will be done by procuring a title report, producing a preliminary map, and confirming the process with Town of Jackson (TOJ) staff. Jorgensen will also confirm with TOJ Planning whether a partial vacation without a replat or a full replat will be required. We suspect it will be the less onerous option of a partial vacation without replat. Either way, we will need to draft new easement exhibits, write legal descriptions, and file an application with the TOJ. The TOJ has approval authority, and Jorgensen will work with both the TOJ and Teton County attorneys to record the appropriate documentation. The cost for this work can only be accurately estimated after the initial research and the meeting with TOJ staff are completed.
Engineering	10. Identify all monitoring wells to be impacted, their owner, status, and plan for them with the proposed plan, e.g. seal and abandon, relocate, etc.	Jorgensen can identify monitoring wells, status, etc with final design.

Teton County Justice Center - Development Plan Town Comment Written Responses

ToJ Department	Comment	Design / Owner / Contractor Response
Engineering	11. Town's preference is to maintain our dumpster and recycling on our site.	It is anticipated thecurrent dumpster location for the town is will be be accomodated as currently exists in the final built condition of the new justice center. However, there will be a disruption during construction. Site fencings and limits of construction will be changing through multiple phases of construction activities. Fencing will extend north of the ally between King St. and encompass all parking spots south of Town Hall. Egress pathways will be maintained from the south access of Town Hall to Simpson St. Town Police spaces, including electric parking spaces, and the dumpster will be relocated to the parking lot to the East of Town Hall, as indicated in the site logistics plan.
Engineering	12. Preference is to manage the existing parking lot east of Town Hall as continuing the one way in and one way out or eliminate the eastern access. The Eastern access does not meet current LDRs. Parking spaces as drawn on C3.0 do not scale to meet current LDRs. Maintaining angle parking may improve flow. Accesses to Pearl do not meet current standards for elevated crossings. Review the design with Town Engineering and Planning prior to resubmittal.	Please see Sketch Plan condition for approval #6: As part of the Development Plan and CUP submittal, the applicant shall modify the main parking lot circulation to include the removal of the east curb cut on E. Pearl Avenue with a counterclockwise circulation pattern. This includes widening the westernmost curb cut to allow two-way travel. The site plan has been revised to modify the main NE parking lot circulation with the removal of the east curb cut on E. Pearl Avenue. The proposed curb has been revised to widen the westernmost curb cut to 24 feet in width. A street sign is proposed at the revised curb cut to indicate parking lot entry & exit. The NE parking lot circulation will be counterclockwise travel. This revision resulted in the loss of 4 parking stalls in the lot. Please refer to the architectural site plan for the revised main parking lot circulation and curb cut. The Civil site plan is in progress and will be updated to show the modified main parking lot circulation.
Engineering	13. Review pavement section, ADA, Sidewalk, etc. details with Town Engineering.	Coordination with ToJ Engineering will take place.
Engineering	14. Review and coordinate construction staging with Town Staff, primarily restricting access to the south parking, trash, and EV space, and emergency access.	Construction Management Plan and Narrative Update has been provided, with this submittal. We look forward to continued coordiation with ToJ
Engineering	15. Sidewalk work on Simpson and Willow should extend to the corners.	See updated Architectural Site Plan for extenstion of Sidewalk work on Simpson and Willow that extends to corners
Engineering (Pre-App)	1. Provide the street sections of King Street and Simpson Avenue showing the existing street components relative to the right-of-way boundary and the Community Streets plan. Adjusting the curb lines may be warranted to bring the street up to a current section.	Street Sections will be provided. Currently curb alignments are not changing. We are not demolishing or replacing any curb other than for new access locations or removal of old access locations. Coordination with ToJ to review the curb alignment and determine if changes to the alignment are warranted.
Engineering (Pre-App)	2. Review the corner of King and Simpson with Town Engineering, Pathways, and Planning, for a possible bulb out and ramping locations.	Coordination with ToJ Engineering will take place. The current design proposing new ramping at the corner of King and Simposn but not a bulb out curb condition
Engineering (Pre-App)	3. Depending on exterior lighting of the building, a street light at the corner may be warranted at the corner and the alley.	See attached Site Electrical / Lighting Plan and Photometric calculations. Calculations would suggest this corner should not need an additional street and alley pole lighting, as building mounted lighting should cover these locations
Engineering (Pre-App)	4. Verify the location of water and sewer services for the Clifford Hansen courthouse and plan for relocation and abandonment if conflicting with the new structure.	Hansen Courthouse to be demolished. Sewer and water services for the building will be capped and abandoned at the main.
Engineering (Pre-App)	5. Review whether vehicular access can be provided to the new GSB maintenance shop from the parking lot.	It is not anticipated the GSB maintenance shop access will be provided from the Sheriff's secure yard. These are two distinct county operations and due to security for the Sheriff is not the desired condition

Teton County Justice Center - Development Plan Town Comment Written Responses		
ToJ Department	**Comment**	**Design / Owner / Contractor Response**
Engineering (Pre-App)	6. Provide information and clarification on how the parking lot east of Town Hall is and will be administered and maintained.	
Engineering (Pre-App)	7. Review the overhead utilities in the alley. Verify that adequate clearance is provided. If not, plan to bury the utilities, rather than raising them. Burying utilities may provide more room for two way traffic in the alley.	Adequete clearance will be provided.
Engineering (Meeting 9/12/2025)	No Enroachment of door swings into the alley and provide queing space for one vehicle into garage alley	See Updated Architectural Site Plan, We have created a niche within the building at the utilty and parking garage to ensure no encroachment of door swings or meters occur in the alley and also have created a recessed drive entry into the parking garage entry from the alley, accomodated vehicle queing.
Engineering (Meeting 9/12/2025)	Construction Management. Move Construction Fence line to ensure protected Pedestrian Access behind curb on King and Simpson	There will be times when the construction fence line will be beyond the existing curb line – i.e. when curb and sidewalk work is being performed. However as much as possible through construction the fence line will allow for protected pedestrian access along King St. and Simpson ave. When sidewalk access is not feasible clear signage will be provide as intersections / corners to inform pedestrian to cross to opposite side of the street at corners and crosswalk, not at mid-block.
Engineering (Meeting 9/12/2025)	Ensure Town trash / recycle operations have access to dumpster through construction	As indicated on construction logics plans, access to Town and County dumpster will remain operational. The town dumpster specifically will be located in a stripped space on the east side of the NE parking lot during phase 1.

JORGENSEN
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June 23, 2023

Teton County
C/O Paul Cote, Facilities Maintenance Manager
PO Box 3594
Jackson, WY 83001

RE: GEOTECHNICAL-ENGINEERING REPORT, TETON COUNTY COURTHOUSE, 180 S KING STREET, JACKSON, TETON COUNTY, WYOMING
PROJECT NO: 21036

Hello, Paul.

We are pleased to present this report on our subsurface exploration and geotechnical-engineering analyses for the Teton County Courthouse project at 180 S King Street in Jackson, Wyoming. Previously, Jorgensen Geotechnical (JG) prepared a Report of Anticipated Geotechnical Conditions (RAGC) issued on April 14, 2021, and conducted a Phase I subsurface exploration on October 20, 2021. JG issued a subsurface-exploration report dated November 24, 2021. JG conducted a Phase II subsurface exploration on May 19 and 20, 2023.

Within this report, we:

- include data and information from previously issued documents,
- describe site conditions observed throughout the multi phased subsurface exploration, and
- present engineering analyses and recommendations to support the design and construction of foundation elements.

The recommendations in this report are applicable for the design and construction of Phases 1 and 2 of the proposed project.

We recommend that the building foundation systems be placed entirely on native stony material or approved engineered fill, if necessary. Topsoil, fill, and any native, fine-grained deposits should be removed from beneath foundation elements.

If you have any questions about this report, or if we may provide other services to you, please contact us. As the project progresses, we will be available to answer questions for you.

Respectfully submitted,

JORGENSEN GEOTECHNICAL



Forrest Maclean, E.I.
Geotechnical Design Engineer Technician



Colter H. Lane, P.E.
Geotechnical Engineering Manager

Geotechnical-Engineering Report

Teton County Courthouse Additions | 180 S King Street | Teton County, Wyoming



Latitude: 43.48 Longitude: -110.76

June 23, 2023

PREPARED FOR

Teton County
C/O: Mr. Paul Cote
PO Box 3594
Jackson, WY 83001

PREPARED BY

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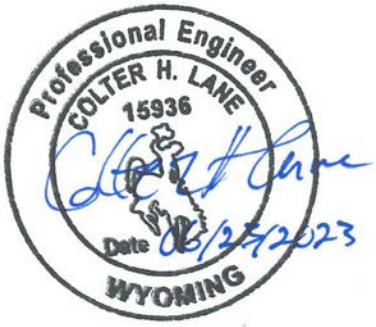

CONTENTS

Note: Clicking on a desired section in the table of contents will direct the reader to that section and clicking on the Jorgensen logo in the upper left of the page will bring you back to this page.

1.0 REPORT SUMMARY 1

2.0 INTRODUCTION 1

3.0 PROJECT DESCRIPTION 2

4.0 SITE CONDITIONS 3

4.1 Description 3
4.2 Subsurface Soil Conditions 4
4.3 Groundwater 4
4.4 Earthquakes and Ground Shaking 4
4.5 Geologic and Geotechnical Hazards 5
4.5.1 Seismic and Fault Related Hazards 5
4.5.2 Compressible Soils 6

5.0 GEOTECHNICAL RECOMMENDATIONS 6

5.1 Recommendations Overview 6
5.2 Earthwork Recommendations 6
5.2.1 Site Preparation 6
5.2.2 Excavation and Cut Slope Stability 6
5.2.3 Over-Excavation 7
5.2.4 Fill Material Types 7
5.2.5 Compaction 7
5.2.6 Compaction Requirements 8
5.2.7 Final Backfilling and Grading 8
5.2.8 Crawlspace Ventilation and Radon 9
5.2.9 Reinforcing, Utilities Testing, and Concrete Considerations 9
5.2.10 Observation During Construction 9
5.3 Shallow Foundations 10
5.4 Lateral Earth Pressures 10
5.4.1 Active Pressures 11
5.4.2 At-Rest Pressures 11
5.4.3 Passive Pressures 12
5.5 Slabs-on-Grade 12
5.5.1 Interior Slabs-on-Grade 12
5.5.2 Exterior Slabs-on-Grade 13

6.0 LIMITATIONS 13

7.0 REFERENCES 13

FIGURES

Figure 1: Site Location and Geologic Map 2
Figure 2: Bore Hole Location Map 2

TABLES

Table 4-1: U.S. Seismic Deign Maps Summary 5
Table 5-1: Compaction Parameters for Stony Fill 7
Table 5-1: Lateral Pressure Parameters for Stony Soils 11

APPENDICES

Appendix A: Subsurface Exploration Procedures and Borehole Logs
Appendix B: Figures
Appendix C: Important Information about your Geotechnical Report

1.0 REPORT SUMMARY

Jorgensen Geotechnical (JG) issued a Report of Anticipated Geotechnical Conditions (RAGC) on April 14, 2021, and conducted a Phase I subsurface exploration on October 20, 2021. JG issued a subsurface-exploration report dated November 24, 2021. JG conducted a Phase II subsurface exploration on May 19 and 20, 2023.

The project site is located at 180 S King Street in Jackson, Wyoming (Figure 1). JG explored subsurface conditions by drilling seven (7) exploratory boreholes during two project phases on the subject site. JG also installed two standpipe piezometers centralized within the subject site for further groundwater monitoring. Borehole locations are shown on Figure 2.

We identified the following as specific geotechnical-engineering considerations for this project site:

- site soils include fine grained topsoil and stony alluvium,
- we observed groundwater at the time of drilling approximately 29-ft below ground surface (bgs), and
- seismic and fault-related hazards exist – with the primary concern being ground shaking associated with movement along the Teton Fault.

We recommend over-excavation and replacement of native fine-grained material to reduce the risk of future settlement.

The information contained in this summary is not sufficient to describe all the details of our engineering services. Please read the report in its entirety.

2.0 INTRODUCTION

Jorgensen Geotechnical, LLC (JG), was commissioned by Teton County to perform a multi phased subsurface exploration for the proposed Teton County Courthouse project. The purposes of the exploration were to provide information and geotechnical-engineering recommendations pertaining to:

- Subsurface soil conditions
- Groundwater conditions
- Site preparation and earthwork
- Seismic site classification per the International Building Code
- Evaluation of collapse potential
- Lateral earth pressures
- Foundation design and construction
- Slabs-on-grade design and construction

Our specific scope of services is described in proposal letters dated April 2, 2021 (RAGC), August 9, 2021 (Phase I Drilling), and April 7, 2023 (Phase II Drilling). In summary, the work we performed included drilling and logging seven (7) exploratory boreholes to depths ranging from 15 to 30-ft below ground surface (bgs), installing two (2) standpipe piezometers, performing engineering analyses, and preparing this report. A detailed description of the subsurface exploration and graphical logs are included as Appendix A.

3.0 PROJECT DESCRIPTION

Preliminary plans indicate the project will consist of two multi-story court buildings with at least three levels each. The existing County Courthouse will be demolished to make room for the first building as part of Phase 1. The existing Hansen Courthouse will be demolished, and the Phase 2 building constructed in its place. We understand a basement, or other below grade space, are not currently proposed. We have assumed traditional construction techniques.

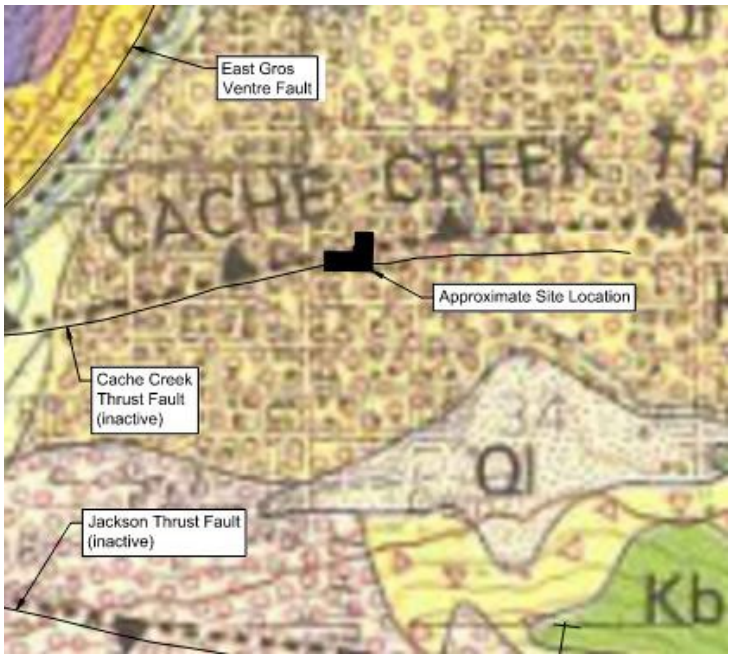

Figure 1: Site Location and Geologic Map



Figure 2: Bore Hole Location Map

4.0 SITE CONDITIONS

4.1 Description

JG developed the following description of the site based on site visits, meetings with the owner, historical aerial imagery reviewed by this office, and observations we made during the subsurface exploration.

Item	Description
Location and Parcel Information	The site is located at 180 S King Street in Teton County, Wyoming. Commercial Residential and County Buildings surround the site to the North and West, and the site is bounded by S King Street to the West and E Simpson Ave to the South.
Existing Improvements	The subject site is currently developed with Teton County Circuit Court buildings.
Current Ground Cover	Ground cover includes hardscaped surfaces, existing structures, shrubs, grasses, and small diameter deciduous trees (i.e., aspens).
Existing Topography	According to the Teton County Mapserver, the site is gently sloped to the east, ranging in elevation from 6,251-ft to 6,247-ft.
Geologic Setting	▪ The project site is found on the Geologic Map of Grand Teton National Park (Love et al., 1992), which is adapted as Figure 1. The map shows the location of surficial deposits, bedrock units, and geologic structures (i.e., faults and folds). The map indicates the project site is underlain by alluvial-fan deposits (Qf) emanating from the Cache Creek Drainage, with alluvium (Qa) and swamp deposits (Qs) also mapped nearby. Also shown on the map are the postulated traces of the Jackson and Cache Creek Thrust Faults. These faults are old and believed to be inactive. ▪ Numerous Quaternary faults (i.e., relatively young and potentially active) are mapped throughout the area. The Teton Fault is mapped approximately 7 miles northwest of the site at the base of the eastern flank of the Teton Range (Zellman, 2019). Slip rates along the Teton fault estimated to be between 0.2 and 1.0 mm/year.

4.2 Subsurface Soil Conditions

Three layers of soil were generally observed to cover the site: a layer of asphalt or topsoil, fill, fine-grained alluvium, and stony alluvium. Detailed test pit logs are represented graphically in Appendix A.

Layer	Layer Name	Description
1	**Surface Layer: Asphalt or Topsoil**	The topsoil consists of a silt with sand, moist, dark-brown, and soft to medium stiff, extending from grade to a depth of approximately 1.5-ft below the existing ground surface (bgs). We observed asphalt in paved parking-areas.
2	**Fill**	We encountered fill under paved areas to depths ranging from 2.5 to 3.5-ft bgs. The fill is described as Well-Graded GRAVEL with Sand.
3	**Fine Grained Alluvial Fan**	Fine-grained alluvial fan was encountered from approximately 2.5-ft (ground surface in some boreholes) to depths ranging from 3 to 5-ft bgs. JG logged these soils as LEAN CLAY with Sand: slightly moist to moist, dark brown, and soft to medium dense, with greater than 50% fines of medium plasticity.
4	**Stony Alluvial Fan**	We encountered stony alluvial-fan deposits underlying the fine-grained deposits until termination of the boreholes. Field staff generally described it as brown, slightly moist, and dense to very dense, with observed clasts consisting predominantly of limestone and sandstone. The soil comprises approximately 80% cobbles and gravels and 20% sand. These soils were visually classified as a sandy gravel and cobble. Based on visual classification and SPT data, this stony layer is predicted to be an adequate bearing layer.

4.3 Groundwater

Groundwater was encountered in borehole JG-4 at a depth of 29 feet at the time of drilling. Soil moisture conditions on this site are most likely influenced by surface infiltration due to precipitation, snowmelt, and irrigation systems. Further groundwater monitoring is possible with the installation of standpipe piezometers in JG-4 and JG-5. Monitoring performed in the surrounding area indicates groundwater levels remain relatively deep throughout the year. In general, we do not expect groundwater to influence design or construction at the site.

4.4 Earthquakes and Ground Shaking

Jackson Hole is located within the Intermountain Seismic Belt, a zone of seismicity that extends from southern Utah through eastern Idaho, western Montana, and Western Wyoming (Smith and Arabasz, 1991). The Teton fault, located along the eastern margin of the Teton Range, approximately 7-miles northwest of the site, is considered an important structural element of the Intermountain Seismic Belt. Predicted recurrence intervals for maximum credible earthquakes have passed for most of the fault systems capable of generating magnitude 7.5 earthquakes in western Wyoming (Case, 1997), implying the risk of major earthquakes is relatively high. The owner should be aware that in the event of a large

magnitude earthquake (i.e., approximately 7.5), strong ground shaking, liquefaction, or slope movement could potentially cause damage to structures (Smith, et al., 1993).

Ground motion accelerations should be derived for the project site in accordance with the general procedure defined in the International Building Code (IBC). The IBC references ASCE 7-16 to determine the ground motion accelerations. Based on observed subsurface soils, the mapped geology, and our experience in the area, the site is classified as Site Class D ("Stiff Soil"). For your convenience, Seismic Design Maps (SEAOC, 2019) values are summarized in Table 4-1.

Table 4-1: U.S. Seismic Deign Maps Summary

Maximum Considered Earthquake (MCE) Spectral Response Acceleration Parameters	
Short Period (S_s) =	1.033
1-Second Period (S_1) =	0.34
Site Coefficients and Adjusted MCE Spectral Response Acceleration Parameters	
F_a = 1.087	S_{MS} = 1.123
*F_v = 1.96	*S_{M1} = 0.666
Design Spectral Response Parameters	
S_{DS} =	0.749
*S_{D1} =	0.444

*Note: Values for F_v, S_{M1}, and S_{D1} were determined in accordance with Section 11.4.4 of ASCE 7-16. Per Section 11.4.8 of ASCE 7-16, if the proposed structure foundation will include seismic isolators or damping systems, a site response analysis shall be performed in accordance with Section 21.1.

The project site is in an area of moderate seismic activity. The current site modified peak ground acceleration (PGA_M) with a probability of occurrence of 2% in 50 years is approximately 0.523 (SEAOC, 2023). This has been applied for the analysis of seismic lateral loading on retaining walls Section 5.4.

The provisions of the IBC are intended to provide uniform levels of performance for structures depending on their intended occupancy and use, and the risk inherent to their failure. The approach adopted in the IBC is intended to provide a uniform margin of safety against collapse at the design motion. The design earthquake ground motion is selected at a ground shaking level that is 2/3 of the maximum considered earthquake (MCE) ground motion, which has a likelihood of exceedance of 2% in 50 years (corresponding to a return period of 2,500 years). The owner should be aware that the IBC is not intended to prevent damage or loss of function during a major earthquake; it is intended to reduce the risk of loss of life. Structural design should follow the level of risk tolerable to the owner.

4.5 Geologic and Geotechnical Hazards

4.5.1 Seismic and Fault Related Hazards

The owner should be aware that in the event of a large magnitude earthquake (i.e., approximately 7.5), strong ground shaking and ground cracking could potentially cause damage to structures (Smith, et al., 1993). The owner may wish to consider the option of carrying earthquake insurance in addition to homeowner's insurance. Older faults mapped nearby are believed to be old and inactive. Surface rupture or displacement due to faulting is **unlikely**. Liquefaction or slope instability associated with liquefaction (e.g., lateral spreading and lateral flow) are **not predicted to occur.**

4.5.2 Compressible Soils

Any fine-grained, alluvial-fan deposits are anticipated to be compressible. Previous laboratory testing indicates similar soils have moderate to high settlement potential if foundation elements are placed directly on the unimproved native fine-grained soils. Over-excavation and replacement of any such material is expected to be viable.

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 Recommendations Overview

The subsurface soils at the site consist of fine-grained compressible material overlying stony soils. This stony material is anticipated to provide adequate support for the proposed foundation loads. We recommend topsoil, fill, and any native fine-grained deposits be removed and the building foundation systems be placed entirely on native stony soils or approved engineered fill. The depth to stony soils is anticipated to be near the elevation of the proposed foundation system and significant over-excavation is not anticipated.

In general, all foundation elements should be placed below the frost line, including exterior footings for awnings and porches. The building code for Teton County requires that footings be placed at a minimum depth of 34 inches from finished grade, with a minimum foundation exposure of 6 inches above finished grade. Minor cracks in the foundation walls, floor slabs, and sheetrock are normal and should not be a cause for concern. Cracking is caused by many factors other than soil movement, such as concrete shrinkage, or daily and seasonal variability in temperature and humidity.

5.2 Earthwork Recommendations

5.2.1 Site Preparation

Prior to the placement of any fill or concrete slabs and grade beams, the site should be cleared and stripped of hardscape, topsoil, fine grained soils, and all organic debris. No brush, roots, frozen material, or other deleterious or unsuitable materials shall be incorporated in the foundation subgrade or structural fill. All exposed subgrade surfaces should be free of mounds and depressions which could prevent uniform compaction. If unexpected fills or obstructions are encountered during site clearing or excavation, such features should be removed, and the excavation thoroughly cleaned prior to backfill placement and/or construction.

During the over-excavation, the excavation equipment may disturb and loosen the surface of the stony alluvium. All disturbed areas should be compacted with a smooth-drum vibratory roller, in vibratory mode with a minimum of three passes, prior to the placement of structural fill and footing construction. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed and approved by a representative of this office.

5.2.2 Excavation and Cut Slope Stability

OSHA regulations (29CFR1926) appear to classify the fine-grained material at the site as Type B soil, and the coarse-grained material as Type C soil. For planning and design purposes, simple cut slopes should be no steeper than 1.5H:1V. According to OSHA, any cut slope greater than 20 feet in height requires additional analysis. These recommendations are based on observations made at the time of the site

investigation. The contractor shall be responsible for adherence to OSHA and other safety regulations by observing soil conditions at the time of construction.

5.2.3 Over-Excavation

JG recommends over-excavation and replacement of any native fine grained material with an approved engineered fill. **Fine grained, alluvial-fan deposits are not recommended as a load-bearing layer.** Stony deposits were encountered in boreholes from 1.5-ft to 5.5-ft bgs across the project site.

All native fine-grained material overlying the stony load bearing soils should be over-excavated to one footing width (B) laterally on either side of continuous (i.e., strip) footings and ½ footing width (1/2B) on all sides of square or circular footings, as shown on Figure 3 (see Appendix B). The over-excavation should extend to the surface of the stony load-bearing soils. Imported structural fill should contact directly with native stony material. Non-woven separation fabric (e.g., Mirafi 140N) should be placed between the compacted fill and native fine-grained soils. Prior to fill placement, a representative of JG should verify the excavation has reached the stony soils. Placement and compaction of fill should proceed following the recommendations of Section 5.2.5.

5.2.4 Fill Material Types

Engineered fill to replace native fine-grained soils may consist of imported, coarse-grained material (i.e., "pit-run" or similar). Structural fill – supporting foundation elements – should be separated from fine-grained site soils using a 4-oz. non-woven separation fabric (e.g., Mirafi 140N). Pit-run (i.e., unprocessed aggregate sourced from local sources) is approved for use as structural fill, whether site-derived or imported.

Approved site-derived soil – including fine-grained soils – may be used for the following:

- exterior backfill,
- utility-trench backfill, and
- general landscape grading.

5.2.5 Compaction

Compaction testing of stony soils, or "pit-run," with a nuclear density gauge is usually problematic due to the presence of large stones. Therefore, we recommend compacting stony fills using a **method specification**, for which Table 5-1 provides initial guidelines.

Table 5-1: Compaction Parameters for Stony Fill

Compactor Type	Lift Thickness	Maximum Particle Size	Minimum Number of Passes[1]
5-ton vibratory	12 inches	9-inch[2]	3
1.5-ton vibratory	9 inches	6-inch	5
Hand-held	4 inches	4-inch	5

1. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.
2. Occasional clasts to 12-inch are permitted, if encountered, but should not be nested.

The method specification may be established as follows:

- The contractor will place fill in loose lifts no greater than specified in Table 5-1 for whichever class of compactor is used.
- Fill will be compacted with the *minimum* number of passes specified in Table 5-1. The actual number of passes should be determined by observing compaction after each pass to determine if the surface is non-yielding. If the fill surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.
- Once the number of passes is determined, this **method** (unique to the material type, compactor, lift thickness, and number of passes) may be continued for the rest of the project as long as fill material properties and subgrade soil conditions remain the same.

It is important to establish a method specification as early in the construction as possible and apply it consistently for the entirety of the project. JG should observe lift thickness, number of passes, and equipment used during compaction. Additional guidance on construction observations may be found in Section 5.2.10.

5.2.6 Compaction Requirements

We recommend the following requirements for fill materials:

Material Type and Location	Minimum Compaction Requirement	Moisture
Pit-Run[1]: All Locations	Non-yielding Condition	Usually 6-8%[2]
Fine-Grained Soils: All Approved Locations	92%	± 2%

1. Pit-run may be imported or site-derived.
2. Clean, stony soils are typically moisture insensitive and field observations are usually adequate to estimate when soils achieve the proper moisture.

We recommend compaction of fills be observed and tested during construction. If stony fill is not observed to be in a non-yielding condition or fine-grained fills do not achieve the recommended compaction requirements, the area represented by the test should be reworked and retested as required to meet the requirements.

5.2.7 Final Backfilling and Grading

Properly compacted backfill and site drainage are important. Final grading should provide positive drainage of at least 0.5 foot in the first 10 feet away from the structure. We recommend installing adequate gutter and stormwater-management systems. Roof runoff should be discharged at least 3 feet away from the building or exterior slabs. Swales or other moisture collection points should be avoided within 20 feet of the footings. Drainage swales should slope a minimum of 2%.

Exterior backfill around buildings should consist of moisture-conditioned site materials placed in lifts and compacted to at least 92% of the maximum dry density as determined by Standard Proctor testing (ASTM D698). Soil should be moisture conditioned to between ±2% of the optimum moisture content. Fine-grained soils require a sheepsfoot or padfoot roller.

Exterior fills should be placed as early as possible to reduce moisture infiltration along foundation walls. However, do not over-compact exterior backfills against "green" foundation walls. Utility trenches should also be backfilled in lifts and compacted with the same care as exterior backfills, lest the fill settles causing damage to overlying landscaping, hardscapes, etc.

5.2.8 Crawlspace Ventilation and Radon

Evaluation of radon was beyond the scope of work; local codes should be followed and specialty contractors employed, if necessary. The building contractor is ultimately responsible for following local building codes. Ventilation to reduce moisture and potential accumulation of radon gas is required by code for habited and inhabited spaces below grade. A capillary break layer, as described in Section 5.5.1, may also accommodate a radon vent pipe.

5.2.9 Reinforcing, Utilities Testing, and Concrete Considerations

Footings, slabs, and foundation walls should be reinforced to resist differential movement. Consultation with a Structural Engineer to specify adequate reinforcement is suggested. Water and sewer lines should be pressure tested before backfilling. Exterior concrete should contain 5% to 7% entrained air. ***Note***: Minor cracks in the foundation walls, floor slabs, and sheetrock are normal and should not be a cause for concern.

5.2.10 Observation During Construction

Recommendations in this report are contingent upon our involvement. If any unexpected soils or conditions are revealed during construction, JG should be notified immediately to survey the conditions and make necessary modifications. All excavations and foundation subgrades should be observed by a representative of JG prior to fill or concrete placement, especially if questionable materials are exposed. Notice shall be provided at a minimum of 24 hours before the requested observation.

We can provide the most value observing site conditions at the following times:

1. Upon completion of site preparation to verify all organics and unsuitable material have been removed, and to verify stony alluvial soils have been reached and prepared in accordance with Sections 5.2.1 and 5.2.3.
2. During over-excavation and replacement, we can observe placement and compaction of fill and aid in the development of a method specification, Section 5.2.5.

5.3 Shallow Foundations

We recommend the following considerations for shallow foundation systems, assuming recommendations for site preparation, over-excavation, and compaction are followed.

Item	Description	
	Soil Layer 2: Fine Grained Alluvial Fan	**Soil Layer 3: Stony Alluvial Fan**
Bearing Layer	Not recommended as a bearing layer	Stony alluvial-fan, or structural fill placed in contact with native stony soil
Settlement	Settlement is anticipated. Not recommended as a bearing layer.	Significant settlement (i.e., greater than 1-inch of total settlement or greater than 0.5-inches of differential settlement) is not anticipated, assuming the site is prepared according to the recommendations of this report.
Bearing Capacity[1,2]	Not recommended as a bearing layer	6,000 psf
Frost Depth	Footings should be placed at a minimum depth of 34 inches below finished grade, with a minimum foundation exposure of 6 inches above finished grade.	
Ultimate Soil Friction	tan(30°) = 0.58 – for the interface of cast-in-place concrete on structural fill	

1. Soil parameters (i.e., inputs to the bearing capacity equation) were derived based on local knowledge and experience working with similar soil deposits.
2. Soil bearing capacity is dependent not only on the soil strength, but also the geometry of the foundation elements. The calculated bearing capacity assumes 2-ft wide strip footings placed a minimum of 3-ft feet bgs, all fine-grained soil has been removed from beneath foundation elements, and stony "pit-run" material has been properly compacted. If footing size and depth differs from these assumptions, this office should be notified to evaluate the foundation configuration. It is often the case that heavily loaded, isolated footings may be optimized (i.e., made smaller) using a larger bearing capacity, thereby reducing the quantity of concrete required. Please contact JG for an evaluation.

5.4 Lateral Earth Pressures

Lateral pressures were calculated using methods suggested by Bowles (1996) for at-rest, active, and passive conditions and are presented in Table 5-2. These values assume native coarse-grained alluvium material will be used as non-structural backfill. We have assumed an estimated internal friction angle of 35° and a unit weight of 135 pcf based on experience working with similar soil deposits. Calculations assume level backfill against foundation walls or retaining walls.

Lateral earth pressure design will be estimated based on the concept of equivalent fluid pressures, in which the soil pressure-distribution is triangular against the foundation or retaining wall. The following sections summarize each design situation.

Table 5-2: Lateral Pressure Parameters for Stony Soils

Condition	Coefficient of Earth Pressures	γK (equivalent fluid pressure)
Static Conditions Level Backfill	K_o = 0.43 K_a = 0.27 K_p = 3.69	58 pcf 37 pcf 498 pcf
Earthquake Conditions Level Backfill	K_{ae} = 0.45 K_{pe} = 3.14	61 pcf 423 pcf

5.4.1 Active Pressures

Application	Retaining walls, which are allowed to deflect and develop an active soil wedge
Resultant Force Calculation	½ $\gamma K_a H^2$; pounds per horizontal foot of wall
Resultant Force Location	one-third the wall height (1/3 H) above the base
Seismic Acceleration[1]	k_h = 0.23g (½ PGA) per the USGS (2014)
Seismic Calculation Basis	Mononobe-Okabe equations (Bowles, 1996)
Seismic Resultant Force	½ (γK_{ae} - γK_a) H^2; pounds per horizontal foot of wall
Seismic Resultant Force Location[2]	Applied at 60% of the wall height above the base

1. Because the maximum acceleration occurs only briefly during an earthquake, it is common practice when designing dams and other earth structures to reduce the design acceleration to ½ of the maximum design acceleration (Hynes-Griffin and Franklin, 1984).
2. Research has indicated that lateral pressures due to earthquakes are non-hydrostatic in distribution, and the resultant acts above the lower third-point of the wall (Bakeer, et al, 1990).

5.4.2 At-Rest Pressures

Application[1]	Basement walls, or other walls which are restrained and not allowed to deflect
Resultant Force Calculation	½ $\gamma K_0 H^2$; pounds per horizontal foot of wall
Resultant Force Location	One-third the wall height (1/3 H) above the base

1. Design control of such walls shall be whichever generates the higher resultant force: at-rest pressures or active seismic pressures.

5.4.3 Passive Pressures

Application1	Toe of retaining walls where the wall is allowed to move
Resultant Force Calculation	½ $\gamma K_p H^2$; pounds per horizontal foot of wall
Resultant Force Location	One-third the wall height (1/3 H) above the base
Design Control	k_h = 0.23g (½ PGA) per the USGS (2014)
Seismic Calculation Basis	Mononobe-Okabe equations (Bowles, 1996)
Seismic Resultant Force Location2	One-third the wall height (1/3 H) above the base

1. Passive pressure design should neglect loose fill and soil located within the frost zone.

5.5 Slabs-on-Grade

5.5.1 Interior Slabs-on-Grade

Interior slabs should be at least 4 inches thick, and any slabs bearing vehicles should be at least 6 inches thick, or as approved by a Structural Engineer. Minor floor cracking of slab-on-grade construction is difficult, if not impossible, to prevent. Such cracking is normal and should be expected to occur with time. Buildings are almost never free of cracks, and cracking is caused by many factors other than soil movement, such as concrete shrinkage or curling, or daily and seasonal variability in temperature and humidity.

An impermeable layer (usually plastic) is suggested beneath interior slabs, underlain by 4 inches of clean drain gravel that will act as a capillary break to reduce dampness. Two options are available to reduce the tendency for the concrete to crack or curl as it dries:

1. A blotter layer may be placed under the slab. In the past, loose sand has been used for this purpose, but is no longer recommended. A cover of 4 inches of trimmable, compactible, granular material may be placed over the impermeable layer to receive the concrete slab. This material usually consists of “crusher run material”, which varies in size from about 1.5-inch down to rock dust. Alternatively, 3 inches of compacted, fine-graded material such as crusher fines or manufactured sand may be used.

2. The blotter layer may be eliminated if the concrete is reinforced properly. The attached article entitled “Controlling Curling and Cracking in Floors to Receive Coverings” provides a discussion of proper floor slab reinforcement. If the contractor needs additional guidance on reinforcement, a Structural Engineer should provide it.

Three articles from the American Concrete Institute (ACI) that discuss these options can be found in the references section (ACI, 1997; Suprenant and Malisch, 1998 & 1999). We can offer additional guidance if requested.

5.5.2 Exterior Slabs-on-Grade

Exterior slabs (e.g., sidewalks, patios, driveways, etc.) typically sustain the greatest damage. Cracking is almost impossible to avoid, and freeze-thaw adds to the difficulty caused by soil movement. Exterior slabs should be at least 4 inches thick, 6 inches if supporting vehicles, or as directed by the Structural Engineer. Exterior slabs should not be tied to foundation walls. Any movement of exterior slabs may be transmitted to the foundation walls, resulting in damage. Posts for patios or other exterior columns should not bear on exterior slabs. If the slabs settle or rise, the movement can be transmitted to the post, resulting in damage to the structure.

6.0 LIMITATIONS

This report has been prepared based on a limited amount of data. Actual site conditions may vary. These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty is made or implied.

This report is site-specific and has been prepared in support of the proposed project. The report is for the sole use of the current property owner and their design and construction team, and shall be considered non-transferable to future property owners without the written consent of Jorgensen Geotechnical. Under no circumstances are the figures and text to be used separately.

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APPENDIX A

Subsurface-Exploration Procedures and Borehole Logs

Field Exploration: Hollow-Stem Auger Drilling

Borehole Locations and Elevations

Jorgensen Geotechnical (JG) staff selected the borehole locations to bracket the extents of the proposed project while avoiding existing underground utilities and reducing – as much as possible – damage to existing infrastructure. Borehole locations are presented on Figure 2. We recorded borehole locations using a professional-grade, real-time corrected, multi-constellation GNSS/GPS receiver with submeter accuracy. The receiver will provide sub-meter accuracy. We verified the latitude and longitude of each location based on surrounding landmarks. We estimated borehole elevations using data from the topographic survey completed by Jorgensen Associates. Borehole elevations can be found in the logs.

Subsurface Exploration Procedure

JG conducted a subsurface exploration on October 20, 2021. Three boreholes – JG-1, JG-2, and JG-3- were drilled to approximately 14.5 to 25.5 ft below ground surface (bgs) using a rubber-tracked Mobile B-57 drill rig 4.5" hollow-stem auger. Boreholes JG-1 and JG-2 were stopped due to refusal, and JG-3 was stopped due to achieving a target depth of 25.5-ft bgs. A crew from SK Geotech operated the drilling equipment. JG personnel recorded *standard penetration test* (SPT) results at an interval of 2.5-ft to a depth of 15-ft bgs, then at an interval of 5-ft to the total depth explored.

JG conducted a subsequent subsurface exploration on May 19 and May 20, 2023. Four boreholes – JG-4, JG-5, JG-6, and JG-7 – were drilled to approximately 26.5 to 30.4-ft bgs using a CME 85 truck-mounted drill rig and 4.5" hollow-stem auger (see Photo 1). A crew from Inberg-Miller Engineering (IME) operated the drilling equipment. JG personnel recorded SPT results at an interval of 2.5-ft to a depth of 15-ft bgs, then at an interval of 5-ft to the total depth explored.

Blow counts for SPT (field N-values) were adjusted to a standard hammer efficiency of 91% for the track-mounted CME 85 and 84% for the rubber-tracked Mobile B-57 drill rig, and an overburden pressure of one atmosphere, as suggested by Youd and Idriss (1997) and Fang (1991), to obtain adjusted $(N_1)_{60}$ values in blows per foot.

JG collected disturbed samples during each SPT an interval of 2.5-ft to a depth of 15-ft, then every 5-ft to an approximate depth of 30-ft bgs. Each sample was obtained using a 1.5-ft long split spoon (see example in Photo 2). JG personnel observed, photographed, and documented soil type, consistency, and relative moisture content of each sample. We did not collect thin-wall tube samples of fine-grained soils. JG directed IME to install a standpipe piezometer – consisting of 2-inch PVC pipe – in JG-4 and JG-5. The standpipes are protected with a flush-mount vault.

Although samples were collected during the exploration, we did not submit specimens for lab testing. The sandy gravel and cobble soils are like soil conditions encountered in the area, and the soil's engineering properties are reasonably well-understood. In addition, a representative sample would be inordinately large. We estimated soil-engineering properties based on visual classification and our experience with similar deposits in the area.



Photo 1: Drill rig and auger at borehole location JG-4 on 05/18/2023. **Borehole Logs**

JG personnel collected field data digitally using the application pLog on an Android tablet. Draft logs were reviewed in the office, and final versions are presented below. The final logs represent JG's interpretation of the soil conditions, and, although site conditions appear consistent across the property, actual soil conditions may differ from those observed in the boreholes.



Photo 2: Split spoon sample from JG-5 at 12.5-ft bgs

JORGENSEN GEOTECHNICAL, LLC

1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-1

Client: Teton County
Project Number: 21036
Date Started: Oct 20 2021 **Completed:** Oct 20 2021
Drilling Contractor: SK Geotechnical
Drilling Method: 3.25" I.D. HSA
Equipment: Mobile B-57
Hammer Type: Automatic

Project Name: TC - Courthouse
Project Location: Jackson, Wyoming
Total Depth: 15.5 ft
Logged By: NA **Checked By:** CHL
Latitude: 43.477540 **Longitude:** -110.760487 **Elevation:**
Notes: Stopped at refusal at 14.5 feet. No groundwater encountered at time of investigation. Backfilled with spoils. Dry cave-in depth 7 feet.

Depth	Graphic	Sampler Type	Number	Recovery %	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	▲ SPT N1(60) 20 40 60 80 / ● MC (%) ⊢ PL & LL (%) 20 40 60 80 / ☐ Fines Content (%) 20 40 60 80	Well
1			D1	45	1-3-8 15		Sandy Lean CLAY with Gravel	▲	
2			D2	59	9-24-33 85		Sandy GRAVEL: Dry to slightly moist, dense to very dense, no apparent structure, approximately 75-85% gravel,, 15-25% sand, trace fines [ALLUVIAL FAN]	▲	
3									
4			D3	50	17-34-42 101				
5									
6									
7			D4	67	21-28-24 57			▲	
8									
9			D5	94	49-50/4" 50			▲	
10									
11									
12									
13									
14			D6	50	23-34-44 85			▲	
15									
16									
17									
18									
19									

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Telephone: 307.733.5150

Borehole ID: JG-2

Client: Teton County
Project Number: 21036
Date Started: Oct 20 2021 **Completed:** Oct 20 2021
Drilling Contractor: SK Geotechnical
Drilling Method: 3.25" I.D. HSA
Equipment: Mobile B-57
Hammer Type: Automatic

Project Name: TC - Courthouse
Project Location: Jackson, Wyoming
Total Depth: 17.0 ft
Logged By: NA **Checked By:** CHL
Latitude: 43.477691 **Longitude:** -110.760485 **Elevation:**
Notes: Stopped due to refusal at 17-ft. Tried to take sample at 17-ft. 50 0". No groundwater encountered during time of investigation. Dry cave in depth 10-ft.

Depth	Graphic	Sampler Type	Number	Recovery %	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	▲ SPT N1(60) 20 40 60 80 / ● MC (%) ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80	Well
0							Sandy Lean CLAY		
1			D1	50	0-2-5 10			▲	
2			D2	59	6-13-29 58		Sandy GRAVEL: Slightly moist, dense to very dense, no apparent structure, approximately 70-80% gravel, 15-25% sand, trace fines	▲	
3									
4			D3	67	18-29-26 69			▲	
5									
6									
7				0	50/5" 50			▲	
8									
9			D4	100	50/4" 50			▲	
10									
11									
12									
13									
14									
15			D5	67	28-29-49 85			▲	
16									
17									
18									
19									

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-3

Client: Teton County
Project Number: 21036
Date Started: Oct 20 2021 **Completed:** Oct 20 2021
Drilling Contractor: SK Geotechnical
Drilling Method: 3.25" I.D. HSA
Equipment: Mobile B-57
Hammer Type: Automatic

Project Name: TC - Courthouse
Project Location: Jackson, Wyoming
Total Depth: 25.5 ft
Logged By: NA **Checked By:** CHL
Latitude: 43.477939 **Longitude:** -110.759946 **Elevation:**
Notes: Target depth achieved at 25.5-ft. No groundwater observed during time of investigation. Backfilled with spoils and covered with cold-patch asphalt.

Depth	Graphic	Sampler Type	Number	Recovery %	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	SPT N1(60) 20 40 60 80 / MC (%) / PL & LL (%) 20 40 60 80 / Fines Content (%) 20 40 60 80	Well
0							Asphalt		
1							Sandy GRAVEL with Silt: Slightly moist, brown to dark brown, loose, no apparent structure [Subbase]		
2			D1	45	4-5-4 11			▲	
3									
4							Sandy SILT: Slightly moist, brown to light brown, soft, pinhole voids, 75-80% silt, 10-15% sand, trace gravel [ALLUVIAL FAN]		
5			D2	39	3-3-7 13			▲	
6							Sandy GRAVEL: Dry to slightly moist, dense to very dense, no apparent structure [ALLUVIAL FAN]		
7			D3	55	8-16-18 40			▲	
8									
9									
10			D4	50	12-28-50 85			▲	
11									
12									
13									
14									
15			D5	55	13-18-22 44			▲	
16									
17									
18									
19									
			D6	67	40-38-33 74			▲	

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Telephone: 307.733.5150

Borehole ID: JG-3

Client: Teton County
Project Number: 21036
Date Started: Oct 20 2021 **Completed:** Oct 20 2021
Drilling Contractor: SK Geotechnical
Drilling Method: 3.25" I.D. HSA
Equipment: Mobile B-57
Hammer Type: Automatic

Project Name: TC - Courthouse
Project Location: Jackson, Wyoming
Total Depth: 25.5 ft
Logged By: NA **Checked By:** CHL
Latitude: 43.477939 **Longitude:** -110.759946 **Elevation:**
Notes: Target depth achieved at 25.5-ft. No groundwater observed during time of investigation. Backfilled with spoils and covered with cold-patch asphalt.

Depth	Graphic	Sampler Type	Number	Recovery %	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	▲ SPT N1(60) 20 40 60 80 / ● MC (%) ⊢ PL & LL (%) 20 40 60 80 / ☐ Fines Content (%) 20 40 60 80	Well
21							Sandy GRAVEL: Dry to slightly moist, dense to very dense, no apparent structure [ALLUVIAL FAN]		
22									
23									
24									
25			D7	67	18-22-21 43			▲	
26									
27									
28									
29									
30									
31									
32									
33									
34									
35									
36									
37									
38									
39									

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-4

Client: Teton County
Project Number: 21036
Date Started: May 18 2023 **Completed:** May 18 2023
Drilling Contractor: Inberg Miller Engineers
Drilling Method: 4-1/4" Hollow stem auger
Equipment: CME 85
Hammer Type: Automatic hammer
At time of drilling 29.00 on May 18 2023

Project Name: TC - Courthouse
Project Location: Jackson, Wyoming
Total Depth: 31.5 ft
Logged By: Marlie Schell **Checked By:** CHL
Latitude: 43.477956 **Longitude:** -110.759769 **Elevation:** 6244.50
Notes: -Target depth achieved

-Backfilled with spoils and covered with concrete and a flush mount

Depth	Graphic	Sampler Type	Number	Recovery %	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	SPT N1(60) 20 40 60 80 / MC (%) / PL & LL (%) 20 40 60 80 / Fines Content (%) 20 40 60 80	Well
0							Asphalt % fines		
1							Well-Graded GRAVEL with Sand (GW): dry, tan, medium dense, 50% gravel, 40% sand, 10% fines, subrounded, [FILL]		
2									
3			D1	73	1-2-2 6		LEAN CLAY (CL): slightly moist, dark brown, soft, 10% sand, 90% fines, medium plasticity, [ALLUVIUM]	▲	
4									
5			D2				LEAN CLAY with Gravel (CL): moist, dark brown, medium stiff, 30% gravel, 20% sand, 50% fines, medium plasticity, [ALLUVIUM]		
6			D2	73	16-25-22 60		Well-Graded GRAVEL with Sand (GW): slightly moist, orangish brown, dense, 40% cobbles by volume, remaining 50% gravel, 30% sand, 20% fines by mass, angular, [ALLUVIUM]	▲	
7									
8			D3	87	18-31-29 72			▲	
9									
10			D4	73	19-19-18 41			▲	
11									
12									
13			D5	93	12-20-29 60			▲	
14									
15			D6	53	12-33-39 83			▲	
16									
17									
18									
19									

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1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-4

Client: Teton County
Project Number: 21036
Date Started: May 18 2023 **Completed:** May 18 2023
Drilling Contractor: Inberg Miller Engineers
Drilling Method: 4-1/4" Hollow stem auger
Equipment: CME 85
Hammer Type: Automatic hammer
▽ At time of drilling 29.00 on May 18 2023

Project Name: TC - Courthouse
Project Location: Jackson, Wyoming
Total Depth: 31.5 ft
Logged By: Marlie Schell **Checked By:** CHL
Latitude: 43.477956 **Longitude:** -110.759769 **Elevation:** 6244.50
Notes: -Target depth achieved

-Backfilled with spoils and covered with concrete and a flush mount

Depth	Graphic	Sampler Type	Number	Recovery %	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	▲ SPT N1(60) 20 40 60 80 / ● MC (%) ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80	Well
21			D7	117	22-50/1" 100		Well-Graded GRAVEL with Sand (GW): slightly moist, orangish brown, dense, 40% cobbles by volume, remaining 50% gravel, 30% sand, 20% fines by mass, angular, [ALLUVIUM]	▲	
25			D8	143	50/5" 100			▲	
29							▽		
30			D9	80	27-28-36 67			▲	
31.5									

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Telephone: 307.733.5150

Borehole ID: JG-5

Client: Teton County
Project Number: 21036
Date Started: May 18 2023 **Completed:** May 19 2023
Drilling Contractor: Inberg Miller Engineers
Drilling Method: 4-1/4" Hollow stem auger
Equipment: CME 85
Hammer Type: Automatic hammer
At time of drilling May 19 2023 - not encountered

Project Name: TC - Courthouse
Project Location: Jackson, Wyoming
Total Depth: 30.0 ft
Logged By: Marlie Schell **Checked By:** CHL
Latitude: 43.477627 **Longitude:** -110.759811 **Elevation:** 6245.30
Notes: -Target depth achieved

-Backfilled with spoils and covered with concrete and a flush mount

Depth	Sampler Type	Number	Recovery %	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description
0						Asphalt % fines
1						Well-Graded GRAVEL with Sand (GW): dry, tan, medium dense, 50% gravel, 40% sand, 10% fines, subrounded, [FILL]
2						
3		D1	60	1-7-7 21		LEAN CLAY (CL): slightly moist, dark brown, stiff, 10% sand, 90% fines, medium plasticity, [ALLUVIUM]
4		D1				Well-Graded GRAVEL with Sand (GW): slightly moist, orangish brown, dense, 40% cobbles by volume, remaining 50% gravel, 30% sand, 20% fines by mass, angular, [ALLUVIUM]
5						
6		D2	87	15-30-50 100		
7						
8		D3	100	12-27-40 83		
9						
10						
11		D4	100	9-38-29 67		
12						
13		D5	100	23-45-38 93		
14						
15						
16		D6	100	20-25-17 39		
17						
18						
19						SANDY LEAN CLAY with Gravel (CL): moist, orangish brown, stiff, 15% gravel, 30% sand, 55% fines, medium plasticity, [ALLUVIUM]

SPT N1(60) 20 40 60 80
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

Well

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-5

Client: Teton County
Project Number: 21036
Date Started: May 18 2023 **Completed:** May 19 2023
Drilling Contractor: Inberg Miller Engineers
Drilling Method: 4-1/4" Hollow stem auger
Equipment: CME 85
Hammer Type: Automatic hammer
At time of drilling May 19 2023 - not encountered

Project Name: TC - Courthouse
Project Location: Jackson, Wyoming
Total Depth: 30.0 ft
Logged By: Marlie Schell **Checked By:** CHL
Latitude: 43.477627 **Longitude:** -110.759811 **Elevation:** 6245.30
Notes: -Target depth achieved

-Backfilled with spoils and covered with concrete and a flush mount

Depth	Graphic	Sampler Type	Number	Recovery %	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	▲ SPT N1(60) 20 40 60 80 / ● MC (%) ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80	Well
21			D7	143	50/5" 100		SANDY LEAN CLAY with Gravel (CL): moist, orangish brown, stiff, 15% gravel, 30% sand, 55% fines, medium plasticity, [ALLUVIUM]	▲	
22							CLAYEY GRAVEL with Sand (GC): moist, grayish brown mottled orange, dense, 20% cobbles by volume, remaining 40% gravel, 30% sand, 30% fines by mass, angular, [ALLUVIUM]		
23									
24							Well-Graded GRAVEL with Sand (GW): moist, light tan, dense, 50% cobbles by volume, remaining 50% gravel, 30% sand, 20% fines by mass, angular, Pockets of clay [ALLUVIUM]		
25									
26			D8	100	14-40-48 94			▲	
27									
28									
29									
30			D9	122	50/6" 100			▲	
31									
32									
33									
34									
35									
36									
37									
38									
39									

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1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-6

Client: Teton County
Project Number: 21036
Date Started: May 19 2023 **Completed:** May 19 2023
Drilling Contractor: Inberg Miller Engineers
Drilling Method: 4-1/4" Hollow stem auger
Equipment: CME 85
Hammer Type: Automatic hammer
At time of drilling May 19 2023 - not encountered

Project Name: TC - Courthouse
Project Location: Jackson, Wyoming
Total Depth: 26.5 ft
Logged By: Marlie Schell **Checked By:** CHL
Latitude: 43.477868 **Longitude:** -110.759626 **Elevation:** 6244.50
Notes: -Target depth achieved

-Backfilled with spoils and covered with cold-patch asphalt

Depth	Sampler Type	Number	Recovery %	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description
0						Asphalt % fines
1						Well-Graded GRAVEL with Sand (GW): dry, tan, medium dense, 50% gravel, 40% sand, 10% fines, subrounded, [FILL]
2						
3		D1	80	3-10-27		SANDY LEAN CLAY with Gravel (CL): slightly moist, dark brown, stiff, 10% gravel, 20% sand, 70% fines, medium plasticity, [ALLUVIUM]
3		D1		56		
4						Well-Graded GRAVEL with Clay and Sand (GW-GC): slightly moist, orangish brown, dense, 40% cobbles by volume, remaining 50% gravel, 20% sand, 30% fines by mass, angular, [ALLUVIUM]
5						Well-Graded GRAVEL with Sand (GW): slightly moist, grayish tan, dense, 40% cobbles by volume, remaining 50% gravel, 35% sand, 15% fines by mass, angular, [ALLUVIUM]
6		D2	93	9-19-30		
6		D2		67		
7						
8		D3	87	30-39-33		
8		D3		82		
9						
10		D4	75	17-41-50/		
10		D4		4"		
11		D4		100		
12						
13		D5	80	6-34-50		
13		D5		100		
14						
15		D6	105	25-50/5"		
15		D6		100		
16						
17						
18						
19						

SPT N1(60) 20 40 60 80
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

Well

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1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-6

Client: Teton County
Project Number: 21036
Date Started: May 19 2023 **Completed:** May 19 2023
Drilling Contractor: Inberg Miller Engineers
Drilling Method: 4-1/4" Hollow stem auger
Equipment: CME 85
Hammer Type: Automatic hammer
At time of drilling May 19 2023 - not encountered

Project Name: TC - Courthouse
Project Location: Jackson, Wyoming
Total Depth: 26.5 ft
Logged By: Marlie Schell **Checked By:** CHL
Latitude: 43.477868 **Longitude:** -110.759626 **Elevation:** 6244.50
Notes: -Target depth achieved

-Backfilled with spoils and covered with cold-patch asphalt

Depth	Graphic	Sampler Type	Number	Recovery %	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	▲ SPT N1(60) 20 40 60 80 / ● MC (%) ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80	Well
21			D7	100	19-50/1" 100		Well-Graded GRAVEL with Sand (GW): slightly moist, grayish tan, dense, 40% cobbles by volume, remaining 50% gravel, 35% sand, 15% fines by mass, angular, [ALLUVIUM]	▲	
25			D8	93	16-28-36 68			▲	

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Borehole ID: JG-7

Client: Teton County
Project Number: 21036
Date Started: May 19 2023 **Completed:** May 19 2023
Drilling Contractor: Inberg Miller Engineers
Drilling Method: 4-1/4" Hollow stem auger
Equipment: CME 85
Hammer Type: Automatic hammer
At time of drilling May 19 2023 - not encountered

Project Name: TC - Courthouse
Project Location: Jackson, Wyoming
Total Depth: 26.5 ft
Logged By: Marlie Schell **Checked By:** CHL
Latitude: 43.477576 **Longitude:** -110.759498 **Elevation:** 6247.50
Notes: -Target depth achieved
-Backfilled with spoils

Depth	Graphic	Sampler Type	Number	Recovery %	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	SPT N1(60) 20 40 60 80 / MC (%) / PL & LL (%) 20 40 60 80 / Fines Content (%) 20 40 60 80	Well
0							% fines, [TOPSOIL]		
1							SANDY LEAN CLAY with Gravel (CL): very moist, dark brown, medium stiff, 20% gravel, 30% sand, 50% fines, medium plasticity, Grass to 0.3 feet bgs [ALLUVIAL FAN]		
3			D1	73	3-11-3 9			▲	
5			D2						
6			D2	60	4-8-9 23		Well-Graded GRAVEL with Sand (GW): slightly moist, grayish tan, medium dense to very dense, 50% cobbles by volume, remaining 50% gravel, 35% sand, 15% fines by mass, angular, [ALLUVIAL FAN]	▲	
8			D3	80	9-10-17 33			▲	
10			D4	80	50/3" 100			▲	
13			D5	80	13-30-50 97			▲	
15			D6		14-21-21 48			▲	
19									

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Telephone: 307.733.5150

Borehole ID: JG-7

Client: Teton County
Project Number: 21036
Date Started: May 19 2023 **Completed:** May 19 2023
Drilling Contractor: Inberg Miller Engineers
Drilling Method: 4-1/4" Hollow stem auger
Equipment: CME 85
Hammer Type: Automatic hammer
At time of drilling May 19 2023 - not encountered

Project Name: TC - Courthouse
Project Location: Jackson, Wyoming
Total Depth: 26.5 ft
Logged By: Marlie Schell **Checked By:** CHL
Latitude: 43.477576 **Longitude:** -110.759498 **Elevation:** 6247.50
Notes: -Target depth achieved

-Backfilled with spoils

Depth	Graphic	Sampler Type	Number	Recovery %	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	▲ SPT N1(60) 20 40 60 80 / ● MC (%) ⊢ PL & LL (%) 20 40 60 80 / ☐ Fines Content (%) 20 40 60 80	Well
21			D7	101	27-50/6" 100		Well-Graded GRAVEL with Sand (GW): slightly moist, grayish tan, medium dense to very dense, 50% cobbles by volume, remaining 50% gravel, 35% sand, 15% fines by mass, angular, [ALLUVIAL FAN]	▲	
22									
23									
24									
25			D8	122	37-50/5" 100			▲	
26									
27									
28									
29									
30									
31									
32									
33									
34									
35									
36									
37									
38									
39									

JORGENSEN
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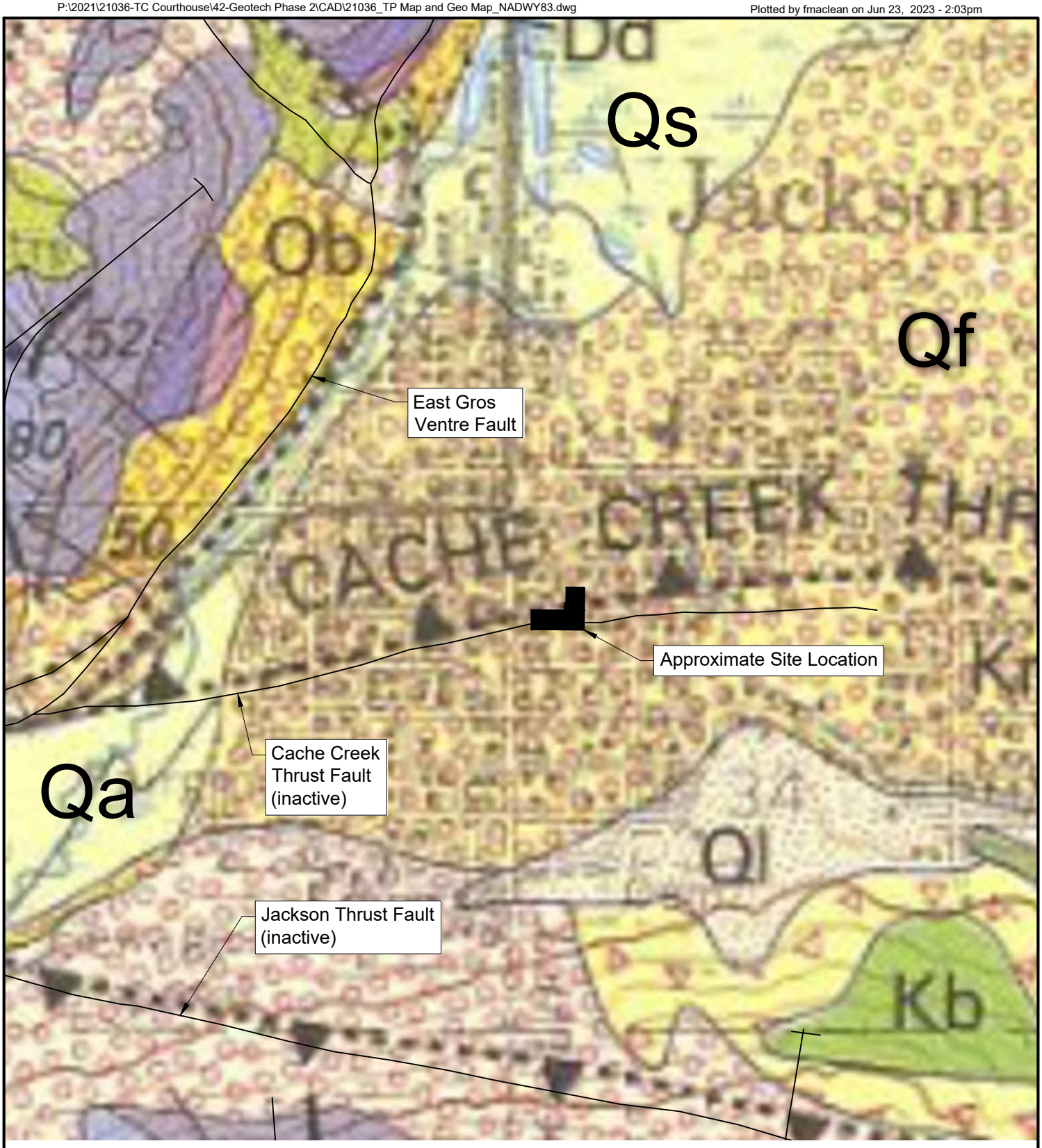
APPENDIX B

Figures



0 2000 4000

SCALE: 1 INCH = 2000 FEET
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

Map symbols:
Qa - Alluvium, gravel and sand, and flood plain deposits
Qf - Alluvial-fan deposits
Qs - Swamp deposits

From Love et. al, Geologic Map of Grand Teton National Park, 1992

DRAFTED BY:	FRM
REVIEWED BY:	CHL
PROJECT NUMBER	21036

SHEET TITLE:
Figure 1
Site Location and
Geologic Map

PROJECT TITLE:
Geotechnical-Engineering Report
180 S King Street, Jackson,
Teton County, Wyoming

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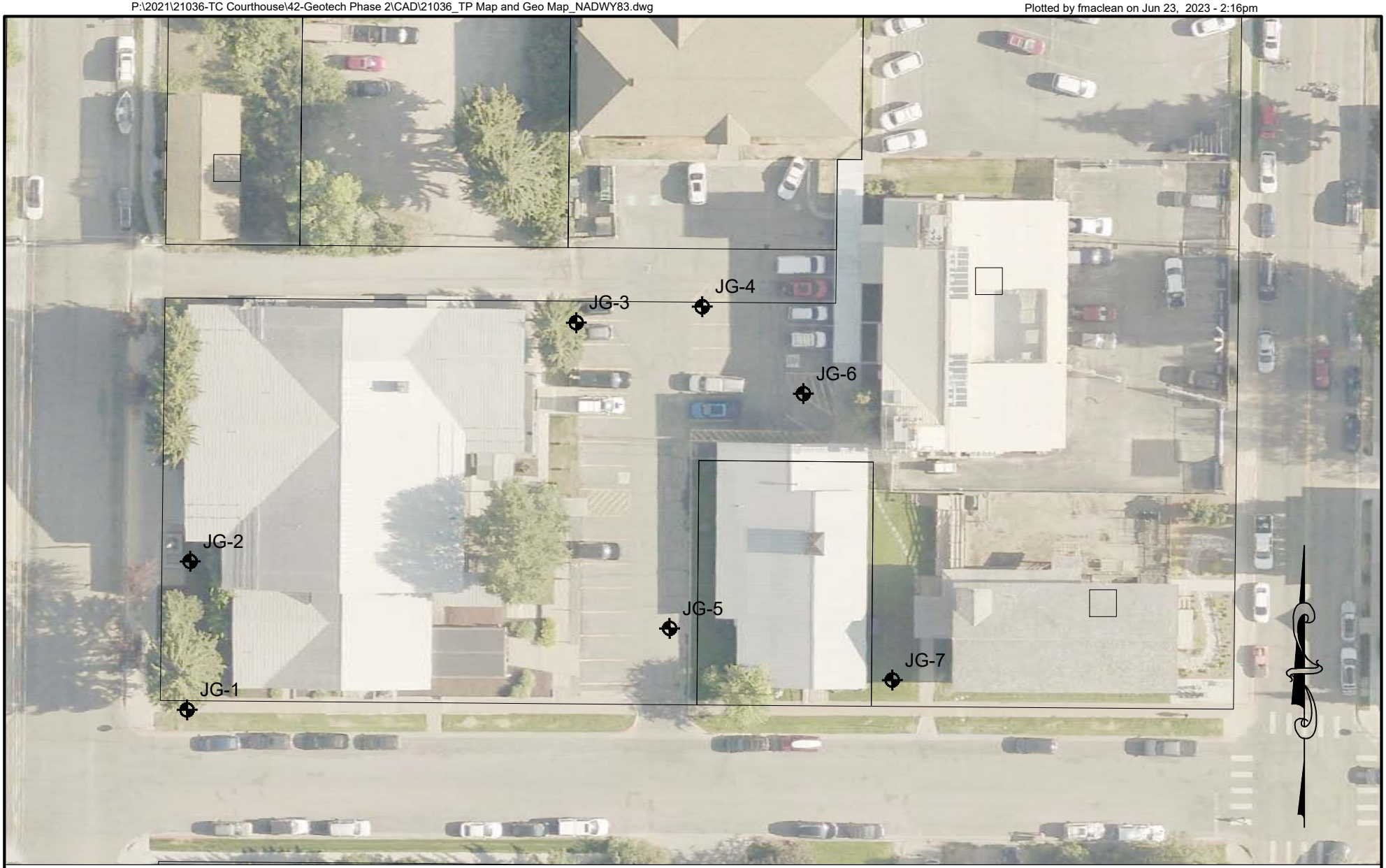

0 50 100

SCALE: 1 INCH = 50 FEET

THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

NOTE:
BOREHOLE LOCATIONS WERE RECORDED USING A GNSS/GPS RECEIVER WITH SUB-METER ACCURACY AND CONFIRMED WITH JORGENSEN TOPOGRAPHIC SURVEY.

DRAFTED BY:	FRM
REVIEWED BY:	CHL
PROJECT NUMBER	21036

SHEET TITLE:
Figure 2
Bore Hole Location Map

PROJECT TITLE:
Geotechnical-Engineering Report
180 S King Street, Jackson,
Teton County, Wyoming

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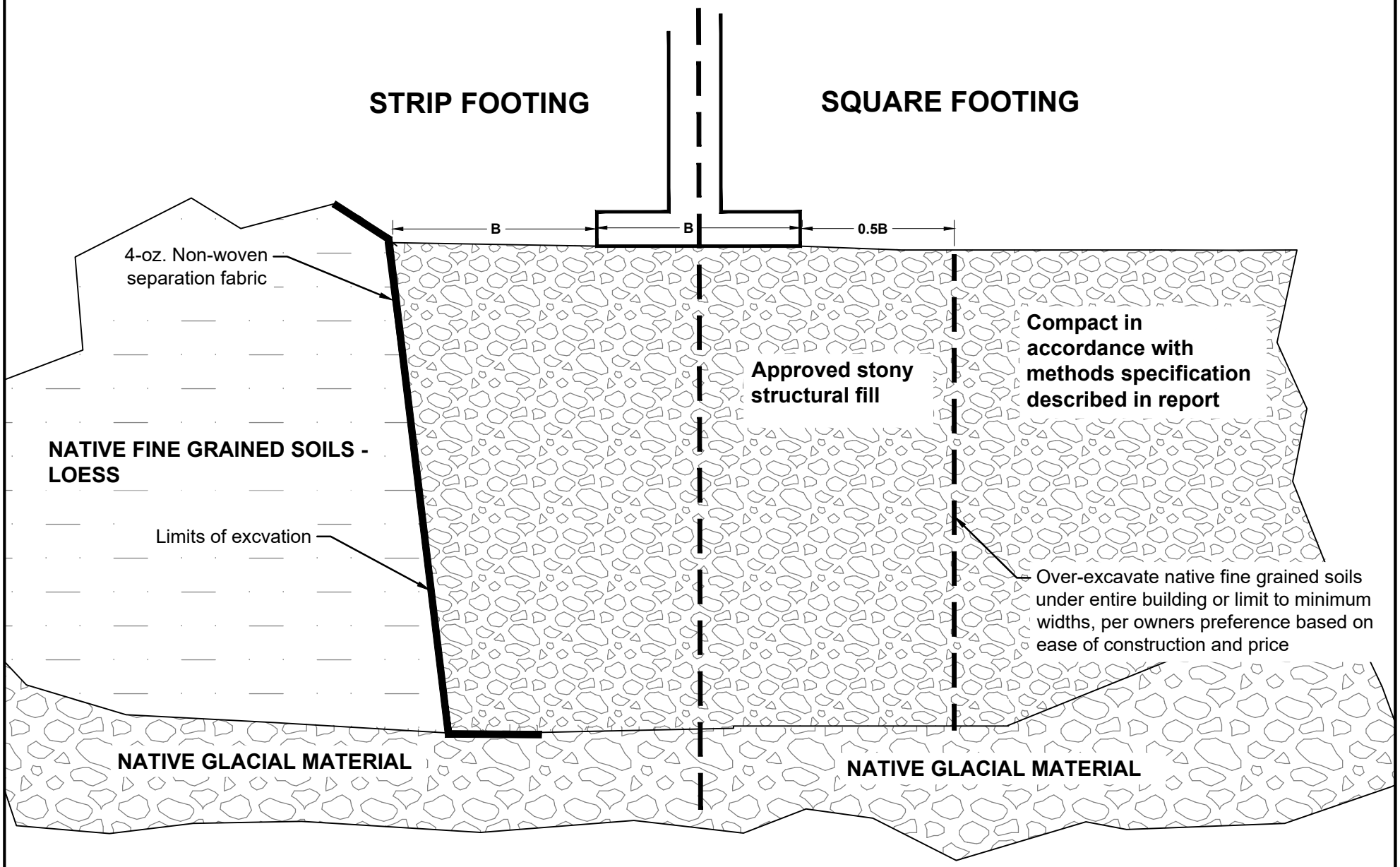

DRAFTED BY:	FRM
REVIEWED BY:	CHL
PROJECT NUMBER	21036

SHEET TITLE:
Figure 3
Over-Excavation and Replacement of Native Fine-Grained Material

PROJECT TITLE:
Geotechnical-Engineering Report
180 S King Street, Jackson,
Teton County, Wyoming

JORGENSEN
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APPENDIX C

Important Information about your Geotechnical Report

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

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Fasching Consulting

November 26th, 2025

Mr. Brian Simon, PE
Senior Principal Engineer
Jorgensen
1315 Highway 89 S., Suite 201
PO Box 9550
Jackson, WY 83002

RE: Traffic Impact Study
Teton County Courthouse Redevelopment (Fasching Consulting Job 24-15)

Dear Mr. Simon:

This traffic impact study provides transportation information associated with the Teton County Courthouse campus located in Jackson, WY between Simpson Avenue, Pearl Avenue, Willow Street, and King Street. This is an update of the March 5th, 2025 study driven by changes in the site location is shown in **Figure 1**.

The County is planning to redevelop the Courthouse and detention facility such that these two buildings are razed and a combined building will be constructed where the Courthouse currently stands. In addition, the Hansen building is planned to be demolished as well. The new facility will provide a greater number of hearing rooms as well as expanded detention holding facilities. A site plan is shown in **Figure 2**, and the redevelopment would afford a combined parking area that will serve the Courthouse and Town Hall (they are separate today). Vehicular access to the campus will slightly change from existing conditions including:

- Converting the One-way alley onto King Street, along the north side of the Courthouse, to provide two-way traffic
- Removal of the eastern access onto Pearl Avenue and allowing two-way traffic at the western access
- Removal of the secured driveway onto Willow Street and instead providing a secure area access onto Simpson Avenue

The existing driveway onto Simpson Avenue will removed. The parking area on the south side of Simpson Avenue also serves the existing Courthouse campus is planned to remain.

This memo provides information relative to existing traffic demands around the campus, parking demands of the same, and gives a sense of functionality with respect to the future access scheme.

EXISTING CONDITIONS

Adjacent Street Traffic

AM and PM peak hour turning movement data were collected at the site's access point intersections. Since the parking area east of Town Hall would become integrated into the redevelopment, its access intersections were also counted, as was the intersection of Willow Street/Pearl Avenue since it is in close proximity to the eastern Town Hall parking access point. Currently, the western access is signed for inbound traffic only and the eastern access is signed for outbound-only traffic. The parking spaces within the lot are angled along both sides to emphasize a one-way, counter-clockwise circulation.

Figure 3 shows turning movement count data that were collected on December 19th, 2025. The busiest intersection in the mix was Pearl Avenue/Willow Street which served a total of 536 vehicles per hour (vph) during the AM peak hour and 618 vph during the PM peak hour. Bicycles were not observed during either peak hour at this intersection, but pedestrian activity was noted; 20 pedestrian-crossings were observed during the AM peak hour and 43 during the PM peak hour. Most of the pedestrian traffic was traveling north and south crossing Pearl Avenue.

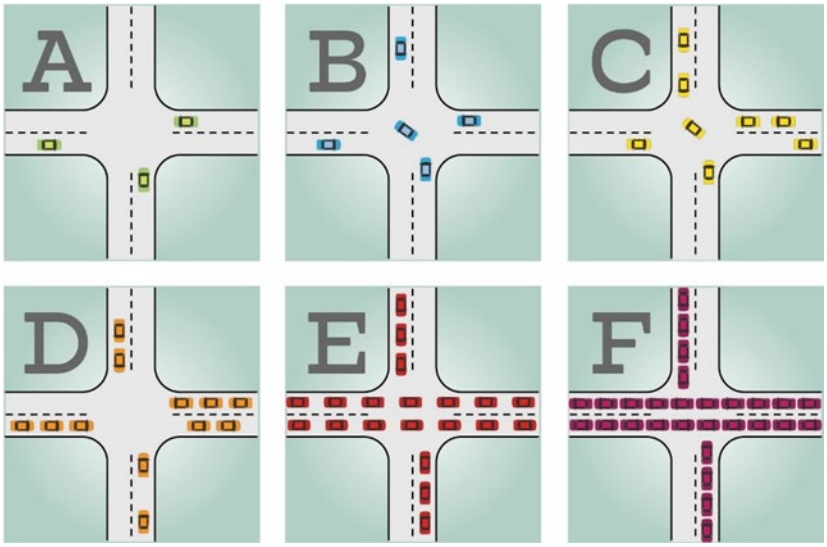
Intersection Levels of Service were calculated for this intersection given the counts shown in **Figure 3**. Detailed calculations were conducted using Synchro software to assess operations given current traffic demands (reflective of December 19th, 2024). This software employs techniques documented in the Highway Capacity Manual (Transportation Research Board, 7th Edition). The worksheets are attached.

LOS is a qualitative measure of traffic operational conditions, based on roadway capacity and vehicle delay, described by a letter designation ranging from A to F. A LOS A represents nearly free-flow travel indicative of very little delay, while LOS F represents congested conditions and excessive delay. The LOS is defined by the amount of delay drivers endure, on average, during a peak hour, and the Highway Capacity Manual procedures are geared toward calculating the average delay for each movement or lane group (as compared to free-flow conditions if the intersection did not exist).

Table 1 shows the LOS scale for signalized and unsignalized intersections. These scales differ since delay at a stop-signed intersection is more tense for the driver in that they are making a decision on whether to proceed based on traffic gaps, versus simply waiting for a green light. A graphical depiction of intersection LOS is provided immediately after **Table 1.**

Table 1. Level of Service (LOS)/Delay Scales

LOS	Signalized Intersections	Unsignalized Intersections
A	<10 Sec/Veh	<10 Sec/Veh
B	10-20 Sec/Veh	10-15 Sec/Veh
C	20-35 Sec/Veh	15-25 Sec/Veh
D	35-55 Sec/Veh	25-35 Sec/Veh
E	55-80 Sec/Veh	35-50 Sec/Veh
F	>80 Sec/Veh	>50 Sec/Veh



The current Teton County TIS Guidelines objective with respect to LOS is to achieve no worse than a LOS D during the peak hours of the day. This is indicative of a delay of no more than 55 seconds per vehicle through a signalized intersection and no more than 35 seconds per vehicle through a stop-sign controlled intersection. Collected data pertaining to heavy vehicle presence, peak hour factor (which measures the concentration of traffic within the peak hour), pedestrian presence, and bicycle presence have all been entered into the calculations.

The results of the LOS analyses show that the Willow/Pearl intersection approaches are currently operating at a LOS B or better during both peak hours given its current all-way stop traffic control. The HCM All-way stop methodology does not properly account for pedestrian activity, so the actual delays and LOS's might be slightly worse given the moderate level of pedestrian activity tallied in the counts.

Site Accesses

Figure 3 shows that the peak hour turning movements at the access intersections were much less than those at Pearl Avenue and Willow Street. The Town Hall lot was the busiest in which 25 vph hour entered during the AM peak hour and 22 exited during the PM peak hour. (the reflections were 6 vph out during the AM peak hour and 9 vph during the PM peak hour). The lot

immediately east of Town Hall lot is currently served by an in-only access and an out-only access onto Pearl Avenue that are internally connected via a counter-clockwise circulation scheme.

The access onto Willow Street serves a secure area, and very little traffic was recorded using this access during each peak hour. The alley access onto King Street is signed for one-way use (westbound), and only one vehicle used it during the AM peak hour and 2 movements occurred during the PM peak hour. This alley access serves the parking area at the center of the campus which is used by the Courthouse, jail staff, and Town staff. This lot is currently not connected to the lot east of Town Hall.

The Simpson Avenue access also serves the central parking area, and movements into and out of the campus at this location totaled 16 vph during the AM peak hour and 13 vph during the PM peak hour. The parking area access south of Simpson Avenue saw 5 vph during the AM peak hour and 2 vph during the PM peak hour. **Table 2** was created to illustrate the peak hour trips associated with each use within the campus including Town Hall, detention facilities, and Courthouse operations.

Table 2 Campus User Trip Generation

Campus Use	AM Peak Hour Trips[1]	PM Peak Hour Trips[1]
Town Hall (lot to its east)	31	31
Detention Facility (secured access onto Willow Stret)	2	1
Courthouse (Access onto Simpson and parking lot access on south side of Simpson	20	15
Totals	53	47

1.Includes inbound and outbound movements.

Parking

A parking survey of the campus was also conducted. The data were collected on January 14th, 2025 which was considered to be a busy day. **Figure 4** shows the parking lot count data collected between 1:30 and 2:00 PM on January 14th. The on-street parking was also collected along all four sides of the campus as it is realized that some of the patrons choose to park along the street. Willow Street was open for parking at this time and parked vehicles were recorded making use of Willow. This roadway restricts parking during other times of the year to accommodate the bike lanes along each side.

The results shown in **Figure 4** were assessed with respect to the capacity of each parking area, which is shown in **Table 3**

Table 3. Campus Parking Data (January 14th, 2025)

Parking Area	Counted Parked Vehicles	Approx. Space Capacity	Percentage Utilized
East of Town Hall	29	36	81%
Secured Detention Facility	7	14	50%
Central Area	18	33	55%
South of Simpson Ave.	17	26	65%
Along Pearl Ave[1].	23	24	96%
Along Willow St.[1,2]	16	24	67%
Along Simpson Ave.[1]	20	25	80%
Along King St.[1]	9	20	45%
Totals	138	202	68%

1.Includes both sides of the roadway.
2.Parallel parking allowed in winter. Parking lanes are used as bicycle lanes during summer.

The parking on and around the site was 68 percent utilized on January 14th, 1:45 PM (plus or minus 15 minutes). The on-street parking along Pearl Avenue was the most highly utilized with essentially all of its parking being used. The businesses along the north side also generate parking along this roadway. The second highest utilization was the Town Hall lot and the parallel parking along Simpson Avenue which were each 80 percent utilized.

While on-street parking along the adjacent roads serves the uses, it is not all being generated by campus uses. For purposes of this study, 50 percent was assumed to be associated with either the Courthouse or Town Hall. Given that assumption and the parking counts in the lots, the Courthouse and Town Hall collectively generated an estimated 104 parked vehicles on January 14th.

FUTURE CONDITIONS

The proposed site plan shows that the current Simpson Avenue access would be removed with the parking being reconfigured on the east side of the campus such that it is directly connected to the alley out to King Street. A new access will be provided onto Simpson Avenue to serve the reconfigured secure area. The primary public accesses to the campus will be provided via Pearl Avenue and King Street. This section provides a sense of future conditions given this site plan and access scheme.

Trip Generation

A courthouse or justice center is not a land use category included in the Institute of Transportation Engineers' (ITE) Trip Generation manual. For purposes of this effort, future trip-making was estimated by applying growth factors to the existing driveway counts. The day of the traffic counts (December 19th, 2024) was subsequently found to possibly not be as busy a day as originally thought for Courthouse activity. As such, the Courthouse-specific traffic counts were increased 50 percent in an attempt to represent a typical day peak hour traffic. No such adjustments were made to the turning movements at the Pearl Avenue accesses which primarily serve Town functions.

Subsequent to applying the 50 percent growth to the Courthouse traffic, all counts (Courthouse and Town Hall driveways) were increased another 25 percent to reflect county-wide growth over the next 20 years. This was based on data prepared by the Wyoming Department of Administration & Information, Economic Analysis Division growth out to 2040 which could occur at a rate of approximately 0.6 percent per year. A 25 percent flat increase reflects an approximate 1.1 percent annual increase over 20 years and could therefore be considered as a conservatively high growth factor.

Resulting trip generation estimates for the 20-year planning horizon is shown in **Table 4**. The 20-year trip generation estimates for the entire campus are estimated to reach 81 trips during the AM peak hour and 70 trips during the PM peak hour.

It should be noted that the trip estimates of **Table 4** reflect movements into and out of the site. There are also trips taking place associated with the Courthouse and Town Hall that park along the adjacent streets. While not quantified here, this component's impact is captured in the collected turning movement data and the factors being applied to those counts in developing 20-year traffic forecasts.

Table 4. Future Trip Generation Estimates

Use/Planning Horizon	AM Peak Hour		PM Peak Hour	
	In	Out	In	Out
Courthouse and Detention Facility				
Existing Counts	20	2	4	12
Typical Day[1]	30	3	6	18
20-Year Projection	38	4	8	23
Town Hall				
Existing counts	25	6	9	22
Typical Day	25	6	9	22
20-Year Projection	31	8	11	28
Totals[2]				
Existing Counts	45	8	13	34
Typical Day	55	9	15	40
20-Year Projection	69	12	19	51

1.Existing Dec 19th counts increased 50 percent to estimate a typical day.
2.Sum of above values.

Traffic Assignment

The Courthouse parking and Town Hall parking will be in a combined lot given the proposed site plan. The accesses onto Pearl Avenue and King Street (via an improved alley) will serve the vast majority of the combined generation. The secure area adjacent to Simpson Avenue and the remote lot south of Simpson Avenue will each serve much less site traffic than the Pearl Avenue and King Street accesses.

From the counts and based on surrounding area, the largest component of campus traffic is projected to be oriented to/from the northwest of the site to/from the state highway since that facility passes through town. A distant second highest distribution orientation is projected to be southerly oriented, in part due to Snow King Road serving as a parallel east-west route to the state highway relative to serving western Jackson. Realizing this in combination with most of the parking being located in the northeast quadrant of the site, the site driveway peak hour

turning movement estimates were developed and are shown in **Figure 5**. The Pearl Avenue access, which will serve most of the site trips, is projected to see a western orientation of site trips entering and exiting.

The Pearl Avenue access point has been analyzed under a scheme in which is serves two-way traffic, which is a shift from the current dual-access one-way counter-clockwise scheme. The redevelopment will reorient the parking on the east side of Town Hall.

Total Long-Term Traffic

The traffic projections shown in **Figure 5** were combined with projected background traffic which was estimated by increasing the existing traffic by 25 percent, again conservatively based on the previously referenced state agency forecasts. **Figure 6** shows the total 20-year traffic projections at the access intersections as well as at the Pearl Avenue/Willow Street intersection. In addition, intersection LOS's are shows for the Pearl Avenue/Willow Street intersection.

The results show that LOS's would meet the LOS D or better criteria at the Pearl Avenue/Willow Street intersection. Functionally, these intersections are all projected to operate without issue with respect to the LOS calculations. However, there are other considerations associated with the access intersections:

PARKING

A total of 104 parked vehicles were estimated to be parked in association with the Town Hall and the Courthouse today, as previously mentioned. Two methodologies were applied in estimating future demand. A simple approach entails applying the 25 percent growth to the estimated 104 vehicles that yields a 20-year projected total of 130 parked vehicles in association with the campus uses.

A second approach pertains to applying a series of assumptions/parameters to anticipated operations. This second approach was initially applied to existing operation conditions to assess whether the result is comparable to the 104 parked vehicles previously determined

The following information was obtained concerning current Courthouse activity:

- 26 full time staff associated with clerk's office, attorney's office, and courts. Assume 15 percent utilize non-single-occupant vehicles (SOV) to commute, resulting in **23 parked vehicles of demand at peak.**

- 78 Sheriff staff, assume 33 percent are parked on site during the day, resulting in **26 parked vehicles of demand at peak.**

- Sheriff patrol vehicles, plan for **6 parked vehicles of demand at peak.**

- Visitors and deliveries, plan for **4 parked vehicles of demand at peak.**

From the above, the total parking demand associated with current County Courthouse operations totals 59 vehicles.

The following information was obtained concerning current Town activity:

- 22 full time staff, assume 15 percent utilize non-single-occupant vehicles (SOV) to commute, **resulting in 19 parked vehicles of demand at peak.**

- 5 occasional visits associated with council, assume 20 percent are on site, resulting in **1 parked vehicle of demand at peak**

- Police patrol vehicles, information from Town staff yields up to **4 parked vehicles of demand at peak**

- 38 police staff, assume 33 percent are on-site, resulting in **13 parked vehicles of demand at peak.**

- Visitors and deliveries, plan for **4 parked vehicles of demand at peak.**

From the above, the total parking demand associated with current Town operations totals 41 parked vehicles.

Courthouse operations yielded an estimate of 59 parked vehicles and Town operations yielded an additional 41, resulting in a total of 100 parked vehicles using the second estimation approach. This compares well with the 104 vehicles cited earlier based on parking lot counts and assuming one-half of the on-street parking along these uses' frontage. This suggests that the same assumptions / parameters would be a reasonable approach in predicting future demand for the campus as an alternative to simply applying a growth factor.

With respect to the future conditions at the Courthouse, increases are anticipated which include 42 staff associated with the clerk's office/attorney's office/courts (26 exist today) and 84 Sheriff staff (78 exist today). Deliveries/visitor parking needs to continue to reserve 4 spaces, and 6 reserved spots for Sheriff patrol vehicles also needs to continue. In addition, the General Services Building, that may now be completed, will house approximately 20 staff which will generate parking needs above and beyond the Courthouse functions. As such, the future Courthouse and General Services Building parking demand is comprised of:

- 42 full time staff associated with clerk's office, attorney's office, and courts. Assume 15 percent utilize non-single-occupant vehicles (SOV) to commute, results in **36 parked vehicles of demand at peak.**

- 84 Sheriff staff, assume 33 percent are parked on site during the day, results in **28 parked vehicles of demand at peak.**

- Sheriff patrol vehicles, plan for **6 parked vehicles of demand at peak.**
- Visitors and deliveries, plan for **4 parked vehicles of demand at peak.**
- 20 staff in the General Services Building. Assume 15 percent utilize non-SOV to commute, resulting in **17 parked vehicles of demand at peak.**

From the above assumptions regarding each component, the total future parking demand associated with County Courthouse operations totals 91 vehicles.

The number of spaces that are being proposed on site (including the parking lot south of Simpson Avenue and excluding 9 spaces that are currently leased by the Town) is 117 spaces which includes 17 located below the new courthouse building. As such, the Courthouse technically meets its parking requirements based on this analysis (117 spaces of off-street supply versus 91 spaces of demand).

Many of the parking spaces will not necessarily be reserved / signed exclusively for Courthouse use, and the reality is that the Town functions will continue to use the parking located on the site as occurs today. When incorporating the Town's functions, a total of 132 parked vehicles of demand is estimated for the entire campus (91 plus 41) which exceeds the proposed on-site supply by 6 spaces. But when also considering 50 percent of the on-street parking capacity along the campus block (excluding Willow Street since it will likely be configured to accommodate bike lanes during the summer), an additional 34 spaces would be available. With this, the supply increases to 151 spaces which would exceed the demand of 132 vehicles when combining the Courthouse and Town function uses.

Jury pools, when needed, will also generate parking demand. However, summonsing jury pools is not an activity that occurs on a regular continuous basis, so jury pool demands were not included in this analysis. On large jury pool days, on-street parking will play a key role adjacent to the campus as well as within a block, possibly two. The parking structure on Milward Street can also be utilized to meet some of this demand on an extreme day. Ideally, juror summons notices will contain information regarding alternative modes of travel to encourage non-auto use as well as including information concerning parking options including the parking structure.

TRANSPORTATION DEMAND MANAGEMENT (TDM)

The traffic projections shown in this study do not incorporate any additional TDM measures that are not already implemented today, but the County and Town could explore implementing additional measures to encourage users to alternative modes other than automobile. Possible considerations include:

- Bike lockers

- Bike Share programs
- Showers/locker rooms
- Information on alternatives including bus schedules
- Paid parking
- Employee Transit passes (if not already provided)
- Telecommuting allowance

Additional TDM measures can be explored for this campus as a means of limiting its trips

SUMMARY AND RECOMMENDATIONS

The following provides a summary of the findings and recommendations as a result of this traffic assessment.

- The eastern Pearl Avenue access is proposed to be closed, and the western access will be configured to provide for two-way traffic, including its widening.

- The existing access onto Simpson Avenue will be closed, and a new access will be established (located east of the existing one) that will be limited to use by the secure parking area.

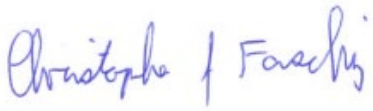
- The alley way onto King Street will be improved to provide two-way traffic.

- Additional TDM measures should be identified and researched to help limit vehicular trips associated with the campus.

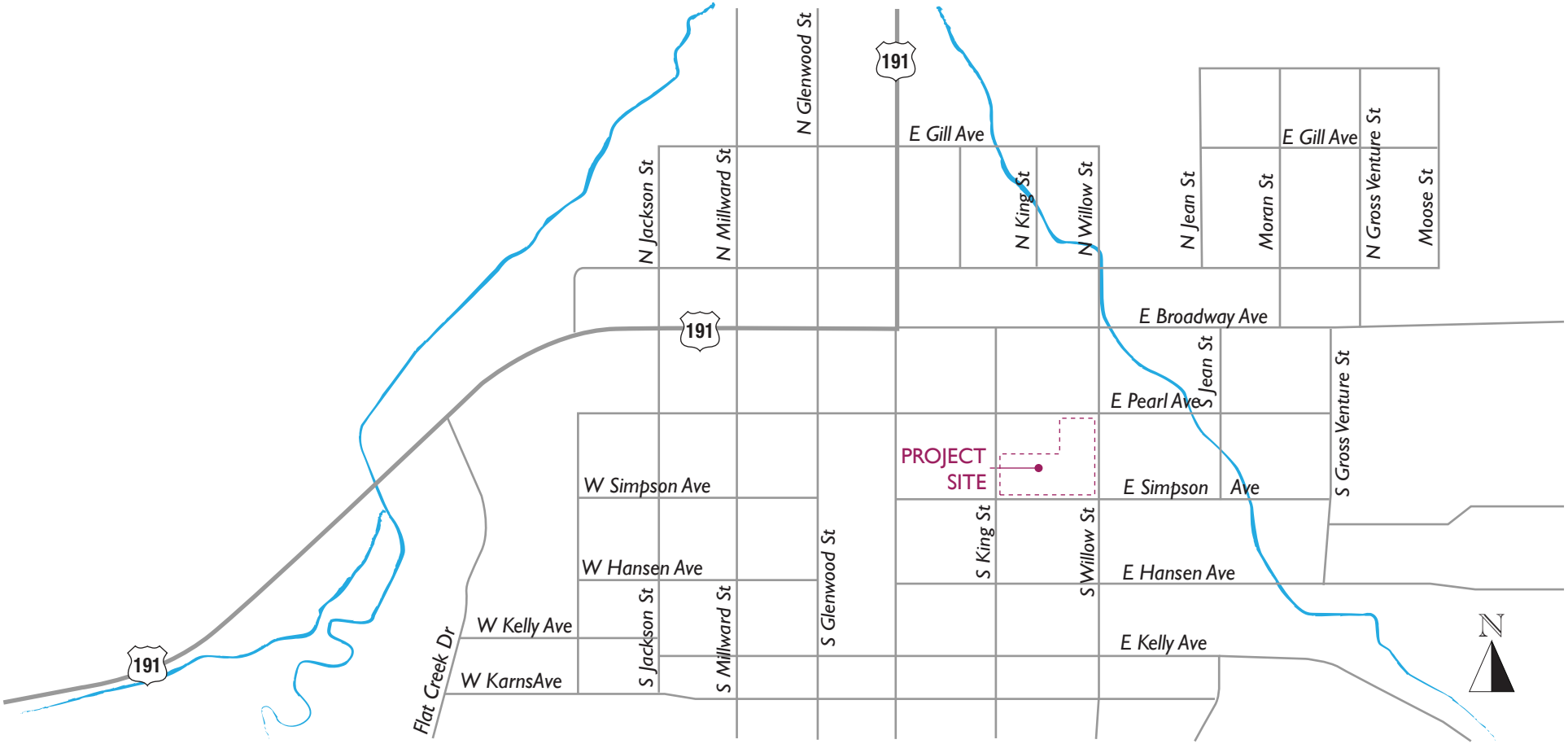
- On-street parking along the campus will continue to serve the combined Town and Courthouse uses. With respect to the Courthouse function (and the General Service Building), adequate parking will be provided on-site to meet projected demands. Adjacent on-street parking is also needed to meet combined Courthouse and Town demands. Parking beyond the campus area, including the parking structure at Milward Street, will be needed to serve when large jury pools are summoned.

If you have any questions, please feel free to call.

Sincerely,
Fasching Consulting, LLC



Christopher J. Fasching, PE
President/Owner



Fasching Consulting

Figure 1

Vicinity Map

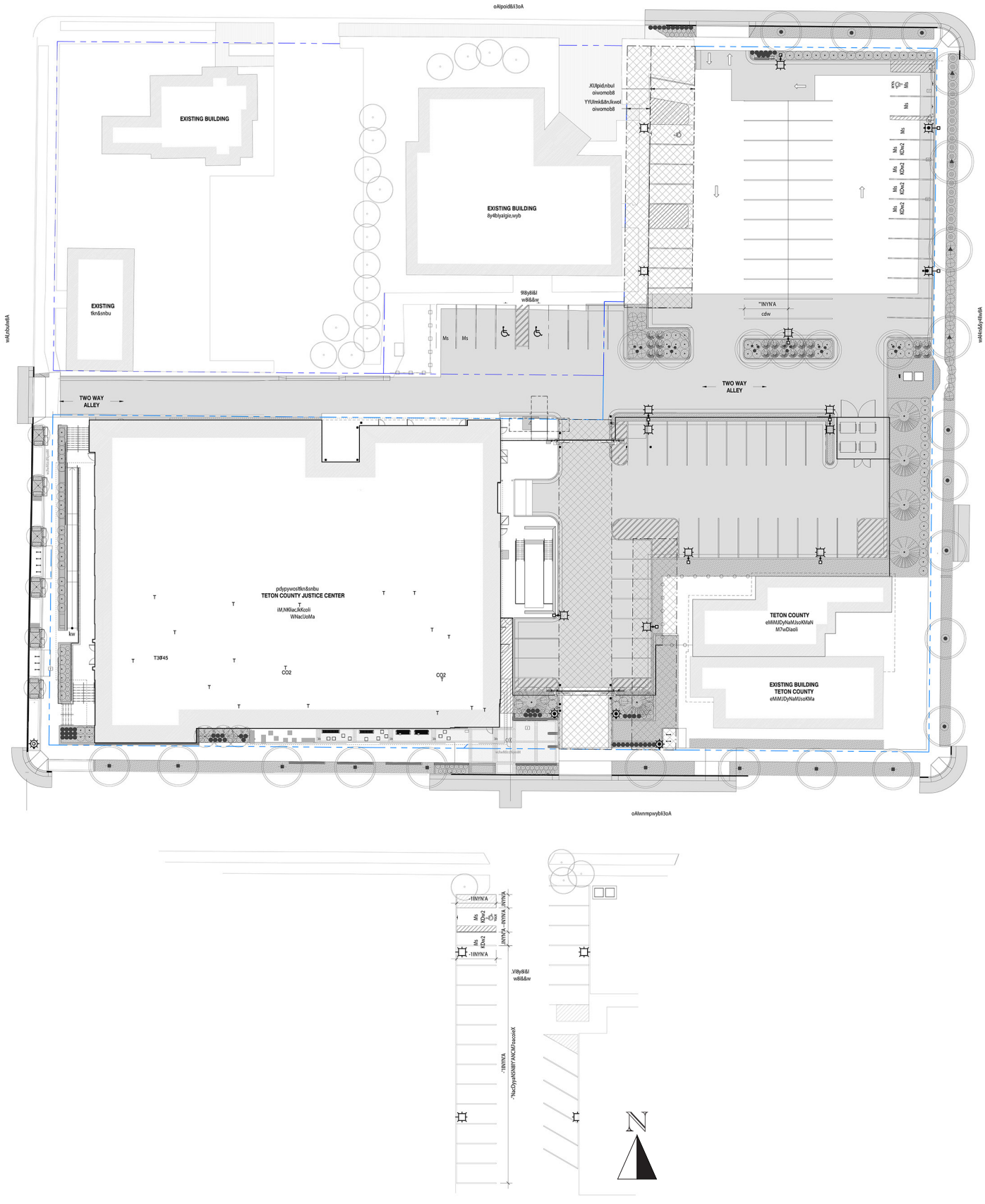
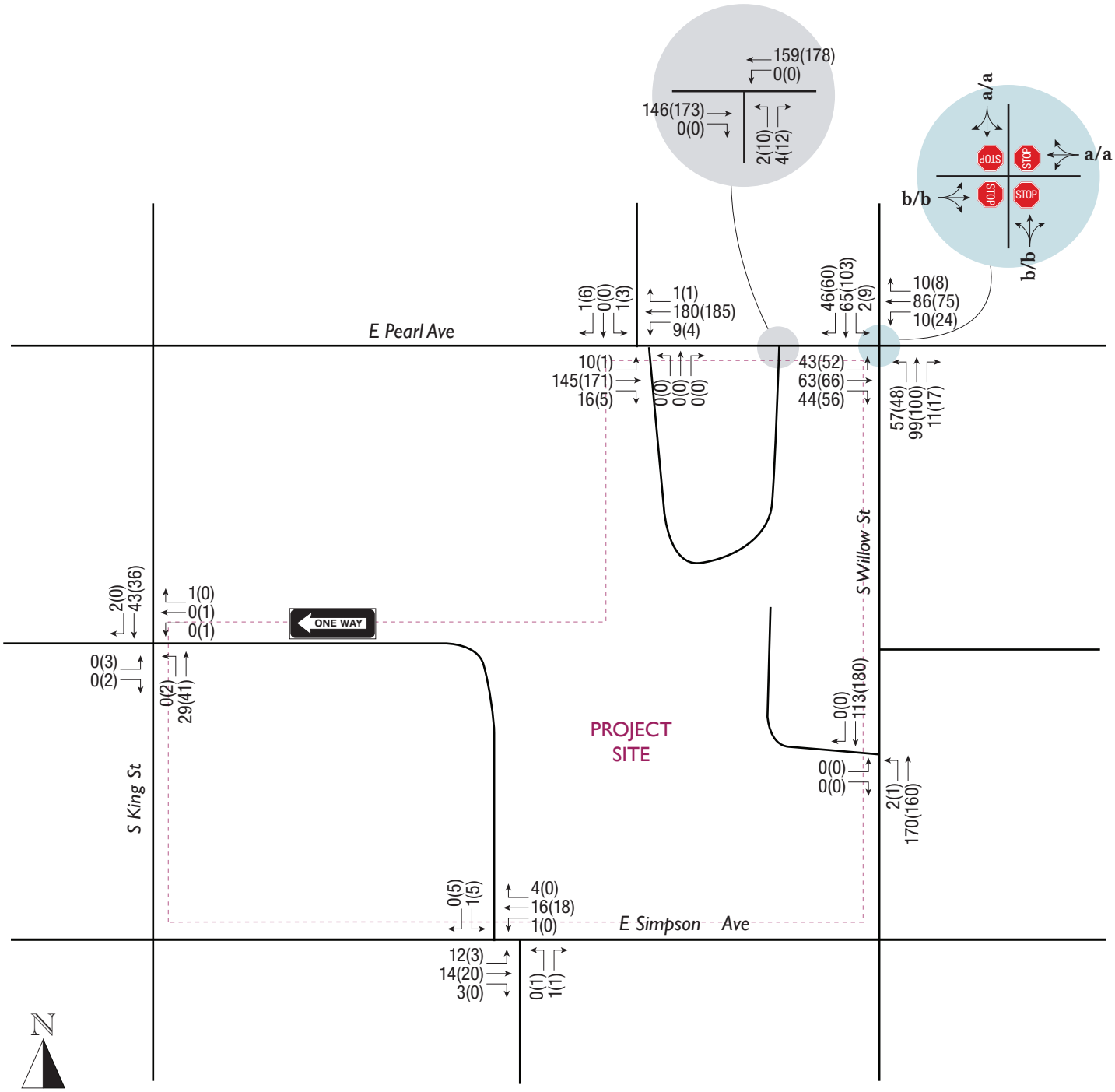


Figure 2

Site Plan



LEGEND

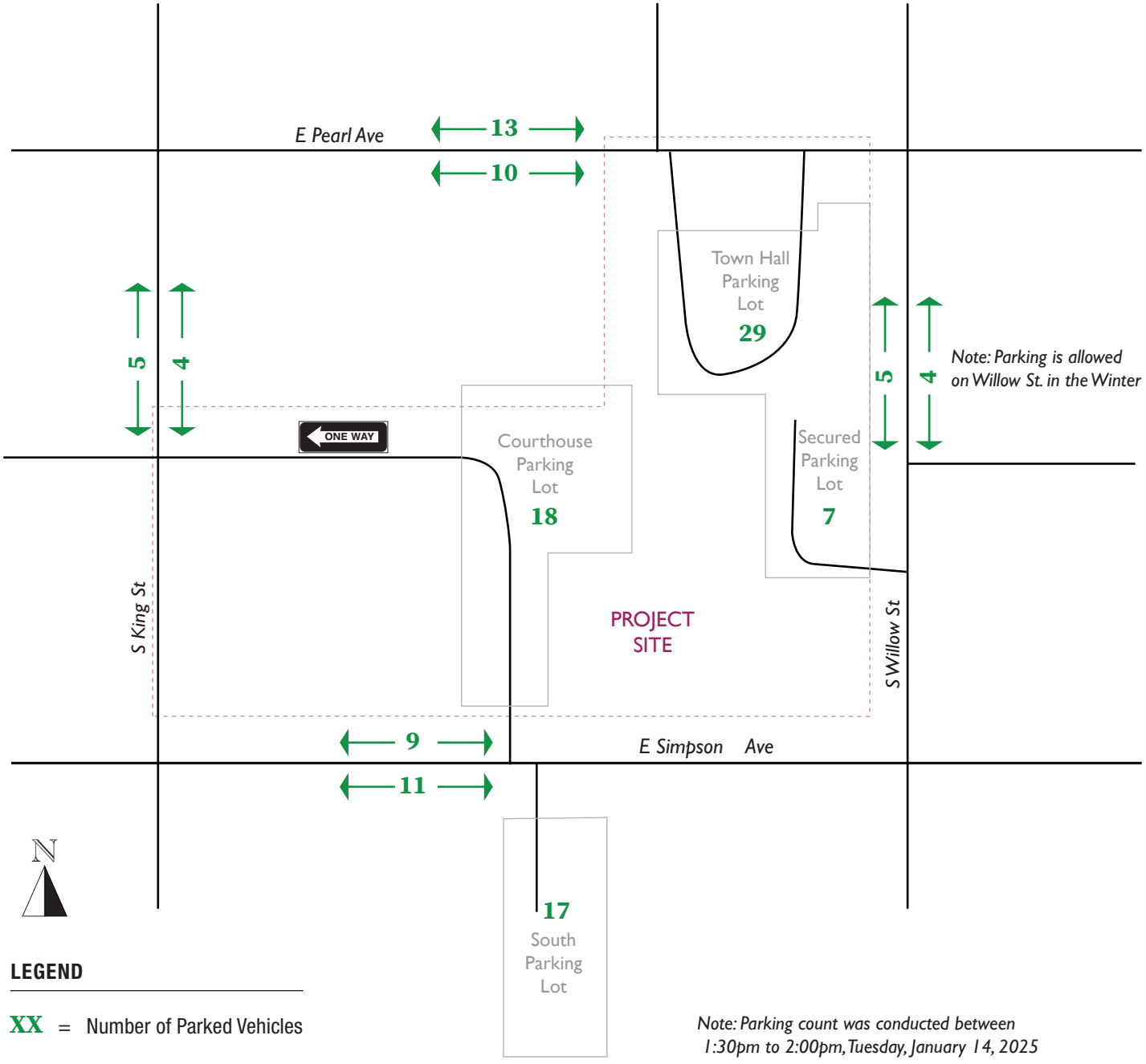
XXX(XXX) = AM(PM) Peak Hour Traffic Volumes

x/x = Am/PM Level of Service (LOS)

Fasching Consulting

Figure 3

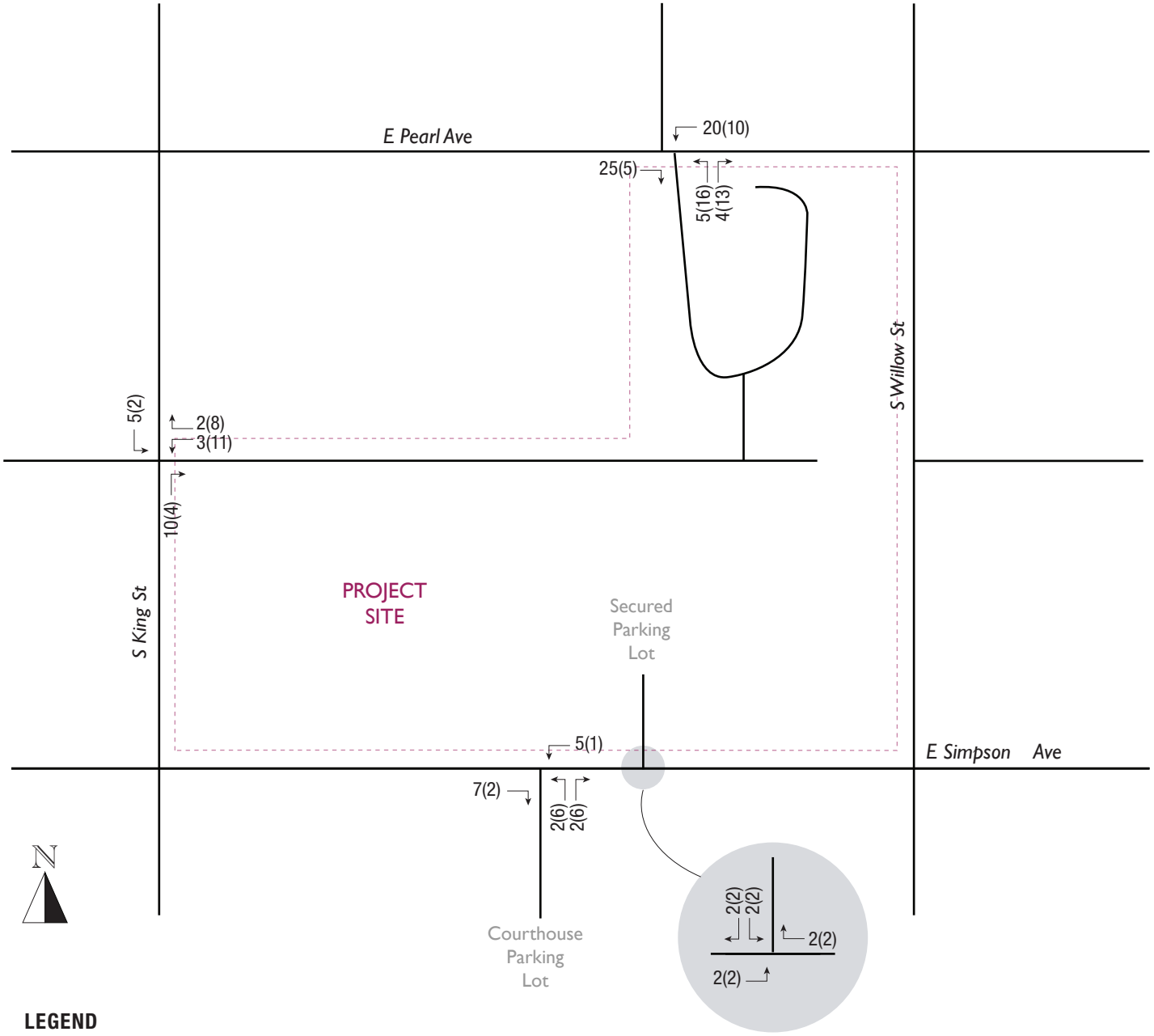
Existing Traffic



Fasching Consulting

Figure 4

Campus Parking Survey



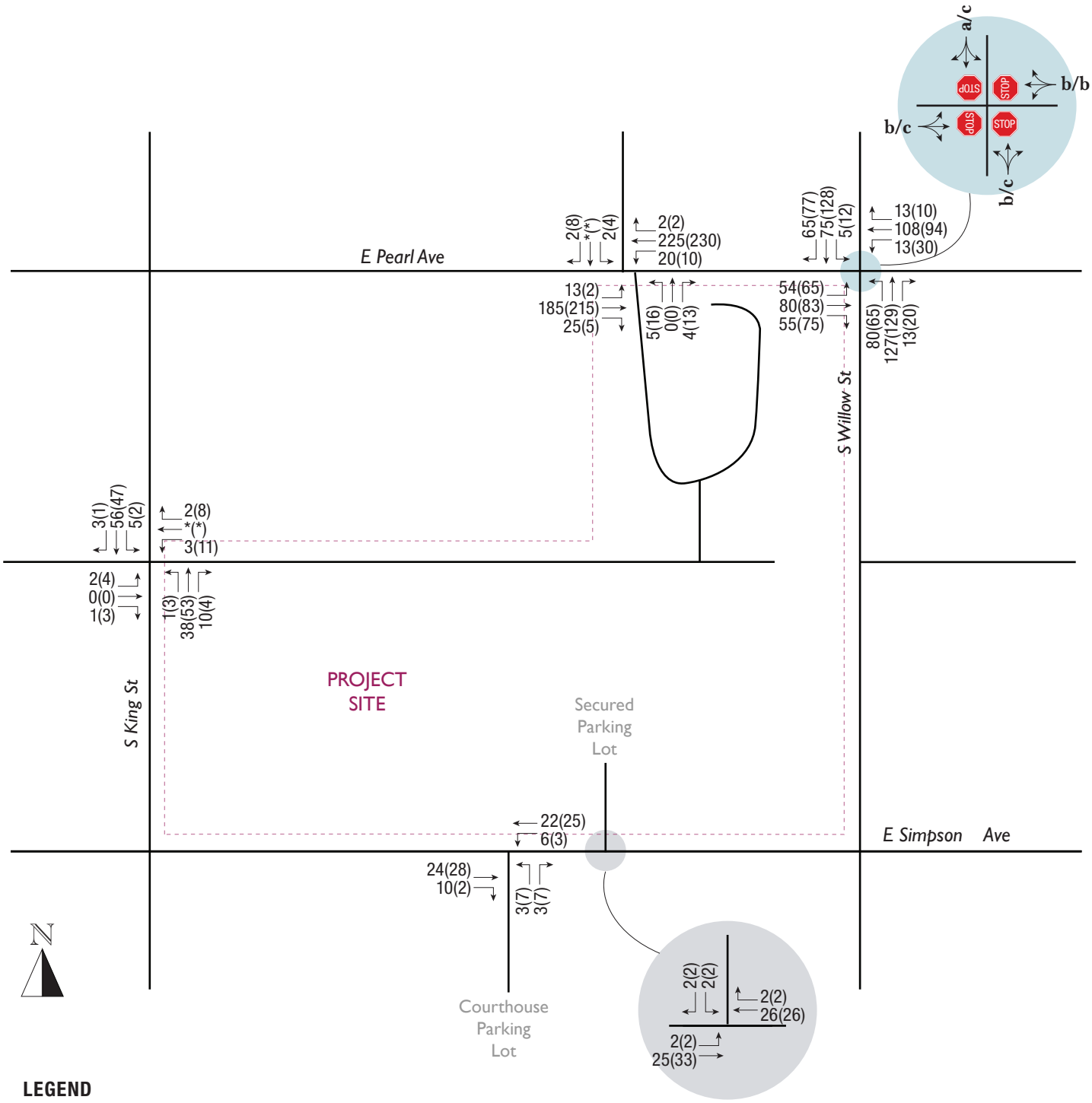
LEGEND

XXX(XXX) = AM(PM) Peak Hour Traffic Volumes

Fasching Consulting

Figure 5

Long-Term Campus Only Traffic



LEGEND

XXX(XXX) = AM(PM) Peak Hour Traffic Volumes

x/x = AM/PM Level of Service (LOS)

* = Minimal

Fasching Consulting

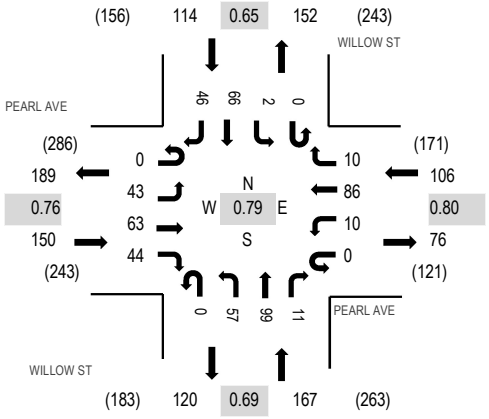
Figure 6

Long-Term Total Traffic

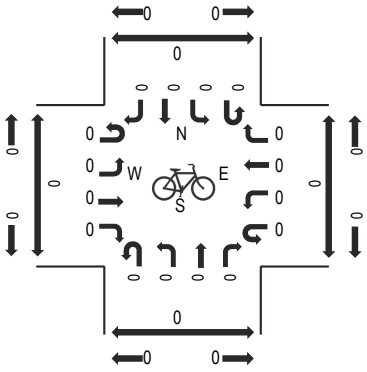
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 WILLOW ST & PEARL AVE AM
Date: Thursday, December 19, 2024
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:00 AM - 08:15 AM

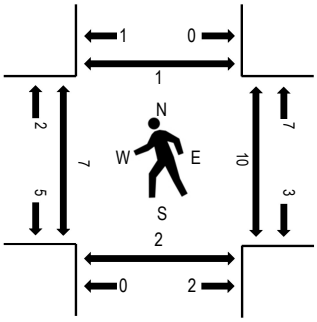
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

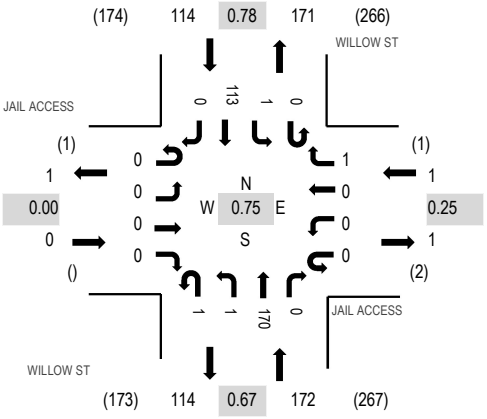
Traffic Counts - Motorized Vehicles

Interval Start Time	PEARL AVE Eastbound				PEARL AVE Westbound				WILLOW ST Northbound				WILLOW ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	1	8	7	0	2	8	2	0	3	15	0	0	1	2	1	50	296	0	0	0	0
7:15 AM	0	3	4	4	0	5	8	0	0	6	11	1	0	2	5	2	51	415	3	1	1	2
7:30 AM	0	9	17	5	0	2	17	1	0	8	12	0	0	1	10	5	87	502	1	3	1	0
7:45 AM	0	13	8	14	0	2	16	2	0	15	22	3	0	0	5	8	108	530	1	10	3	3
8:00 AM	0	20	13	18	0	2	25	6	0	14	45	3	0	1	14	8	169	537	0	6	0	0
8:15 AM	0	7	16	8	0	2	24	3	0	12	21	1	0	1	27	16	138		1	2	0	0
8:30 AM	0	10	17	11	0	2	14	1	0	15	16	4	0	0	13	12	115		2	0	1	0
8:45 AM	0	6	17	7	0	4	23	0	0	16	17	3	0	0	12	10	115		4	2	1	1
Count Total	0	69	100	74	0	21	135	15	0	89	159	15	0	6	88	62	833		12	24	7	6
Peak Hour	0	43	63	44	0	10	86	10	0	57	99	11	0	2	66	46	537		7	10	2	1

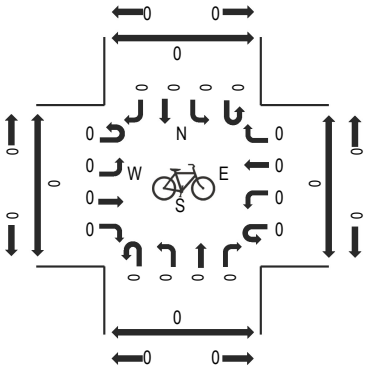
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 WILLOW ST & JAIL ACCESS AM
Date: Thursday, December 19, 2024
Peak Hour: 07:45 AM - 08:45 AM
Peak 15-Minutes: 08:00 AM - 08:15 AM

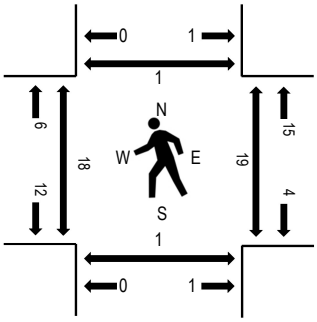
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

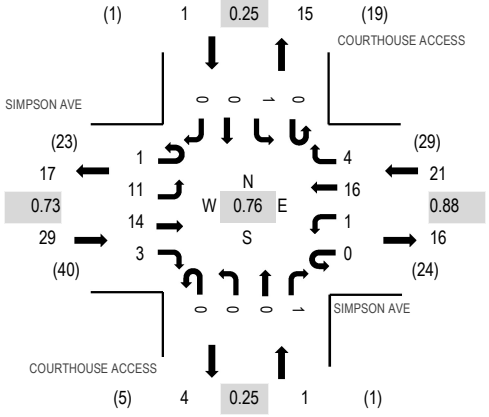
Traffic Counts - Motorized Vehicles

Interval Start Time	JAIL ACCESS Eastbound				JAIL ACCESS Westbound				WILLOW ST Northbound				WILLOW ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	0	0	0	0	0	0	0	0	18	0	0	0	10	0	28	156	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	17	0	3	0	10	0	30	224	4	0	0	2
7:30 AM	0	0	0	0	0	0	0	0	2	0	22	0	0	0	15	0	39	263	2	1	0	0
7:45 AM	0	0	0	0	0	0	0	0	1	1	37	0	0	0	20	0	59	287	7	11	0	1
8:00 AM	0	0	0	0	0	0	0	0	0	0	64	0	0	0	32	0	96	286	5	6	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	32	0	0	0	37	0	69		4	2	1	0
8:30 AM	0	0	0	0	0	0	0	1	0	0	37	0	0	1	24	0	63		2	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	35	1	0	0	22	0	58		1	9	0	0
Count Total	0	0	0	0	0	0	0	1	3	1	262	1	3	1	170	0	442		25	29	1	3
Peak Hour	0	0	0	0	0	0	0	1	1	1	170	0	0	1	113	0	287		18	19	1	1

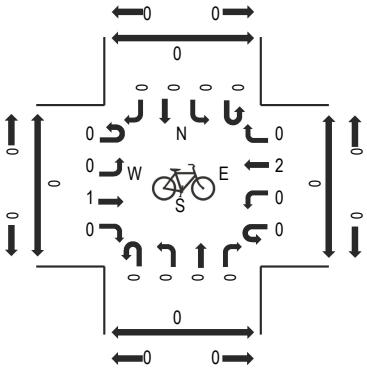
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 COURTHOUSE ACCESS & SIMPSON AVE AM
Date: Thursday, December 19, 2024
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

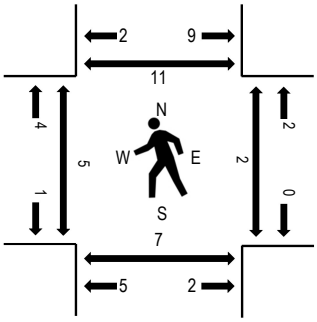
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

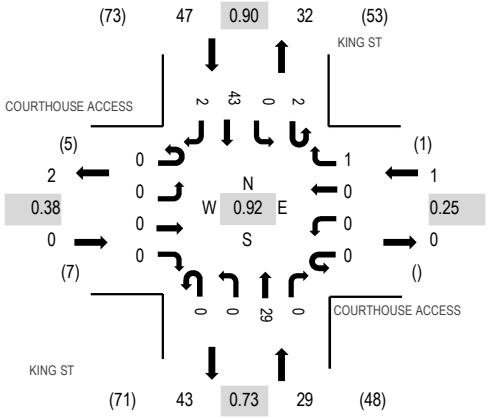
Traffic Counts - Motorized Vehicles

Interval Start Time	SIMPSON AVE Eastbound				SIMPSON AVE Westbound				COURTHOUSE ACCESS Northbound				COURTHOUSE ACCESS Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	1	1	0	0	0	4	0	0	0	0	0	0	0	0	0	6	35	0	0	0	0
7:15 AM	0	0	4	1	0	0	0	0	0	0	0	0	0	0	0	0	5	43	1	0	1	0
7:30 AM	0	1	2	0	0	1	3	0	0	0	0	0	0	0	0	0	7	52	0	0	1	1
7:45 AM	0	3	6	1	0	0	6	0	0	0	0	0	0	1	0	0	17	51	3	1	1	8
8:00 AM	0	3	3	2	0	0	4	1	0	0	0	1	0	0	0	0	14	36	2	1	5	0
8:15 AM	1	4	3	0	0	0	3	3	0	0	0	0	0	0	0	0	14		0	0	0	2
8:30 AM	0	1	2	0	0	0	2	1	0	0	0	0	0	0	0	0	6		0	0	1	2
8:45 AM	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	2		0	0	0	0
Count Total	1	13	22	4	0	1	22	6	0	0	0	1	0	1	0	0	71		6	2	9	13
Peak Hour	1	11	14	3	0	1	16	4	0	0	0	1	0	1	0	0	52		5	2	7	11

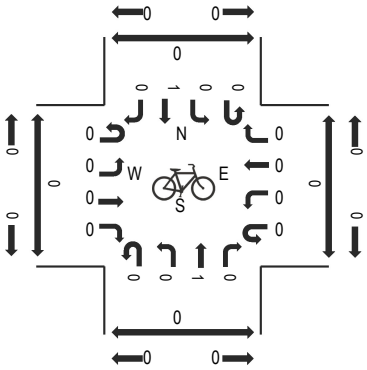
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 4 KING ST & COURTHOUSE ACCESS AM
Date: Thursday, December 19, 2024
Peak Hour: 07:45 AM - 08:45 AM
Peak 15-Minutes: 08:15 AM - 08:30 AM

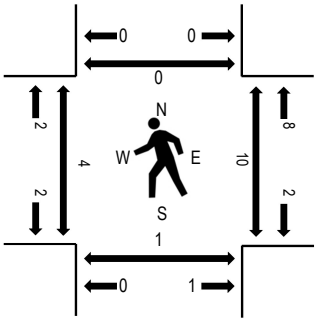
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

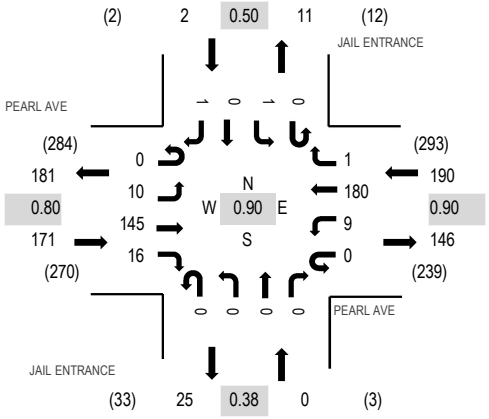
Traffic Counts - Motorized Vehicles

Interval Start Time	COURTHOUSE ACCESS Eastbound				COURTHOUSE ACCESS Westbound				KING ST Northbound				KING ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	0	1	0	0	0	0	1	1	5	0	0	0	5	0	13	58	1	0	0	0
7:15 AM	0	3	0	1	0	0	0	0	0	0	3	0	0	0	6	1	14	64	0	0	0	0
7:30 AM	0	0	0	1	0	0	0	0	0	0	2	0	0	0	8	0	11	71	1	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	8	0	0	0	12	0	20	77	1	2	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	6	0	0	0	12	1	19	71	1	3	1	0
8:15 AM	0	0	0	0	0	0	0	1	0	0	10	0	1	0	9	0	21		1	3	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	5	0	1	0	10	1	17		1	2	0	0
8:45 AM	0	1	0	0	0	0	0	0	0	1	6	0	1	0	5	0	14		1	2	0	0
Count Total	0	4	0	3	0	0	0	1	1	2	45	0	3	0	67	3	129		7	12	1	0
Peak Hour	0	0	0	0	0	0	0	1	0	0	29	0	2	0	43	2	77		4	10	1	0

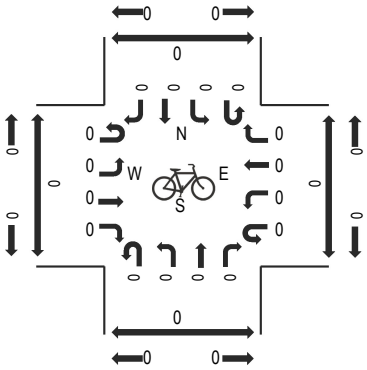
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 5 JAIL ENTRANCE & PEARL AVE AM
Date: Thursday, December 19, 2024
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:00 AM - 08:15 AM

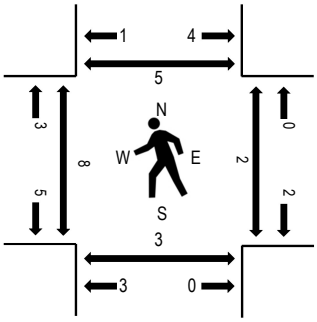
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

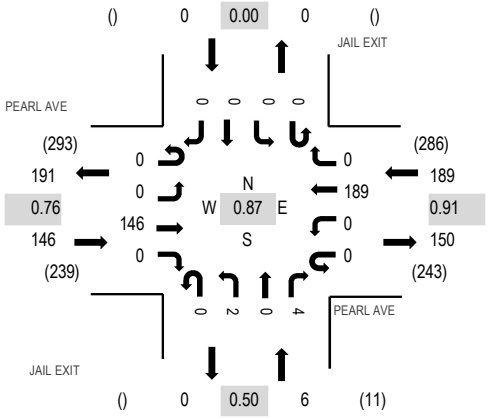
Traffic Counts - Motorized Vehicles

Interval Start Time	PEARL AVE Eastbound				PEARL AVE Westbound				JAIL ENTRANCE Northbound				JAIL ENTRANCE Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	17	0	0	0	14	0	0	1	0	1	0	0	0	0	33	205	0	0	0	0
7:15 AM	0	0	9	2	0	0	16	0	0	0	0	0	0	0	0	0	27	273	0	0	0	0
7:30 AM	0	0	31	1	0	1	30	0	0	0	0	0	0	0	0	0	63	336	0	0	1	1
7:45 AM	0	1	35	3	0	1	41	0	0	1	0	0	0	0	0	0	82	356	0	0	2	5
8:00 AM	0	3	48	3	0	0	45	1	0	0	0	0	0	1	0	0	101	363	3	0	0	1
8:15 AM	0	1	31	5	0	2	51	0	0	0	0	0	0	0	0	0	90		0	0	0	0
8:30 AM	0	2	36	4	0	1	39	0	0	0	0	0	0	0	0	1	83		2	1	1	0
8:45 AM	0	4	30	4	0	6	45	0	0	0	0	0	0	0	0	0	89		3	1	2	4
Count Total	0	11	237	22	0	11	281	1	0	2	0	1	0	1	0	1	568		8	2	6	11
Peak Hour	0	10	145	16	0	9	180	1	0	0	0	0	0	1	0	1	363		8	2	3	5

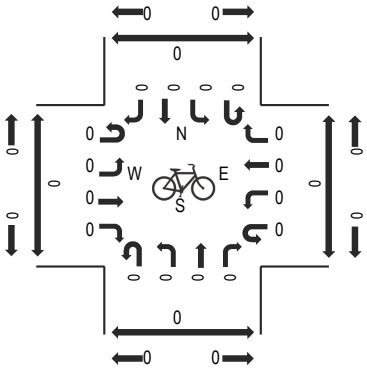
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 6 JAIL EXIT & PEARL AVE AM
Date: Thursday, December 19, 2024
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:00 AM - 08:15 AM

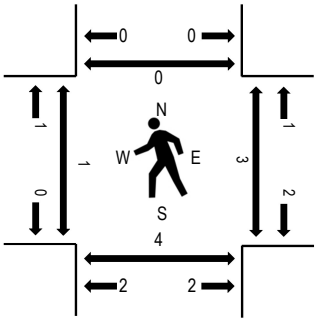
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

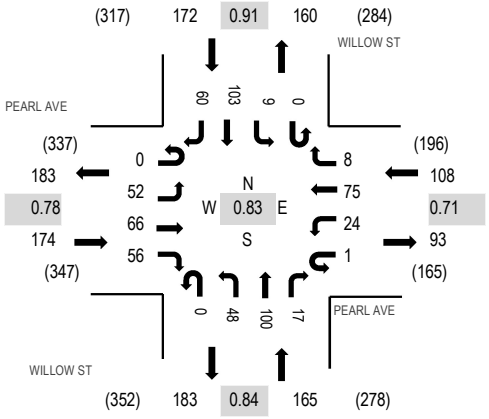
Traffic Counts - Motorized Vehicles

Interval Start Time	PEARL AVE Eastbound				PEARL AVE Westbound				JAIL EXIT Northbound				JAIL EXIT Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	17	0	0	0	12	0	0	2	0	0	0	0	0	0	31	195	0	0	0	0
7:15 AM	0	0	10	0	0	0	17	0	0	0	0	0	0	0	0	0	27	262	0	0	0	0
7:30 AM	0	0	31	0	0	0	29	0	0	0	0	0	0	0	0	0	60	318	0	0	1	0
7:45 AM	0	0	35	0	0	0	39	0	0	3	0	0	0	0	0	0	77	337	0	0	2	0
8:00 AM	0	0	50	0	0	0	47	0	0	0	0	1	0	0	0	0	98	341	0	0	0	0
8:15 AM	0	0	31	0	0	0	52	0	0	0	0	0	0	0	0	0	83		0	0	1	0
8:30 AM	0	0	36	0	0	0	41	0	0	0	0	2	0	0	0	0	79		0	0	1	0
8:45 AM	0	0	29	0	0	0	49	0	0	2	0	1	0	0	0	0	81		1	3	2	0
Count Total	0	0	239	0	0	0	286	0	0	7	0	4	0	0	0	0	536		1	3	7	0
Peak Hour	0	0	146	0	0	0	189	0	0	2	0	4	0	0	0	0	341		1	3	4	0

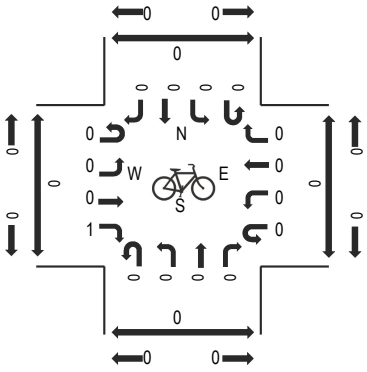
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 WILLOW ST & PEARL AVE PM
Date: Thursday, December 19, 2024
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

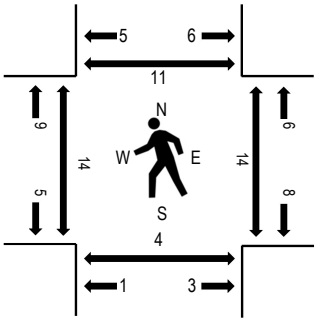
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	PEARL AVE Eastbound				PEARL AVE Westbound				WILLOW ST Northbound				WILLOW ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	11	16	17	0	1	20	2	0	12	15	2	0	1	25	16	138	568	1	2	0	3
4:15 PM	0	9	14	24	0	2	18	3	0	6	21	2	0	1	19	16	135	617	4	7	0	2
4:30 PM	0	12	13	16	0	7	19	2	0	8	21	8	0	3	25	12	146	619	2	0	0	0
4:45 PM	0	13	14	9	0	5	12	3	0	8	37	4	0	3	25	16	149	614	6	3	1	2
5:00 PM	0	15	24	20	0	7	29	3	0	19	19	4	0	2	31	14	187	570	4	8	3	4
5:15 PM	0	12	15	11	1	5	15	0	0	13	23	1	0	1	22	18	137		2	3	0	5
5:30 PM	0	15	17	18	0	1	18	3	0	8	24	1	0	1	23	12	141		3	0	1	2
5:45 PM	0	4	14	14	0	2	16	2	0	5	15	2	0	1	23	7	105		3	3	0	0
Count Total	0	91	127	129	1	30	147	18	0	79	175	24	0	13	193	111	1,138		25	26	5	18
Peak Hour	0	52	66	56	1	24	75	8	0	48	100	17	0	9	103	60	619		14	14	4	11

ALL TRAFFIC DATA SERVICES
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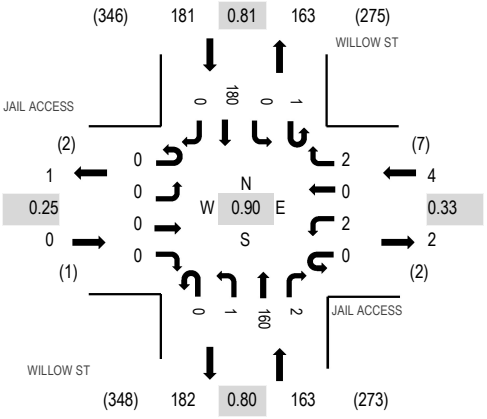
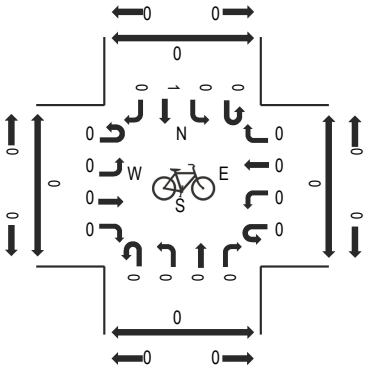
Location: 2 WILLOW ST & JAIL ACCESS PM
Date: Thursday, December 19, 2024
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

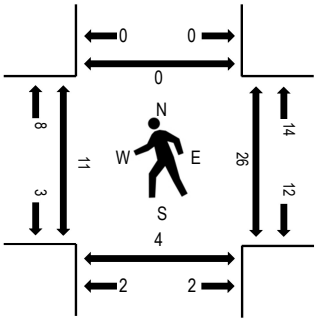
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	JAIL ACCESS Eastbound				JAIL ACCESS Westbound				WILLOW ST Northbound				WILLOW ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	0	1	0	0	0	3	0	0	26	0	0	0	44	0	74	319	5	2	3	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	28	0	0	0	43	0	71	342	3	8	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	37	0	1	0	45	0	83	348	2	0	4	0
4:45 PM	0	0	0	0	0	1	0	0	0	0	49	2	0	0	39	0	91	339	5	11	0	0
5:00 PM	0	0	0	0	0	0	0	1	0	0	39	0	0	0	57	0	97	308	2	8	0	0
5:15 PM	0	0	0	0	0	1	0	1	0	1	35	0	0	0	39	0	77		2	7	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	33	0	0	0	41	0	74		2	1	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	1	22	0	0	0	37	0	60		1	0	0	0
Count Total	0	0	0	1	0	2	0	5	0	2	269	2	1	0	345	0	627		22	37	7	0
Peak Hour	0	0	0	0	0	2	0	2	0	1	160	2	1	0	180	0	348		11	26	4	0

ALL TRAFFIC DATA SERVICES
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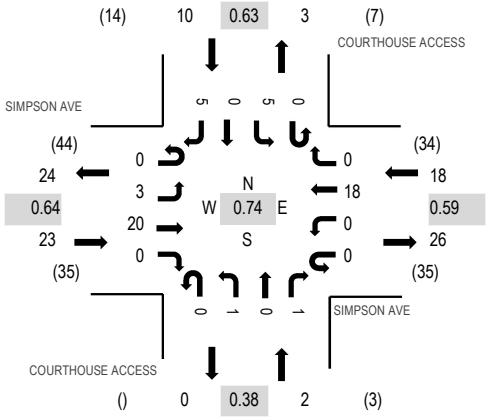
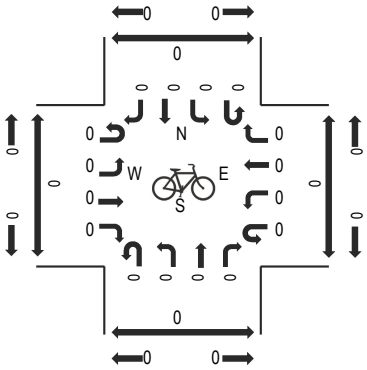
Location: 3 COURTHOUSE ACCESS & SIMPSON AVE PM
Date: Thursday, December 19, 2024
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:30 PM - 04:45 PM

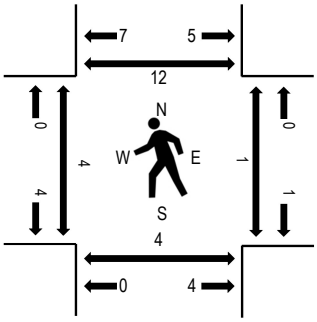
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	SIMPSON AVE Eastbound				SIMPSON AVE Westbound				COURTHOUSE ACCESS Northbound				COURTHOUSE ACCESS Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	9	0	0	0	2	0	0	0	0	0	0	1	0	1	13	53	0	1	1	4
4:15 PM	0	1	3	0	0	0	5	0	0	0	0	0	0	1	0	1	11	49	1	0	1	4
4:30 PM	0	0	6	0	0	0	8	0	0	0	0	0	0	3	0	1	18	48	3	0	2	3
4:45 PM	0	2	2	0	0	0	3	0	0	1	0	1	0	0	0	2	11	40	0	0	0	1
5:00 PM	0	2	3	0	0	0	2	0	0	1	0	0	0	0	0	1	9	33	1	1	1	2
5:15 PM	0	0	2	0	0	0	6	0	0	0	0	0	0	1	0	1	10		0	1	1	2
5:30 PM	0	1	2	0	0	0	6	0	0	0	0	0	0	0	0	1	10		0	0	0	0
5:45 PM	0	1	1	0	0	0	2	0	0	0	0	0	0	0	0	0	4		0	0	0	0
Count Total	0	7	28	0	0	0	34	0	0	2	0	1	0	6	0	8	86		5	3	6	16
Peak Hour	0	3	20	0	0	0	18	0	0	1	0	1	0	5	0	5	53		4	1	4	12

ALL TRAFFIC DATA SERVICES
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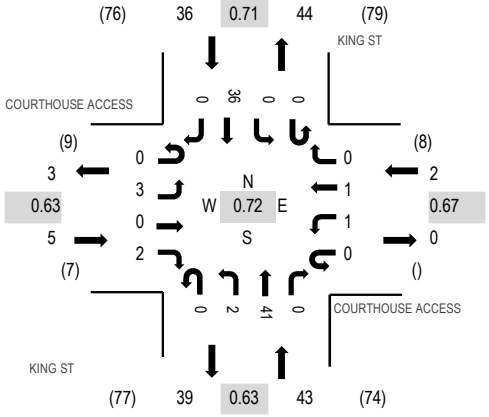
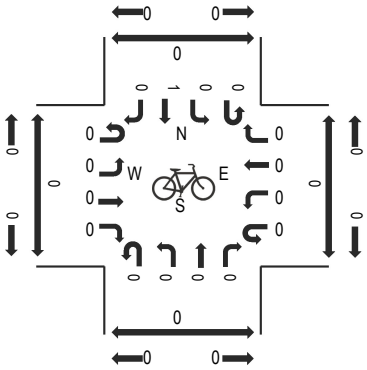
Location: 4 KING ST & COURTHOUSE ACCESS PM
Date: Thursday, December 19, 2024
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:00 PM - 04:15 PM

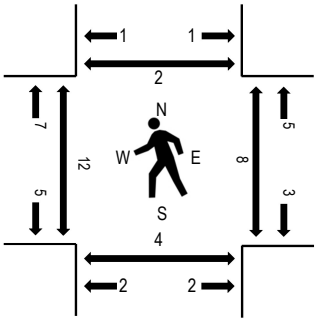
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	COURTHOUSE ACCESS Eastbound				COURTHOUSE ACCESS Westbound				KING ST Northbound				KING ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	0	2	0	0	0	0	0	0	17	0	0	0	11	0	30	86	4	4	3	2
4:15 PM	0	2	0	0	0	0	0	0	0	1	7	0	0	0	11	0	21	81	0	2	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	7	0	0	0	6	0	13	75	4	0	0	0
4:45 PM	0	1	0	0	0	1	1	0	0	1	10	0	0	0	8	0	22	78	4	2	1	0
5:00 PM	0	1	0	0	0	0	1	1	0	1	8	0	0	0	13	0	25	79	4	3	0	1
5:15 PM	0	0	0	0	0	0	0	1	0	0	10	0	0	0	4	0	15		2	5	0	0
5:30 PM	0	0	0	0	0	0	0	3	0	0	4	0	0	0	9	0	16		0	3	0	0
5:45 PM	0	0	0	1	0	0	0	0	0	1	7	0	0	0	11	3	23		2	1	1	0
Count Total	0	4	0	3	0	1	2	5	0	4	70	0	0	0	73	3	165		20	20	5	3
Peak Hour	0	3	0	2	0	1	1	0	0	2	41	0	0	0	36	0	86		12	8	4	2

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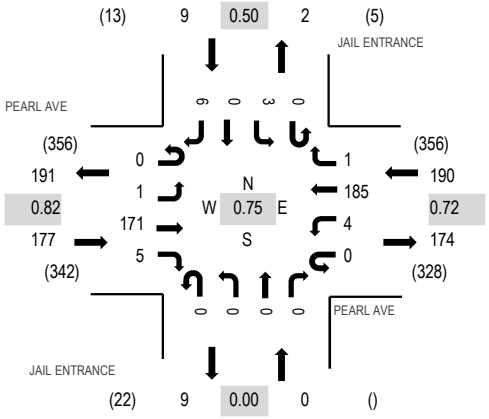
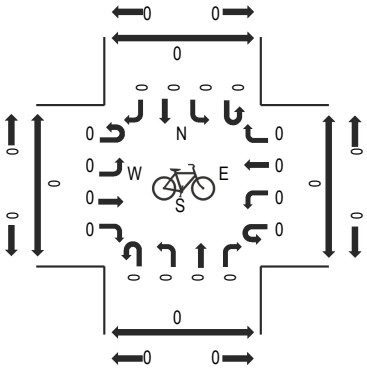
Location: 5 JAIL ENTRANCE & PEARL AVE PM
Date: Thursday, December 19, 2024
Peak Hour: 04:45 PM - 05:45 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

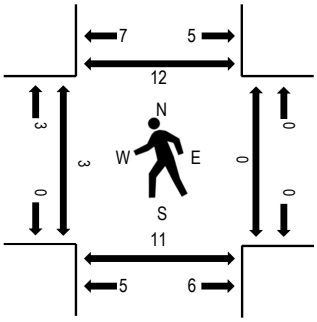
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	PEARL AVE Eastbound				PEARL AVE Westbound				JAIL ENTRANCE Northbound				JAIL ENTRANCE Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	1	44	4	0	1	49	0	0	0	0	0	0	0	0	0	99	345	2	0	3	3
4:15 PM	0	1	42	1	0	0	43	0	0	0	0	0	0	0	0	0	87	371	2	0	1	0
4:30 PM	0	0	38	2	0	0	41	1	0	0	0	0	0	1	0	3	86	369	1	0	1	1
4:45 PM	0	0	35	0	0	1	36	0	0	0	0	0	0	0	0	1	73	376	3	0	2	5
5:00 PM	0	1	52	1	0	3	63	0	0	0	0	0	0	3	0	2	125	366	0	0	4	2
5:15 PM	0	0	36	3	0	0	45	1	0	0	0	0	0	0	0	0	85		0	0	0	4
5:30 PM	0	0	48	1	0	0	41	0	0	0	0	0	0	0	0	3	93		0	0	5	1
5:45 PM	0	0	29	3	0	2	29	0	0	0	0	0	0	0	0	0	63		0	0	3	0
Count Total	0	3	324	15	0	7	347	2	0	0	0	0	0	4	0	9	711		8	0	19	16
Peak Hour	0	1	171	5	0	4	185	1	0	0	0	0	0	3	0	6	376		3	0	11	12

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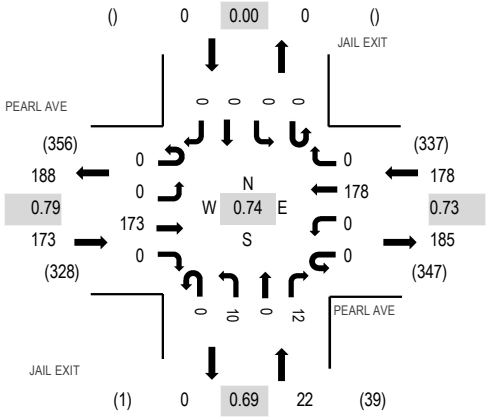
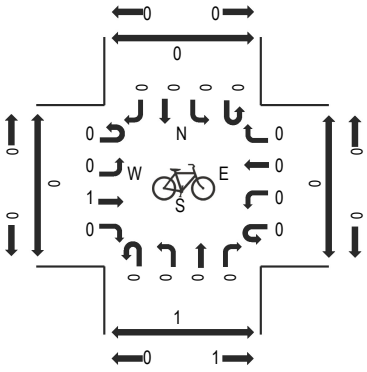
Location: 6 JAIL EXIT & PEARL AVE PM
Date: Thursday, December 19, 2024
Peak Hour: 04:15 PM - 05:15 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

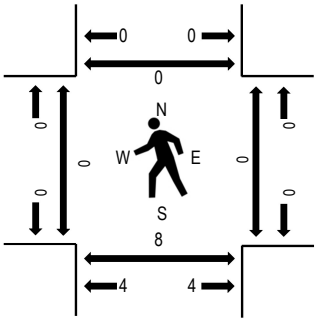
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	PEARL AVE Eastbound				PEARL AVE Westbound				JAIL EXIT Northbound				JAIL EXIT Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	42	0	0	0	48	0	0	2	0	3	0	0	0	0	95	342	0	0	3	0
4:15 PM	0	0	44	0	0	0	40	0	0	3	0	4	0	0	0	0	91	373	0	0	1	0
4:30 PM	0	0	39	0	0	0	39	0	0	3	0	2	0	0	0	0	83	365	0	0	1	0
4:45 PM	0	0	35	0	0	0	36	0	0	1	0	1	0	0	0	0	73	373	0	0	2	0
5:00 PM	0	0	55	0	0	0	63	0	0	3	0	5	0	0	0	0	126	362	0	0	4	0
5:15 PM	0	0	36	0	0	0	45	0	0	1	0	1	0	0	0	0	83		0	0	0	0
5:30 PM	0	0	47	1	0	0	38	0	0	3	0	2	0	0	0	0	91		0	0	1	0
5:45 PM	0	0	29	0	0	0	28	0	0	3	0	2	0	0	0	0	62		0	0	0	0
Count Total	0	0	327	1	0	0	337	0	0	19	0	20	0	0	0	0	704		0	0	12	0
Peak Hour	0	0	173	0	0	0	178	0	0	10	0	12	0	0	0	0	373		0	0	8	0

Intersection	
Intersection Delay, s/veh	10
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	43	63	44	10	86	10	57	99	11	2	65	46
Future Vol, veh/h	43	63	44	10	86	10	57	99	11	2	65	46
Peak Hour Factor	0.76	0.76	0.76	0.80	0.80	0.80	0.69	0.69	0.69	0.65	0.65	0.65
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	57	83	58	13	108	13	83	143	16	3	100	71
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10	9.6	10.7	9.5
HCM LOS	A	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	34%	29%	9%	2%
Vol Thru, %	59%	42%	81%	58%
Vol Right, %	7%	29%	9%	41%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	167	150	106	113
LT Vol	57	43	10	2
Through Vol	99	63	86	65
RT Vol	11	44	10	46
Lane Flow Rate	242	197	133	174
Geometry Grp	1	1	1	1
Degree of Util (X)	0.336	0.274	0.194	0.238
Departure Headway (Hd)	5.005	5.109	5.276	4.937
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	709	709	684	732
Service Time	3.103	3.109	3.284	2.937
HCM Lane V/C Ratio	0.341	0.278	0.194	0.238
HCM Control Delay, s/veh	10.7	10	9.6	9.5
HCM Lane LOS	B	A	A	A
HCM 95th-tile Q	1.5	1.1	0.7	0.9

Intersection	
Intersection Delay, s/veh	10.1
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	52	66	56	24	75	8	48	100	17	9	103	60
Future Vol, veh/h	52	66	56	24	75	8	48	100	17	9	103	60
Peak Hour Factor	0.78	0.78	0.78	0.71	0.71	0.71	0.84	0.84	0.84	0.91	0.91	0.91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	67	85	72	34	106	11	57	119	20	10	113	66
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10.4	9.8	10.3	9.9
HCM LOS	B	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	29%	30%	22%	5%
Vol Thru, %	61%	38%	70%	60%
Vol Right, %	10%	32%	7%	35%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	165	174	107	172
LT Vol	48	52	24	9
Through Vol	100	66	75	103
RT Vol	17	56	8	60
Lane Flow Rate	196	223	151	189
Geometry Grp	1	1	1	1
Degree of Util (X)	0.284	0.314	0.221	0.264
Departure Headway (Hd)	5.203	5.075	5.286	5.027
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	691	712	680	714
Service Time	3.23	3.075	3.316	3.055
HCM Lane V/C Ratio	0.284	0.313	0.222	0.265
HCM Control Delay, s/veh	10.3	10.4	9.8	9.9
HCM Lane LOS	B	B	A	A
HCM 95th-tile Q	1.2	1.3	0.8	1.1

Intersection	
Intersection Delay, s/veh	11.1
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	54	80	55	13	108	13	80	127	13	5	75	65
Future Vol, veh/h	54	80	55	13	108	13	80	127	13	5	75	65
Peak Hour Factor	0.78	0.78	0.78	0.71	0.71	0.71	0.84	0.84	0.84	0.91	0.91	0.91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	69	103	71	18	152	18	95	151	15	5	82	71
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	11.2	10.7	11.9	9.9
HCM LOS	B	B	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	36%	29%	10%	3%
Vol Thru, %	58%	42%	81%	52%
Vol Right, %	6%	29%	10%	45%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	220	189	134	145
LT Vol	80	54	13	5
Through Vol	127	80	108	75
RT Vol	13	55	13	65
Lane Flow Rate	262	242	189	159
Geometry Grp	1	1	1	1
Degree of Util (X)	0.393	0.355	0.285	0.234
Departure Headway (Hd)	5.401	5.28	5.44	5.284
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	665	681	659	679
Service Time	3.44	3.321	3.485	3.328
HCM Lane V/C Ratio	0.394	0.355	0.287	0.234
HCM Control Delay, s/veh	11.9	11.2	10.7	9.9
HCM Lane LOS	B	B	B	A
HCM 95th-tile Q	1.9	1.6	1.2	0.9

Intersection	
Intersection Delay, s/veh	15
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	65	83	75	30	94	10	65	129	20	12	128	77
Future Vol, veh/h	65	83	75	30	94	10	65	129	20	12	128	77
Peak Hour Factor	0.76	0.76	0.76	0.80	0.80	0.80	0.69	0.69	0.69	0.65	0.65	0.65
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	86	109	99	38	118	13	94	187	29	18	197	118
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	15.1	12.5	15.7	15.6
HCM LOS	C	B	C	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	30%	29%	22%	6%
Vol Thru, %	60%	37%	70%	59%
Vol Right, %	9%	34%	7%	35%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	214	223	134	217
LT Vol	65	65	30	12
Through Vol	129	83	94	128
RT Vol	20	75	10	77
Lane Flow Rate	310	293	168	334
Geometry Grp	1	1	1	1
Degree of Util (X)	0.524	0.498	0.305	0.542
Departure Headway (Hd)	6.084	6.113	6.555	5.849
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	592	590	548	614
Service Time	4.129	4.16	4.61	3.894
HCM Lane V/C Ratio	0.524	0.497	0.307	0.544
HCM Control Delay, s/veh	15.7	15.1	12.5	15.6
HCM Lane LOS	C	C	B	C
HCM 95th-tile Q	3	2.8	1.3	3.2

December 9, 2025

To: Town of Jackson Planning Commission
From: K&K on Simpson, LLC
RE: Comment for 180 S. King St. Courthouse Development

To the Members of the Town of Jackson Planning Commission:

The members of K&K on Simpson, LLC ("K&K"), owner of 70/72 E. Simpson Ave., request the following be considered in the application for approval of sketch plan and all future permitting for development of the proposed Courthouse complex to be located at 180 S. King St., Jackson, WY.

Before discussing the details of the proposed Courthouse plan, I would like to point out that the basis for K&K's perspective is largely the result of having been located on East Simpson Ave. for over 43 years. The members of K&K are George and Lea Kuvinka. For 40 years we operated our law office at 70 E. Simpson. Since our retirement, the property has been a rental property. We continue to have nearly daily contact with the property as we perform much of the maintenance on the property. From the top of Snow King, you might notice that our property includes the largest and greenest backyard in the area. We have chosen not to develop but, rather, to preserve and renovate. During the same period, there have been several long term major construction projects at the 180 S. King St. location which include the current jail, the Hansen Courthouse and the renovation of the current courthouse.

The comments in this letter are limited to practical matters which I raised at the neighborhood meeting this last winter. Nobody from the Town planning office or commission attended the meeting. We may have opinions regarding the size and necessity for such a large building. However, it appears that there is already a commitment to a single 80,000 square foot building.

1. Construction Noise and Hours. This project is in the fringe between a commercial area and a residential area. Many properties in the area are mixed use or residential. During the previous courthouse remodel, jackhammering was constant for hours each day over lengthy periods of time. Much more noise and disruption will likely occur considering the proposed structure is 80,000 square feet to be constructed over the three years. It would seem appropriate that strict time limits on the days and hours of construction including a maximum number of hours per day during which the noisier activities can

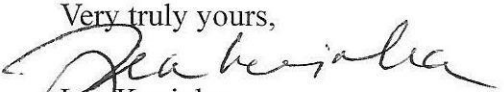
occur. For instance, noisier construction activities could be limited to a few hours per day. The contractor should be required to inform those who request notification of a schedule of expected noise and other disruptions on a regular basis before they occur so that businesses can plan their activities and residents know what to expect.

2. Staging. At the neighborhood meeting, there was brief mention of the proposed staging area being in the parking area across from the Hansen Courthouse. This 50'X150' lot seems inadequate for such a large project. My understanding is that some of the parking near the jail and general services building will remain in service further limiting on-site staging. The result of inadequate staging areas will likely be that construction materials will be stored in trailers on the local streets and other areas which interfere with the current use of the streets and sidewalks. A plan for adequate staging should be required which considers the current neighborhood use of these areas.

3. Parking. On any given day, the streets around the current courthouse are solidly parked. As the courthouse offices now moving to Simpson St., the parking problem will not be resolved but will, likely, be worse given staging will take over current parking spots. Visitors as well as employees of the commercial area park where limits are more generous. Similar to the current construction area on Pearl Street, street parking will be further limited and pushed in every direction due to closed curb parking. No doubt, the Town staff as well as the neighborhood occupants will find the parking issue an incredible challenge when the construction gets going. One obvious strategy would be to require the contractor to prohibit workers from parking anywhere in the area by providing parking elsewhere with transportation to the construction site. The Town might also consider strategies to redirect visitor and downtown employee parking away from this area. I am sure there are other strategies as well. The point being that this issue needs to be addressed in detail with a specific traffic and parking plan for the area.

While we have been informed that there are customary noise standards, etc., made as a condition to construction, the character of the neighborhood which is on the border of mixed use and residential use would make more stringent standards appropriate. We realize there is no way to completely mitigate the effect of an 80,000 square foot building with a three year construction timeline, our request is that the Town do as much as possible to retain the character and quality of our neighborhood, from the design of the project to the disruption the construction process may cause.

Very truly yours,



Lea Kuvinka
On behalf of K&K on Simpson, LLC

December 9, 2025

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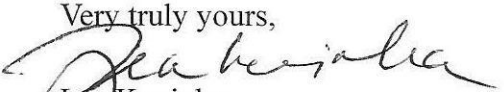

Lea Kuvinka
On behalf of K&K on Simpson, LLC

STAFF REPORT

Meeting Date:	January 20, 2026	**Meeting Title:**	Town Council – Regular Meeting
Submitting Department:	Joint Affordable Housing	**Presenter:**	Kristi Malone
Agenda Item:	Application to the Wyoming Office of State Lands and Investments' Unmet Housing Grant Program	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is Town Council consideration of a Resolution authorizing submission of an Unmet Housing Grant application to the State Loan and Investment Board on behalf of the Town Council of the Town of Jackson, Wyoming for the purpose of land acquisition for the S4 Flats affordable workforce housing development.

Recommendations.
Staff recommends approval of the Resolution.

Background.
The Wyoming State Legislature appropriated $5 million for this program to provide grants to Wyoming cities, towns, counties, and tribal governments. The funds are intended to finance projects that directly support the development of housing to address unmet housing needs across the state, including land acquisition, and infrastructure such as water, sewer, and utilities.

Grant applications are submitted to and administered by the Wyoming Office of State Lands and Investments (OSLI). Grants are decided upon and awarded by the State Loan and Investment Board (SLIB).

The Town of Jackson seeks $1,200,000 in Wyoming Office of State Lands and Investments Unmet Housing Needs grant funding to reimburse land acquisition costs for the S4 Flats housing development. Located at 910 Smith Lane and 915 Simon Lane in the Town of Jackson, S4 Flats will deliver 13 affordable workforce condominium homes using modular construction at a total projected cost of approximately $9,971,855. The development site is comprised of two adjacent lots, one of which was owned by the Town and the other purchased by the Town for $1,200,000 in 2022.

At their January 5, 2026 Regular Meeting, the Town Council, through approval of the Town Manger's Report, directed staff to prepare grant applications for S4 Flats and 90 Virginian Lane for consideration at this January 20, 2026 Regular Meeting. Since then, staff discovered that several other counties and municipalities are applying for this grant.

Key Question: Does Town Council still want to pursue both applications – one for S4 Flats and one for 90 Virginian Lane?
Considering several other communities plan to submit applications to this grant program, staff believe that submitting multiple applications from Town of Jackson may not be a competitive approach. Should Council elect to submit for both projects, an optional addendum to the recommended motion is included in this staff report and a grant application for 90 Virginian Lane will be brought to Council for consideration at a special meeting. Applications are being accepted now through January 30, 2026, at 5:00 P.M.

Analysis.
The current Ground Lease for S4 Flats requires the construction of 12 affordable workforce condos. Staff have prepared an amendment to the Ground Lease that would require construction of 13 affordable workforce condos. This amendment will be presented to Council on February 2, 2026. If Council does not approve amending the Ground Lease to increase the number of homes constructed, this grant request will be withdrawn because it is for 13 condo units.

Assuming Council approves the amended Ground Lease, of the projected $9,971,855 total project cost, the Town of Jackson has invested $1,200,000 to purchase one of the two lots on which the development will be located, a land value of $1,400,000 for the other lot (which was already under Town ownership), and $300,632 toward planning and designing the project. This investment of approximately 30% of total project cost (or $223,126/unit) from the Town of Jackson would be brought down to approximately 17% (or $130,818/unit) if the $1.2m grant is awarded.

In addition to the community benefit achieved by adding 13 permanently deed restricted affordable and workforce homes to the local housing supply, the Town of Jackson has secured eight employee rights of first purchase in the development, and the remaining five units will serve Workforce eligible households (must earn a minimum of 75% of their income from a qualified Local Business). By providing opportunities for affordable ownership units to Town employees and local workers, S4 Flats will ease cost burdens on low- and moderate-income earners and help retain workers locally to fill essential local government and business jobs.

Key Question: Does Council support the submission of the application and all applicable requirements?
If awarded, grant funds will be used to reimburse the Town of Jackson for property acquisition ($1.2 million spent to purchase 910 Smith Lane). Town Council may choose to reinvest a portion of the $1.2 million in grant funds into S4 Flats to further increase affordability or Council may choose to utilize the funds on another affordable workforce housing development. How to redeploy grant funds is not a decision that is required to submit the application.

Comprehensive Plan & Priority Alignment.
This item is in alignment with Section 5 of the Comprehensive Plan by providing workforce housing (Principle 5.1), strategically locating a variety of housing types (Principle 5.2), reducing the shortage of housing affordable to the workforce (Principle 5.3), and using a balanced set of tools to meet our housing goal (Principle 5.4).

Fiscal Impact.
Receipt of grant funding reimburses the Town of Jackson for the $1.2m spent on the purchase of one of the two lots on which this development will be located. This allows for additional funding to be invested in S4 Flats to achieve greater affordability of homes, or to be deployed elsewhere in town to support housing development or preservation.

Staff Impact.
Housing Staff spent approximately 30 hours on this item.

Attachments or Links.

- Grant Application

Suggested Motion.
Item 1: S4 Flats
I move to approve the Resolution Authorizing Submission of an Unmet Housing Grant Application to the State Loan and Investment Board on Behalf of the Town Council of the Town of Jackson, Wyoming for the Purpose of Land Acquisition for the S4 Flats Affordable Workforce Housing Development.

Item 2: 90 Virginian Lane (Optional)

I move to direct staff to schedule a Special Town Council Meeting prior to January 30, 2026 to consider an Unmet Housing Grant application to reimburse land acquisition at 90 Virginian Lane.

RESOLUTION 26-01

A RESOLUTION AUTHORIZING SUBMISSION OF AN UNMET HOUSING GRANT APPLICATION TO THE STATE LOAN AND INVESTMENT BOARD ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING FOR THE PURPOSE OF LAND ACQUISITION FOR THE S4 FLATS AFFORDABLE WORKFORCE HOUSING DEVELOPMENT

W I T N E S S E T H

WHEREAS, the Town Council of the Town of Jackson, Wyoming desires to participate in the UNMET HOUSING GRANT program to assist in financing this request; and

WHEREAS, the Town Council of the Town of Jackson, Wyoming recognizes the need for the request; and

WHEREAS, the Unmet Housing Grant program requires that certain criteria be met, as described in the application instructions governing the program, and to the best of our knowledge this application meets those criteria; and

WHEREAS, if any of the disbursed grant funds are later deemed to not comply with the Office of State Lands and Investments (OSLI) criteria, Wyoming Statutes overseeing the use of State of Wyoming funds, and Article 16, § 6 of the Wyoming Constitution, the grant applicant agrees to repay the ineligible grant funds within 15 days of such finding to the OSLI.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, Wyoming that a grant application in the amount of $1,200,000 be submitted to the State Loan and Investment Board for consideration to assist in funding the S4 Flats Affordable Workforce Housing Development.

BE IT FURTHER RESOLVED, that April Norton (Jackson/Teton County Affordable Housing Director) and Kristi Malone (Jackson/Teton County Housing Supply Specialist) are hereby designated as the authorized representatives of the Town of Jackson to act on behalf of the Town Council on all matters relating to this grant application.

PASSED, APPROVED AND ADOPTED THIS _____ day of _____, 2026.

TOWN OF JACKSON

_____

Arne O. Jorgensen, Mayor

ATTEST:

_____

Riley Hovorka, Town Clerk

APPLICANT AND CONTACT INFORMATION

Applicant: Town of Jackson, Wyoming
Project Name: S4 Flats Affordable Workforce Housing Development

Applicant Information

Address: 150 E Pearl Avenue
City: Jackson
State: WY
Zip Code: 83001
Phone: 307-733-3932
Email: tsinclair@jacksonwy.gov
Tax ID: 83-6000069
Entity Type: Unit of local government

Contact Person: Kristi Malone
Title: Jackson/Teton County Housing Supply Specialist
Address: 320 South King Street
City: Jackson
State: WY
Zip Code: 83001
Phone: 307-732-0867
Email: kristi.malone@tetoncountywy.gov

Engineer Contact: Pat Davies, PE, Jorgensen Engineers
State of WY PE License # 19062
Address: 1315 Hwy 89, Suite 201
City: Jackson
State: WY
Zip code: 83001
Phone: 307-733-5150
Email: pdavies@jorgeng.com

Other Contact Person: April Norton
Title: Jackson/Teton County Affordable Housing Director
Address: 320 South King Street
City: Jackson
State: WY
Zip Code: 83001
Phone: 307-732-0867
Email: ahnorton@tetoncountywy.gov

Other Contact Person: Susan Scarlata
Title: Town of Jackson Director of External Affairs
Address: 150 E Pearl Avenue
City: Jackson
State: WY
Zip Code: 83001
Phone: 307-733-3932
Email: sscarlata@jacksonwy.gov

PROJECT OVERVIEW

Applicant: Town of Jackson, Wyoming
Entity Type: City
Name of Project: S4 Flats Affordable Workforce Housing Development

Brief Project Summary
Provide a concise description of the proposed project, including the specific project improvements to be funded, the unmet housing needs being addressed, and how the project aligns with the intent to support housing development through investment. (Limit to 100 words or less)
Jackson seeks $1,200,000 to cover land acquisition costs for the S4 Flats housing development. Located in Midtown Jackson, S4 Flats will deliver 13 permanently deed-restricted Affordable and Workforce ownership and rental homes at a total estimated development cost of $9,971,855. Using modular construction in a transitional area and investing in multimodal traffic improvements that benefit the neighborhood, Town reduced construction costs, expedited the project timeline, and maximized the number of units while balancing Town's community character and guaranteeing homes for valued local workers. This shovel-ready project addresses Jackson's extreme affordable housing shortage which weakens the economy and quality of life.

Project Location
Provide physical address or description of area – include county
910 Smith Lane and 915 Simon Lane, Jackson, WY 83001 – Teton County

Type of Project
- Land Acquisition
- Multi-family structure

List all other funding sources for the project in the table below including the status and amount expended.

Other Funding Source Description	Amount	Pending/Approved	Amount Expended
915 Simon Lane Land Value (owned by Town of Jackson, valued at $1.4m by 2022 appraisal)	$1,400,000	Approved	$1,400,000
Town Funds	$300,632	Approved	$300,632
Developer Equity + Construction Loan	$7,071,223	Approved	$330,368
Total Other Funding	$8,771,855		$2,031,000

Amount of Funding Requested: $1,200,000

Estimated Total Project Cost: $9,971,855

Balance of Project Incomplete: $7,940,855

I certify that I am authorized to sign this application on behalf of our governing body, and the applicant will comply with all appropriate requirements, if approved. To the best of my knowledge and belief, the information in this application is true and correct. I understand the State may review any relevant documents or instruments relating to the analysis of this application. I further certify by signing and

submitting this application that all program eligibility criteria have been reviewed and this application reflects the criteria. I understand that if grant funds spent are later found to be ineligible based on Wyoming Statutes overseeing the use of State of Wyoming funds, or use of the funds violates Article 16, § 6, the applicant will be requested to pay back the ineligible funds within 15 days to the Office of State Lands and Investments.

Signature of Authorized Individual and Date: _____

Name and Title: _____

STATEMENT OF UNMET HOUSING NEED

Describe the current housing challenges within the jurisdiction, including data or evidence of unmet housing demand. Include information such as:

- **Population growth or workforce housing shortages**
- **Lack of available housing units/homes**
- **Barriers to housing development due to inadequate infrastructure**
- **Community impacts of housing shortages**
- **Explain how the proposed project improvements will meet unmet housing needs.**

Jackson and Teton County face an extreme shortage of affordable housing units that negatively impacts the economy, the provision of essential services, and quality of life for community members. By delivering 13 transit-connected and deed-restricted Affordable and Workforce homes, S4 Flats addresses the need to increase the supply of housing units specifically targeting the local workforce and low- to moderate-income earners.

Drivers of the Housing Shortage: Due to land constraints, high building costs, a historic preference for low-density development, and the proliferation of vacation homes and short-term rentals, Jackson and Teton County have a severe shortage of housing units that are affordable for low- and moderate-income earners which significantly impacts the resilience of the local workforce. Over 97% of the land in Teton County is federally or state owned or managed, and the mountainous landscape further constrains development, leading to sky-high prices for the small pieces of land that are available to be developed. An emphasis on hotels in the Town's commercial core and historic preference for low-density building of single-family residential development in peripheral zones exacerbate the shortage, and the community's remoteness, short construction seasons, and contractor shortage make construction extremely expensive. Endless competition from wealthy homebuyers, both for land and for contractor capacity, further constrains any market development of affordable housing units. All together, these factors have fueled a growing housing affordability and availability crisis that continues to fracture neighborhoods and sew instability for many working locals.

Data on the Housing Shortage: Jackson's housing challenges are primarily an issue of affordability, as low- and moderate-income earners cannot afford market-rate units, and the supply of non-market rate affordable units has not kept up with demand. Housing in Teton County costs $226 for every $100 the average Wyoming resident pays, according to the latest figures from the Economic Analysis Division of the Wyoming Department of Administration and Information. In the second quarter of 2022, a two-bedroom unfurnished apartment in Teton County cost an average of $2,782 a month. With rental vacancy rates below 1%, there is not enough supply for new residents to find homes nor for existing residents to move into more suitable ones. And in 2024, the average market single-family home sale price in Teton County reached a record of $7,000,000, completely out of reach for the vast majority of workers. In 2025, only two of the 186 single-family homes sales on the market were under $1 million. For condos in Teton County, in 2025 only 22% of sales were under $1 million and, of the 68 condos currently on the market, none are listed for less than $650,000.

To address the need for housing units accessible to the local workforce, more "Affordable" and "Workforce" housing units need to be built near employment centers in Jackson. According to the 2022 Teton Region Housing Needs Assessment (HNA), the Town of Jackson needs 2,000 new Affordable and Workforce homes priced below market value to address the following components of demand through 2027:

- Increase the rental supply to a functional level (i.e., 5% vacancy rate) and house people who are living in their car, hotels, couch surfing, etc.
- Keep up with job growth, which includes filling the 15% to 19% of unfilled jobs.
- Replace employees as they retire (between 10% to 15% in the region over the next five years).
- House 65% of the workforce within Teton County, Wyoming.

The Jackson/Teton County Housing Authority (JTCHA) defines "Affordable" housing as homes permanently deed-restricted to serve households from 0% to 160% of the Median Family Income (in <50%, 50-80%, 80-120%, and 120-160% Median Family Income (MFI) ranges), and that pay a monthly rent or mortgage amount that does not to exceed 30% of total household income. "Workforce" homes are also permanently deed-restricted, but with local workforce occupancy standards rather than defined income and cost limits, thereby creating a sub-market of homes protected from the global demand of vacation homeowners and remote workers that escalate market prices. Workforce homes may serve any income range, including households earning more than 160% of the Median Family Income who still cannot afford a market rate home due to Teton County's extreme housing prices. But many Workforce homes also serve households earning less than 160% MFI, especially owner-occupied Workforce homes over time as they are capped at a CPI/3% maximum annual appreciation rate. To qualify for Workforce units, households need to earn a minimum of 75% of their income from a qualified Local Business.

Effects of the Housing Shortage: The shortage of affordable housing units near employment centers in the Town of Jackson makes it very difficult for the low- and moderate-income earners who fill local jobs to find and keep housing, causing low workforce availability, burdensome commutes, and high costs of living that negatively impact economic vitality, the provision of essential services, and quality of life.

Local employers, including the Town of Jackson, Teton County, schools, public safety agencies, the national parks, non-profit organizations, and hospitality businesses, are struggling to attract and retain workers due to the unattainable cost of housing in the area. The 2022 Teton Region Housing Needs Assessment (HNA) included an employer survey that found that up to 19% of job openings are unfilled, and that the lack of housing was the prime reason for the worker shortage according to 80% of respondents. Even among positions that are filled, employers reported issues with employee burnout, reliability, and turnover resulting in a decreased ability to provide quality customer service, inability to grow businesses, and needing to reduce hours or periodically shut doors. About one-third of employers in the Teton Region (Teton County, Wyoming, Teton County, Idaho, and Northern Lincoln County, Wyoming, which is defined by census tracts 9782 and 9784) that responded to the survey are providing some form of housing assistance to employees, highlighting how critical affordable housing is to maintain an adequate workforce and the additional financial burden that the shortage places on local businesses.

These low- and moderate-income earners who fill essential jobs and drive the growth of the local economy are increasingly being priced out of the community, facing long commutes from more affordable housing centers on the other side of Teton Pass in Idaho or further south into Lincoln County. Because employment opportunities are concentrated in the Town of Jackson, workers must make the long and expensive commute from these bedroom communities into Jackson. The HNA found that it costs an average of $500 per month to commute from Teton County, Idaho, and $850 to commute from N. Lincoln County to Teton County, Wyoming, further burdening these workers. Due to the housing shortage and toll of long commutes, workers are increasingly leaving the region all together and further reducing the supply of workers needed to fill local jobs.

In addition to the negative impacts on private businesses, the affordable housing shortage threatens the provision of essential community services by pricing out workers. Currently, 58% of Teton County Sheriff staff, 37% of Town Police Department staff, 66% of Lower Valley Energy staff, 22% of Town plow drivers, 34% of hospital staff, and 29% of Fire/EMS staff are commuters. Without housing options that are affordable to the full spectrum of the local workforce, basic services like public safety, utilities, education, healthcare, and road maintenance are at risk of being reduced or eliminated.

Meeting Unmet Housing Needs: By delivering 13 transit-connected and deed-restricted Affordable and Workforce homes with both ownership and rental opportunities, S4 Flats addresses the need to increase the housing supply specifically for local workforce and low- to moderate-income earners. On two parcels previously occupied by single-family homes, Jackson and its private developer partner will add 13 units in a single 3-story structure The Town of Jackson has secured eight employee rights of first purchase in the development, and the remaining five units will serve Workforce eligible households (must earn a minimum of 75% of their income from a qualified Local Business). By providing affordable ownership units to Town employees and local workers, S4 Flats will ease cost burdens on

low- and moderate-income earners and help retain workers locally to fill essential local government and business jobs. Multimodal improvements including dedicated bike lanes and bus transit connections will provide affordable and efficient connectivity between S4 Flats and employment centers in the Town of Jackson and throughout Teton County to ensure workers can fill local jobs.

ESTIMATED BUDGET

Applicant: Town of Jackson, Wyoming

Project Name: S4 Flats Affordable Workforce Housing Development

1. **All funding sources and all project related expenses must be included in the table below.**
   Funding Information Completed By: Town of Jackson and Figure 9 Construction

		Funding Source:	Funding Source:	Funding Source:	
		Town of Jackson	***Developer***	***Unmet Housing Needs Grant***	**Total**
Activity Costs:	**Description**			910 Smith Lane Land Acquisition	
Administration	**Project Admin + Developer Fee**	**staff time**	**$250,000**	**$0**	**$250,000**
Legal	**including development exactions and HOA structuring and documents**	**staff time**	**$43,575**	**$0**	**$43,575**
Land or Building Acquisition	**Appraised value of 915 Simon Lane + Purchase price of 910 Smith Lane**	**$1,400,000**	**$0**	**$1,200,000**	**$2,600,000**
Engineering					
Basic	**Project Design and Engineering**	**$300,632**	**$330,368**	**$0**	**$631,000**
Resident Project Rep. Services	**Owner as representative**	**staff time**	**$0**	**$0**	**$0**
Additional Services	**Financing cost, project insurance, sale commissions, transaction costs, property taxes, utilities**	**$0**	**$675,810**	**$0**	**$675,810**
Construction	**See attached WY licensed contractor estimate**	**$0**	**$5,454,413**	**$0**	**$5,454,413**
Contingency	**Covers all project elements**	**$0**	**$317,057**	**$0**	**$317,057**
Total Project Costs		**$1,700,632**	**$7,071,223**	**$1,200,000**	**$9,971,855**

Funding Source Percentage By Project Costs		**17%**	**71%**	**12%**	**100%**

Estimated Total Project Cost: $9,971,855

Estimated Grant Draw Down Schedule

Time Frame	Amount
Upon grant award and execution	$1,200,000
Total Draws	**$1,200,000**

If you were to be awarded less than the grant amount requested, what amount would still allow the project to be completed? List what, if anything, can be reasonably accomplished with lower award amounts.
The Town of Jackson would accept any amount of grant funding up to the requested amount of $1,200,000.

How will project over runs or unexpected expenses be covered?
The budget for this project includes a $317,056 contingency for unexpected expenses throughout the course of the project. An additional $200,000 contingency is allocated at the contractor-level for any cost of construction overruns. Cumulatively, total contingency accounts for approximately 7% of the total project cost minus the cost of land. As a public-private partnership in which a private developer is contracted to complete a specified scope of work, any additional project overruns are the responsibility of the developer. Failure of the developer to deliver the project and/or deliver at the agreed-upon price can be redressed via the Ground Lease Agreement between the Town and the developer.

Submit a copy of the last three (3) years of financial statements; preferably prepared by an independent auditor/CPA. If the current year is not available, please explain why. Attached.

Submit one copy of the approved current annual budget. Current annual budget and year: Attached.

Provide the following information for the past three (3) Fiscal Years:

Total Investments:

Year	Amount
2023	$59,345,179
2024	$28,919,473
2025	$46,191,498

Total Cash Balances

Year	Amount
2023	$12,640,541
2024	$42,516,668
2025	$26,300,000

Provide the prior three (3) years net income for the enterprise account for which you are requesting funding. If you are requesting funding for a project that includes a water and sewer component provide the information for both enterprise accounts.

Water Enterprise Account Net Income

Year	Amount
2023	$536,869
2024	$836,369
2025	$2,108,053

Sewer Enterprise Account Net Income

Year	Amount
2023	($92,663)
2024	$1,213,897
2025	($317,678)

Provide the following information related to the reserve enterprise and general accounts for which you are requesting funding for the past three (3) Fiscal Years

General Fund Reserve

Year	Amount
2023	$14,672,953
2024	$16,517,807
2025	$15,860,893

PROJECT DESCRIPTION, SCOPE, AND READINESS

1. **Provide estimated project schedule**

	Date (mm/dd/yy)	Estimate or Actual
Design	Complete	Actual
All permits, easements, Right of Ways (approved/finalized/signed)	Demo Permit: 05/31/2026 Basic Use Permit: 05/31/2026 Building Permit: 05/31/2026 Condo Plat: 08/31/2027	Estimate
Bid Process	n/a	n/a
Start Project/Construction	6/15/2026	Estimate
Substantial Completion	8/01/2027	Estimate
Initiation of Operations	10/01/2027	Estimate
End of Project/Construction	10/01/2027	Estimate

2. **Project Narrative. Provide detailed description of your project. This description should be detailed enough the reader would have a good understanding of what work your project will require and what it will be when it is complete. Include information on the project to be constructed or improved. Submit maps, site plans, or engineering drawings if available. (May be sent in a separate document - name the document "Project Narrative")**

If available, please include the following:

- **Engineers Feasibility Study:** Geotech report from Jorgensen Engineering
- **Estimated Project Schedule:** see table above
- **Detailed cost estimate from a Wyoming licensed Professional Engineer:** Figure 9 Construction Contractor Schedule of Values

Additional Information if available:

- **Type and size of infrastructure (e.g., linear feet of water line, sewer capacity increase, utility extensions)**
- **Project design or engineering - if an engineer was not used to design the project, please include information on how the budget was developed**
- **Project cost breakdown**
- **Permitting or environmental review requirements including status**
- **Coordination with other agencies or partners with status**

The S4 Flats development is a partnership between the Town of Jackson and private developer Figure 9 Construction which will consist of a three-story multi-family structure with 13 deed-restricted dwelling units located in Midtown Jackson. Six of the condos will be two-bedrooms and 7 will be one-bedroom homes. A mix of owner-occupied and business-owned rented to employees will be provided to meet varying needs of the community. The project will include covered parking spaces on the first level, with the residential units on the two floors above. The residential units will be constructed using modular construction methods, with the foundation and first floor parking level constructed onsite and the residential second and third floors fabricated off-site, minimizing disruption to the neighborhood during construction and accelerating the project timeline. The architecture reflects a simple and elegant modern form to provide a frontage that compliments the neighborhood's character, with plenty of storage

on-site, bicycle parking, and an inviting streetscape. By utilizing the side and rear of the property for access and parking, the project maintains a consistent and uniform public-facing façade.

Acquisition of the two lots (910 Smith Lane and 915 Simon Lane) for the development was completed by the Town of Jackson. The Town of Jackson is providing the land and an additional $300,632 in funding for the development. 915 Simon Lane was owned by the Town of Jackson and appraised for $1,400,000. 910 Smith Lane appraised for $1,600,000; the Town purchased the lot for $1,200,000.

The development team has completed the pre-application conference, received Design Review Committee approval on the design concept, and completed asbestos mitigation in preparation for demo of existing structures. The only remaining permits to be obtained for construction of this project are a Basic Use Permit to change use of the site from detached single-family dwellings to attached single-family dwellings, a Demo Permit to remove the existing structures, and a Building Permit for the new building. Once constructed, a Condominium Plat will be filed to allow separate ownership of individual units. As the project site is not within the Natural Resources Overlay, no environmental review is required.

3. **PROJECT READINESS: Provide evidence of project readiness, including:**

- **Completed planning or design work**
- **Secured permits or approvals**
- **Identified contractors or partners**
- **Timeline demonstrating ability to obligate and expend funds efficiently**

Acquisition of the two parcels has been completed. Design and engineering has been completed and full construction documents are ready. The development team Figure 9 has completed the pre-application conference, received Design Review Committee approval on the design concept, and completed asbestos mitigation in preparation for demo of existing structures. The only remaining permits to be obtained for construction of this project are a Basic Use Permit to change use of the site from detached single-family dwellings to attached single-family dwellings, a Demo Permit to remove the existing structures, and a Building Permit for the new building. Site and ROW work is included in the Building Permit. Once constructed, a Condominium Plat will be filed to allow separate ownership of individual units. As the project site is not within the Natural Resources Overlay, no environmental review is required.

With a $1,200,000 grant from the Unmet Housing Needs grant program, the development will be fully funded. The Town has committed $1,400,000 for the Simon Lane parcel, $1,200,000 for the Smith Lane parcel (subject of the grant request), plus an additional $300,632 in funds for the development. The developer has committed $7,071,223 in equity and a construction loan for the development. The development partner, Figure 9 will also act as general contractor for construction of the homes.

The full development is shovel-ready, with ground-breaking set for June of 2026, substantial completion in August 2027, and project completion by September 2027, with occupancy starting soon after in the Fall of 2027.

ADDITIONAL PROJECT INFORMATION

How many individuals will be served by the proposed project?
Based on the sizes of the condos (assuming 1 person/bedroom), at least 19 people will be served by the proposed development at its completion. Over time, as residents cycle through and families grow, many more will be served across the lifetime of these homes. Also, the quality of life, economic, and character value of local households finding the stability to work, spend, volunteer, and recreate locally is felt community-wide and cannot be overstated.

What is the population of the community the project resides in?
10,680 (2020 census)

Does the proposed project eliminate noncompliance with regulations pertaining to the proposed project?
There are no existing noncompliance issues on the site, and the proposed project complies with all applicable zoning and development regulations. An existing detached single-family home on site that is not habitable due to significant asbestos mitigation will be eliminated as part of the proposed project.

Is there a formal maintenance policy and/or assets management/capital improvement plan for the asset for which funding is being requested?
Once complete, these condos will be sold to qualifying Affordable and Workforce households or businesses to rent to qualifying Affordable and Workforce households that will comprise membership of a Homeowners Association. All maintenance and management of the capital improvement is the responsibility of individual condo owners or the HOA. To help the future homeowners, part of the development process will include legal condominiumization, drafting of formal CC&Rs, and creating a baseline HOA maintenance and repair budget coupled with fee assessment schedules and estimates.

Will the requested funding be used for a partnership project with other entities?
Yes, the project is a partnership between the Town of Jackson and private developer Figure 9 Construction.

Will the applying entity own the asset for which the funding is being requested? No

If not, what is your ability to use the asset for a substantial portion of the useful life of the capital improvement?
The site is currently owned by the Town of Jackson. Once constructed, each condo unit will be owned by a qualifying Affordable or Workforce household, and the land, by Wyoming state law, will be conveyed to the Homeowners Association as collectively represented by the condo owners. The deed restrictions requiring all condo buyers in perpetuity to qualify as Workforce or Affordable households will be in place encumbering the title of each unit for the useful life of the capital improvement.

If the project will not be owned by the applicant, describe how the project creates a substantial public benefit.
Access to independent home ownership or rental at a price that is affordable to local working households is a substantial public benefit. Deed restriction that guarantees these homes will go to qualifying households secures this public benefit for the lifetime of the capital improvement.

Does the proposed project include the purchase of a building or land? Yes

> **If yes, has a market analysis been completed and submitted with this application?** Prior to initiation of planning and design for this project, appraisals of both lots comprising the project site were formally appraised. These 2022 appraisals are attached to this application. As part of the development agreement, the Town of Jackson negotiated a bargain sale of 910 Smith Lane for a below-market value of $1,200,000. This saved $400,000 from the price at which the site was appraised.

If yes, must provide a copy of the appraisal used to value the asset. Methodology and appraised value must be reviewed and agreed to by OSLI staff. 2022 Appraisals attached.

If no, please provide the date this will be completed

PROJECT OUTCOMES AND BENEFITS

Describe the expected outcomes of the project, including:

- **Number of housing units supported or enabled**
- **Population or workforce segments served**
- **Long-term community and economic benefits**
- **Sustainability or resilience improvements**
- **Explain how success will be measured and reported to the Office of State Lands and Investments**

S4 Flats will deliver 13 units of deed-restricted Affordable and Workforce ownership and rental units. The Town of Jackson has secured eight employee rights of first purchase in the development, and the remaining five units will serve Workforce eligible households (must earn a minimum of 75% of their income from a qualified Local Business). By providing affordable ownership units to Town employees and local workers, S4 Flats will ease cost burdens on low- and moderate-income earners and help retain workers locally to fill essential local government and business jobs.

S4 Flats will also model how innovative construction methods and integration with multimodal infrastructure can provide further long-term affordability and congestion-mitigation benefits to the community. S4 Flats will employ modular construction, with off-site fabrication of the housing units occurring while foundation work is completed at the project site. This method will reduce construction costs, eliminate waste, and speed up completion. The project team hopes that the successful S4 Flats project will serve as a model for future medium-density modular construction projects delivering more Affordable and Workforce housing units. By housing workers near their jobs and incorporating easy connections to bicycle infrastructure and bus transit, the project will also help to mitigate traffic congestion to further benefit the community. Jackson struggles with vehicle congestion due to significant commuter and visitor traffic overwhelming the road network. By eliminating the need for workers to commute into town and providing alternatives to personal vehicle use, S4 Flats will help to reduce traffic congestion and model how future developments can also boost the efficiency of the transportation network while delivering critically-needed housing units to the Town of Jackson.

The development includes sustainability and resilience benefits. Native and drought-resistant plants are incorporated in the landscaping plan to reduce water use and be more resilient to weather. Electric vehicle charging options will be provided on site. Modular construction reduces construction waste compared to traditional building. Infill and redevelopment are sustainable land use option that preserve rural landscapes, wildlife habitats and natural resources elsewhere in the valley.

The Jackson/Teton County Affordable Housing Department, which manages compliance with deed-restricted housing units, will report on project milestones, successes, and ongoing compliance with the income and local workforce requirements of unit ownership to the Office of State Lands and Investments. Housing Department staff have extensive experience successfully delivering housing projects in partnership with private developer partners, completing reporting on grant-funded housing developments, and ensuring compliance with income/local worker housing restrictions, and will leverage that experience to provide regular reports to OSLI on project progress and ongoing compliance with grant terms. Measures of success will include adherence to the projected construction timeline, total expenditures compared to cost estimates, and demonstration of long-term compliance with the Affordable and Workforce housing requirements. A metric of success that cannot be measured but will inevitably result from this development is the stability, pride, and community for thirteen households that find a place to call home.

Teton Region Housing Needs Assessment





March 2022

WSW CONSULTING

WILLIFORD, LLC
land use & affordable housing

NAVIGATE
COMMUNITY HOUSING SOLUTIONS

URBANrural
continuum

ops strategies

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Table of Contents

Introduction **1**

Purpose and Scope of the Study 2

Purpose 2
Study Area 2
Organization of the Report 3

Regional Overview **4**

Jobs and Housing Imbalance 5

Where Jobs and Households are Located 5
Jobs and Housing Growth 6

Effect on Demographics 7

Effect on Businesses 9

Housing Costs and Supply 11

Housing Costs and Local Wages 11
Available Homes by County 11
Prices That Persons Making Their Living Locally Can Afford 12

Commuting in the Teton Region 14

Where Residents Live and Work 14
Costs of Commuting 15

Housing Problems 17

Cost Burden 17
Overcrowding 18
Difficulty Finding Housing 18
Housing Satisfaction 19
Forced to Move 21

Housing Units Needed 24

Current and Future Housing Needs 24

Strategy Recommendations 26

Teton County, Wyoming **1**

Chapter 1 – Report Snapshot and Recommendations 2

Overview of the Teton County, Wyoming, Housing Needs Assessment 2
Recent Successes and Recommendations 3

Chapter 2 – Community Demographics 7

Population and Households 7
Age 7
Ethnicity 8
Tenure (own or rent) 8
Unit Type 9

Household Size 9
Household Income 11
Chapter 3 – Jobs, Seasonality and Commuting 13
Jobs Estimates and Projections 13
Seasonality of Jobs 13
Wages and Jobs by Sector 15
Jobs per Employee and Employees per Household 16
Commuting 17
Forced to Commute 19
Employer Commute Assistance 20
Unfilled Jobs and Turnover 21
Retiring Employees 24
Chapter 4 – Housing Inventory 26
Housing Units – Number and Occupancy 26
Types of Units 26
Age of Units 28
Short Term Rentals 29
Employer Assisted Housing 29
Redevelopment 31
Pending Development 32
Chapter 5 – Housing Market 33
Home Ownership Market 33
Rental Market 39
Chapter 6 – Housing Program Accomplishments and Challenges 43
Deed Restricted/Subsidized Housing Inventory 43
Expiring Restrictions 44
Production Tools 44
By Sector 45
Pipeline - New Deed Restrictions Anticipated 45
Waitlists 46
Price Points for Affordable and Workforce Housing 47
Demographics of Those Served 48
Effect on Local Workforce Occupancy Rate 50
Ethnicity 51
Other Housing Programs in Operation 52
Chapter 7 – Housing Resources, Opportunities and Constraints 55
Government and Institutionally Owned Land 55
Local Funding Sources 55
Non-profit and Private Sector 56
Development Environment 57
Cost of Residential Construction 57
Land Acquisition 58
Construction Costs 58
Soft Costs 59

Developer Profit 59
Site Work 59
Financing Costs 60
Total Development Costs 60

Chapter 8 – Housing Units Needed 61

Catch-up Needs (Current Conditions) 61
Future (Keep-Up) Needs 62
Regional Distribution of Catch-Up and Keep-Up Needs 63

Teton County, Idaho 1

Chapter 1 – Report Snapshot and Recommendations 2

Overview of the Teton County, Idaho, Housing Needs Assessment 2
Recent Successes and Recommendations 3

Chapter 2 – Community Demographics 7

Population and Households 7
Age 7
Ethnicity 8
Tenure (own or rent) 8
Unit Type 8
Household Size 9
Household Income 10

Chapter 3 – Jobs, Seasonality and Commuting 12

Jobs Estimates and Projections 12
Seasonality of Jobs 13
Wages and Jobs by Sector 14
Jobs per Employee and Employees per Household 15
Commuting 16
Employer Commute Assistance 17
Unfilled Jobs and Turnover 18
Retiring Employees 21

Chapter 4 – Housing Inventory 23

Housing Units – Number and Occupancy 23
Types of Units 23
Age of Units 25
Short Term Rentals 26
Employer Assisted Housing 26
Redevelopment 28
Pending Development 28

Chapter 5 – Housing Market 29

Home Ownership Market 29
Rental Market 34

Chapter 6 – Housing Program Accomplishments and Challenges 37

Deed Restricted/Subsidized Inventory 37
Waitlists 38
Loss of Units 38
Housing Programs in Operation 38
Proposed Additional Inventory 38
Chapter 7 – Housing Resources, Opportunities and Constraints 40
Government Owned Land 40
Guiding Policy Documents 40
Local Funding Sources 42
Development Environment 43
Cost of Residential Development 43
Land Acquisition 45
Infrastructure Alignment 45
Housing Organizations 45
Chapter 8 – Housing Units Needed 47
Catch-up Needs (Current Conditions) 47
Future (Keep-Up) Needs 48
Regional Distribution of Catch-Up and Keep-Up Needs 49
Northern Lincoln County, Wyoming 1
Chapter 1 – Report Snapshot and Recommendations 2
Overview of the Northern Lincoln County, Wyoming, Housing Needs Assessment 2
Recommendations 3
Chapter 2 – Community Demographics 6
Population and Households 6
Age 6
Ethnicity 7
Tenure (own or rent) 7
Unit Type 7
Household Size 8
Household Income 9
Chapter 3 – Jobs, Seasonality and Commuting 11
Jobs Estimates and Projections 11
Seasonality of Jobs 12
Wages and Jobs by Sector 12
Jobs per Employee and Employees per Household 14
Commuting 15
Unfilled Jobs 17
Retiring Employees 18
Chapter 4 – Housing Inventory 19
Housing Units – Number and Occupancy 19
Occupancy 19
Types of Units 19

Age of Units 21
Income Restricted/Subsidized Housing 22
Chapter 5 – Housing Market 23
Home Ownership Market 23
Rental Market 28
Chapter 6 – Housing Units Needed 30
Catch-up Needs (Current Conditions) 30
Future (Keep-Up) Needs 31
Regional Distribution of Catch-Up and Keep-Up Needs 32
Appendices A-1
Appendix A – Study Methodology, Data Sources, Definitions, and Acknowledgements
Appendix B – Teton County WY/Jackson Housing Tools Matrix
Appendix C – Teton County Idaho Housing Tools Matrix
Appendix D – Survey Instruments
Appendix E – 2021 Employee/Household Survey Data and Open Ended Comments

Introduction

Purpose and Scope of the Study

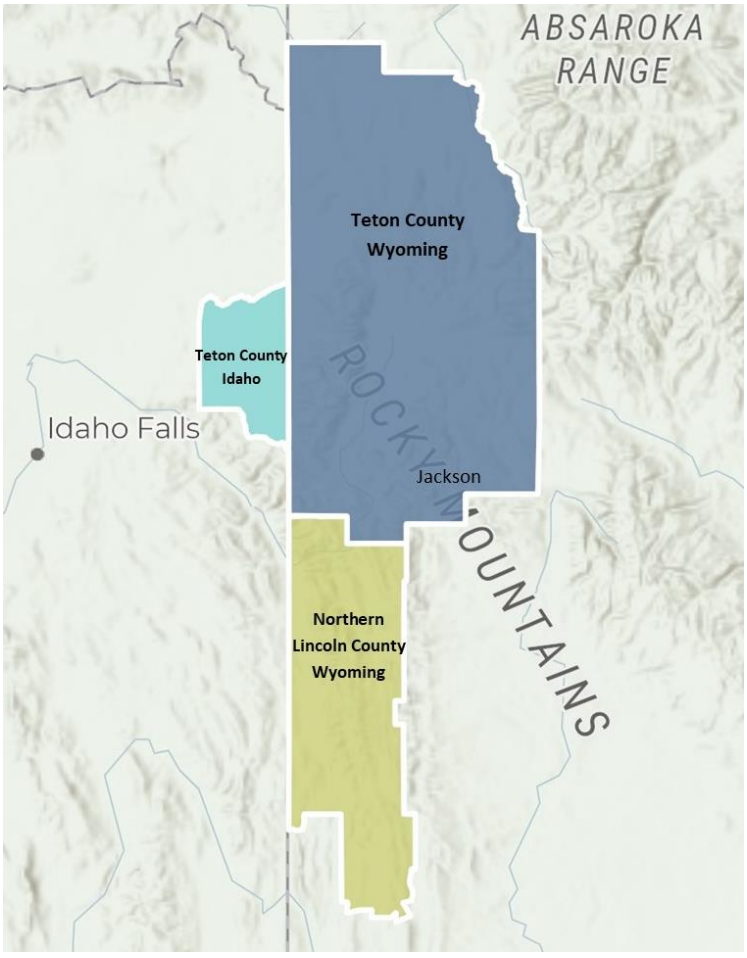
Purpose

The Teton Region Housing Needs Assessment was sponsored by Teton County, Wyoming, Teton County, Idaho, and its jurisdictions. The purpose is to evaluate the housing needs of residents and employees making their living in the Teton Region and understand not only specific housing needs for each county in the study area, but also their regional connection related to jobs, housing, and community. The study also summarizes the extensive work already occurring in the region with regard to resident and employee housing needs and programs and provides recommendations for each county and the region to help further progress.

It is our hope that this information will not only help inform and guide future housing policies and programs, but also help to educate the communities and the region on how having diverse and secure housing opportunities that local residents and employees can afford supports the health, sustainability, and vibrancy of the Teton Region.

Study Area

This study covers a bi-state, tri-county, multi-jurisdictional region, defined as Teton County, Wyoming, Teton County, Idaho, and Northern Lincoln County, Wyoming (N. Lincoln County), which is defined by census tracts 9782 and 9784. Throughout this report, the term "Teton Region" is used to indicate this area.



Organization of the Report

This report begins with a regional overview that presents key trends and illustrates the regional connections in the Teton Region among jobs, economy, and housing. This section is followed by separate, detailed housing needs studies for each county in the Teton Region, which includes:

- Chapter 1 – Report Snapshot and Recommendations
- Chapter 2 – Community Demographics
- Chapter 3 – Jobs, Seasonality and Commuting
- Chapter 4 – Housing Inventory
- Chapter 5 – Housing Market
- Chapter 6 – Housing Program Accomplishments and Challenges*
- Chapter 7 – Housing Resources, Opportunities and Constraints*
- Chapter 8 – Housing Units Needed

*NOTE: Chapter 6 and Chapter 7 are included for Teton County, Wyoming, and Teton County, Idaho, only.

Appendices include:

A. The study methodology, secondary and local data sources, definitions, acknowledgements;
B. Teton County/Jackson housing tools matrix;
C. Teton County, Idaho, housing tools matrix;
D. Survey instruments (employer, employee/household English and Spanish versions);
E. 2021 Employee/Household Survey data and open ended comments.

Regional Overview

This section of the report summarizes the regional connections among the three counties comprising the Teton Region study area. In doing so, it also acts as an executive summary that pulls together the three county reports.

This section illustrates the job and housing relationships in the Region and commuting patterns. It also discusses how the interactions and current housing costs and supply in the Region affect community residents and businesses. By understanding the regional nature of the housing and job markets, as well as local effects, it is hoped that this information can help each county better target housing programs and policies to address their core county needs, while also maintaining an awareness of how actions undertaken in one county affect the others in the Region.

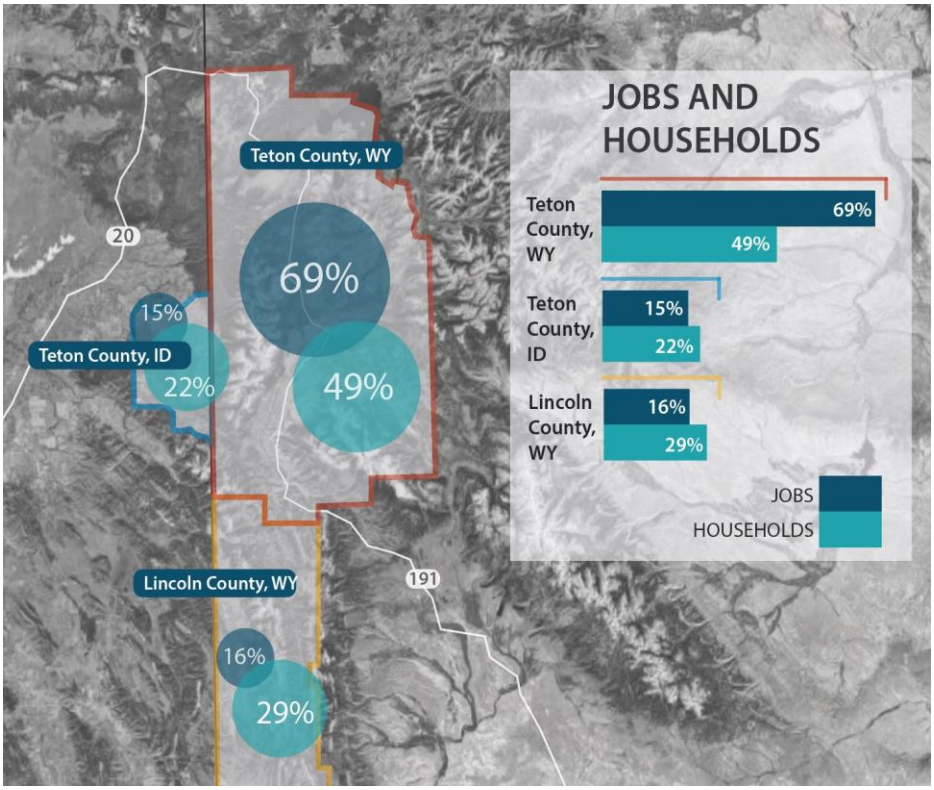
This section concludes with a basic recommendation to continue regional discussions and coordinate each county's experience, knowledge, and capacity, where beneficial, to provide more housing opportunities for local residents and employees that support the vibrancy and economy of the Region and communities.

This section borrows upon detail that is presented in the individual county reports and the Appendices. Instead of repeating the technical information and data here, references are provided to the county report chapters that can be reviewed if more information is desired.

Jobs and Housing Imbalance

Where Jobs and Households are Located

Jobs and households are not evenly distributed within the Teton Region. Teton County, Wyoming, has the highest share of jobs in the region, but has proportionally fewer households. Teton County, Idaho, and N. Lincoln County are the opposite. Irrespective of home prices, this imbalance in supply means that employees in Teton County, Wyoming, have to search for housing outside of the county. The county, therefore, has to rely on in-commuters to help fill jobs.

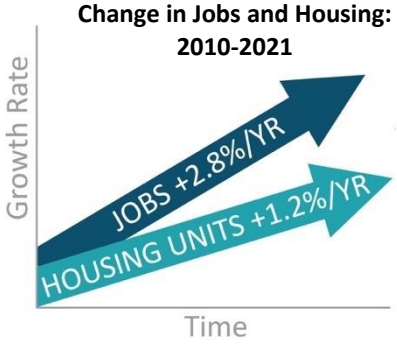


Source: 2020 Census, consultant team

Jobs and Housing Growth

The imbalance is reinforced when you see that the growth in housing units has not been keeping up with job growth – creating more of a housing shortage.

Change in Jobs and Housing: 2010-2021



- Since 2010, jobs have been growing at more than twice the rate of housing units in the Teton Region. This is true for each county in the Region.
- Job and housing growth was actually slowest in Teton County, Wyoming. And, while housing grew at less than one-half the pace of jobs, housing development in the other counties in the region occurred at one-third the rate.
- Since 2015, the rate of housing unit development in Teton county, Wyoming, has been only marginally slower than job growth (1.3% and 1.7% per year, respectively) and ***a very commendable 41% of that growth (411 of 996 units) were units with employment-, income-, and/or price-limits, ensuring local occupancy.***

Average Yearly Growth in Jobs and Housing Units by County: Teton Region, 2010 to 2021

	Average Yearly % Change			
	2010 to 2021		2015 to 2021	
	Jobs	Housing	Jobs	Housing
Teton County, Wyoming	2.3%	1.1%	1.7%	1.3%
Teton County, Idaho	4.3%	1.4%	5.0%	2.1%
N. Lincoln County, Wyoming	3.7%	1.2%	3.9%	1.9%

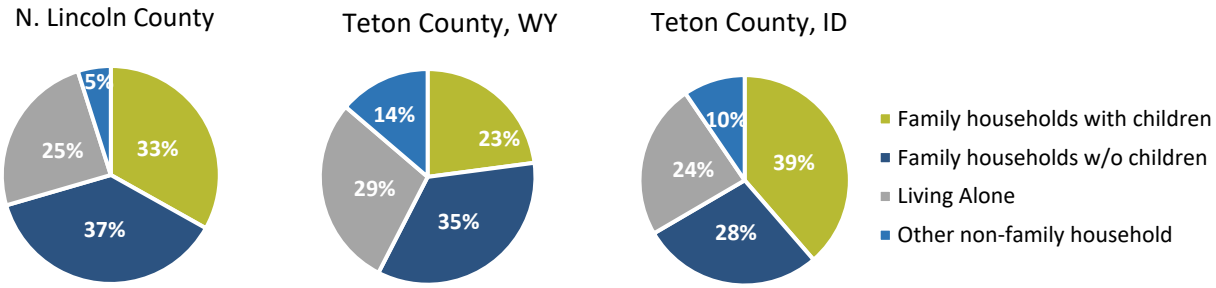
Source: QCEW, BEA, County Assessor data, consultant team

Effect on Demographics

The housing imbalance plays out by affecting the demographics in a community. Families in particular have a hard time finding housing and growing a family in the tight and high cost housing market in Teton County, Wyoming. Many seek homes in neighboring counties in the region. The high percentage of households that are families with children in Teton County, Idaho (39%), and N. Lincoln County, Wyoming (33%), compared to Teton County, Wyoming (23%), show this pattern.

Roommate situations are also more common in Teton County, Wyoming, as people combine households to afford homes. This pattern has increased since the COVID pandemic in response to drastically rising home prices and rents throughout the Teton Region.[1]

Household Types Compared: Teton Region, 2019



Source: 2019 5-year ACS

Providing homes that local residents and employees can afford, however, can impact the mix of households in the community. Evaluating employees that are residing in the substantial inventory of units with employment-, income-, and/or price-limits in Teton County, Wyoming, shows that the percentage of units occupied by families is higher than that for market rate homes. Communities can effect change and retain local vibrancy if resources are allocating to doing so.[2]

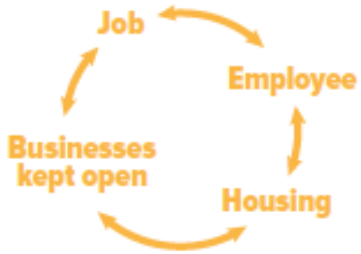
[1] See Teton County, Wyoming, and Teton County, Idaho, reports: Chapter 2 - Demographics
[2] See Teton County, Wyoming, report: Chapter 6 – Housing Program Accomplishments and Challenges

Household Type by Restricted/Subsidized Homes Compared to Market Rate Homes: Teton County, WY, 2021

	Owners		Renters	
	Restricted/ Workforce	Market rate Housing	Restricted/ Workforce	Market rate housing
Household composition				
Adult living alone	**25%**	**15%**	**35%**	**19%**
Single parent with children	5%	3%	5%	6%
Couple, no children	26%	42%	24%	25%
Couple with children	**40%**	**27%**	11%	12%
Roommates	3%	3%	**15%**	**23%**
Family and roommates	0%	2%	2%	4%
Other	2%	8%	8%	12%
TOTAL	100%	100%	100%	100%

Source: 2021 Employee/Household Survey

Effect on Businesses



Jobs, employees, housing, and businesses are tied together. Businesses cannot function if employees cannot find homes.

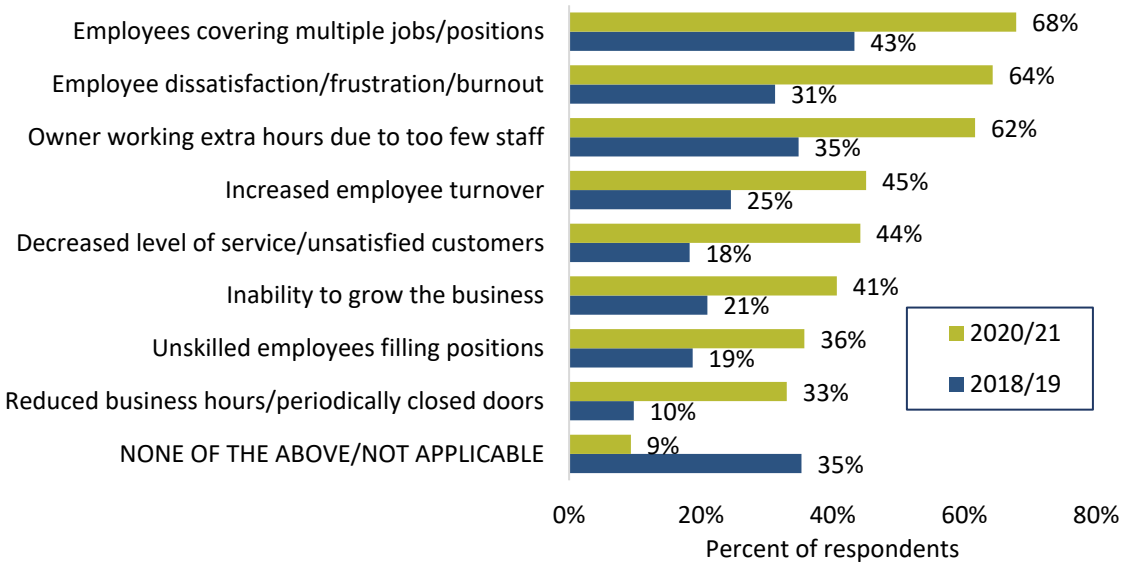
When employers were asked in the 2021 employer survey about issues they experienced when finding or keeping qualified employees, the lack of housing was the number one issue (80% of respondents).

The effect this has on Teton Region employers is significant. Currently between 15% to 19% of jobs are unfilled.[3] While the labor shortage is a national trend, having an available and affordable supply of homes for employees to occupy is a competitive advantage in tight labor markets.

> *"I no longer want to own my business due to the employment challenges compounded by the housing crisis."*
>
> *-2021 Employer survey comment*

Problems experienced due to understaffing are not new to Teton Region businesses, but they have accelerated since the pandemic. As shown below, ***about 65% of businesses (or two-in-three) experienced problems in 2018/19 compared to 91% in 2020/21.*** Employees being overworked and experiencing burnout topped the list, followed by a decreased ability to provide quality customer service, inability to grow businesses, and needing to reduce hours or periodically shut doors. This impacts not only business revenue and their ability to operate, but also the health and quality of life for employees and residents, available services, and the experience of visitors.[4]

Has your business experienced any of the following problems related to being understaffed?



Source: 2021 Employer survey

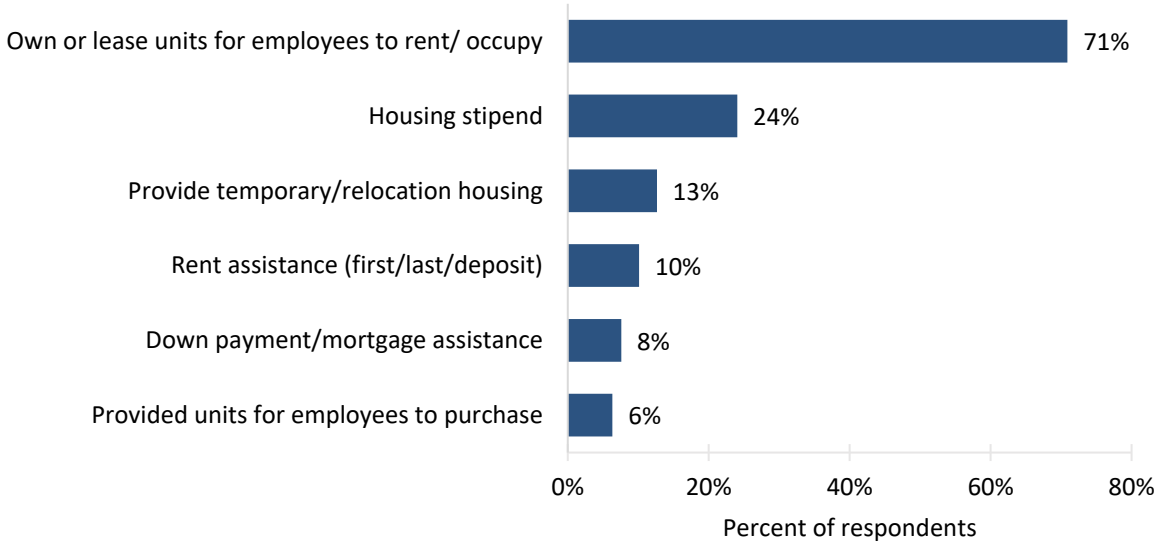
[3] See Teton County, Wyoming, and Teton County, Idaho, reports: Chapter 3 – Jobs, Seasonality, and Commuting
[4] See Teton County, Wyoming, and Teton County, Idaho, reports: Chapter 3 – Jobs, Seasonality, and Commuting for more details on employer impacts.

Employer housing programs are helping over 1,100 seasonal and year round employees access and afford housing. Opportunities for improved coordination, education, and collaboration exist.

> *Without employee housing we wouldn't be able to operate our business.*
>
> *-2021 Employer Survey Comment*

About one-third of employers in the Teton Region (35%) that responded to the survey are providing some form of housing assistance to employees. Of those, the majority provide units, either owned or master-leased, that they then rent or provide as compensation to employees.

What type of housing assistance do you provide?



Source: 2021 Employer survey

Housing Costs and Supply

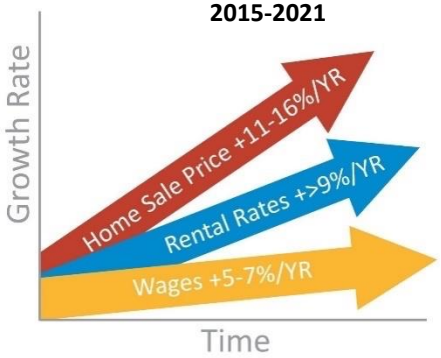
This section summarizes information that can be found in more detail in Chapter 5 – Housing Market for each county.

Housing Costs and Local Wages

The balance between household income and what housing costs is a struggle in the Teton Region. The increase in home sale prices and rents in the Region has been far outpacing the rise in wages, meaning that homes are becoming more unaffordable for people earning their living locally.

Housing supply shortages are precipitating price increases.

Change in Home Prices and Wages: 2015-2021



Growth in Housing Prices Compared to Wages: Teton Region Counties, 2015-2021

	Average yearly % change 2015 to 2021		
	Sale prices	Rents	Wages
Teton County, Wyoming	13%	>9%	7.1%
Teton County, Idaho	15%	>9%	4.9%
N. Lincoln County, Wyoming	16%	>9%	4.9%

Available Homes by County

The supply of homes priced under $500,000 throughout the region has drastically declined. Local residents and employees in Teton County, Wyoming, used to find homes at these price points in neighboring counties; however, this option is disappearing. Variations by county are shown below:

> *"… my household has saved money for a down payment and could manage a mortgage that would make a $700,000 home manageable for us. However, there's nothing on the market close to that price range."*
>
> -2021 Employer Survey Comment

- The median sale price of single family homes exceed 200% AMI in all markets, meaning that households earning in excess of $200,000 have trouble affording this product. In Teton County, Wyoming, single family homes are basically unattainable for residents making their living locally.
- Attached homes offer more affordable options; however, supply in Teton County, Wyoming, at prices below $1 million (or 300% AMI) are limited (9 units for sale). Supply in general is limited in Teton County, Idaho, (22 units for sale) and non-luxury attached units in Lincoln County priced under $500,000 are very limited (10 units for sale).
- Available rentals are most affordable in N. Lincoln County, but still require an income of $70,000 to afford the average rent.

Housing Prices in the Teton Region Compared

	Teton County, WY	Teton County, ID	N. Lincoln County, WY
Median Sale Price (Jan-Oct 2021) – Single Family	$2.9 MM	$750,000	$699,500
AMI to Afford Median Single Family	*741% (>$500,000)*	*266% ($180,000)*	*228% ($170,000)*
Median Sale Price (Jan - Oct 2021) – Attached	$995,000	$422,000	$1.275 MM[1]
AMI (income) to Afford Median Attached	*254% ($265,000)*	*150% ($103,000)*	*416% ($310,000)*
# Homes Listed for Sale (Nov. 1, 2021)	145	137	51
# Homes Listed for Sale by AMI			
≤50%	*0*	*0*	*0*
50.1% - 80%	*1*	*0*	*0*
80.1% -120%	*0*	*2*	*1*
120-200%	*3*	*26*	*17*
>200%	*141*	*109*	*33*
Average Rent – Units Advertised for Rent (Oct/Nov 2021)	$3,469	$2,474	$1,702
AMI (income) to Afford Average Unit for Rent	*133% AMI ($140,000)*	*144% AMI ($99,000)*	*91% AMI ($70,000)*

[1]N. Lincoln County note: Only 9 attached units sold; 7 were luxury properties with airplane hangers; 2 units sold for under $500,000.

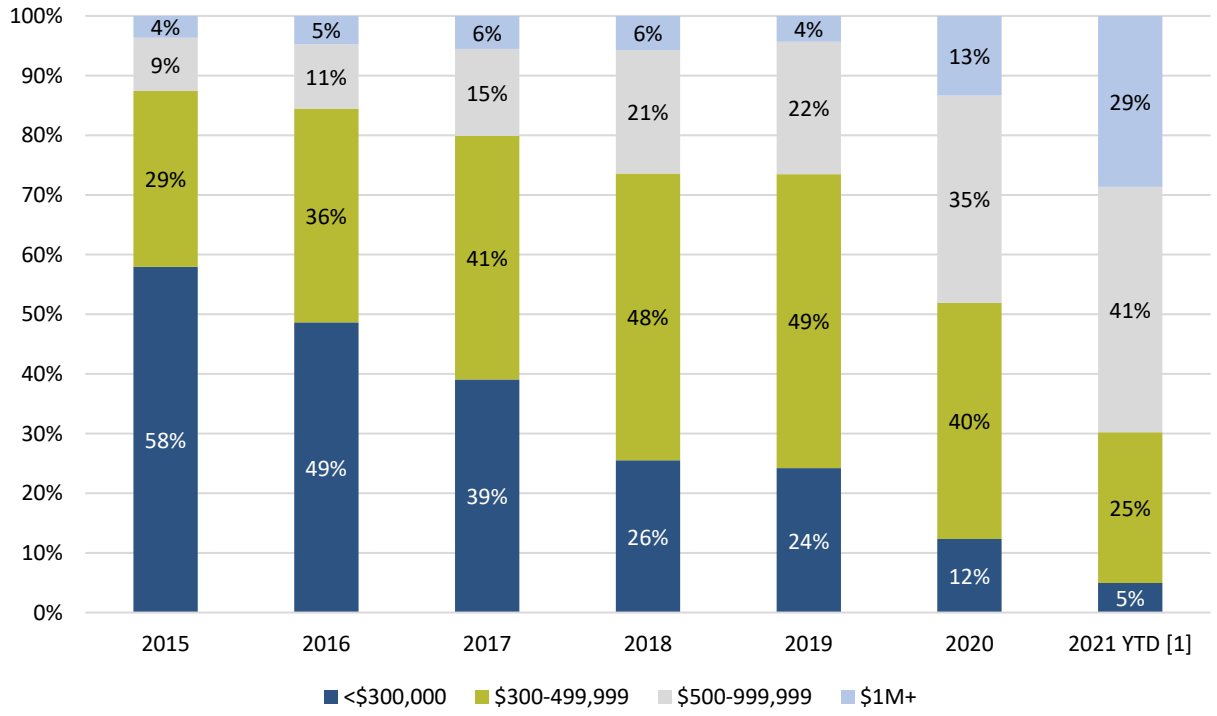
Sources: 2021 Employee/household survey, MLS, property manager interviews, online rental listings, consultant team

Prices That Persons Making Their Living Locally Can Afford

Most residents and employees in the Teton Region seek homes priced from $200,000 up to $500,000 for purchase, with workers in Teton County, Wyoming, searching up to $750,000.

As illustrated below, just a few years ago, homes priced below $500,000 were available over the pass in Teton Valley and in N. Lincoln County, Wyoming, which is where many employees working in Teton County, Wyoming, searched for and found homes to buy. Since the recent boom in housing prices, homes priced below $500,000 have quickly disappeared. Households searching for homes over $500,000 can still find some product, but these prices are hard for workers in Teton County, Idaho, and N. Lincoln County to afford. And supply is very limited – below a 4-month supply; and even lower for homes under $500,000. As options throughout the Teton Region diminish, it becomes even more important to provide opportunities locally.

Home Sale Price Distribution by Year: Teton County, Idaho, and N. Lincoln County, Wyoming 2015 to October 2021



Source: Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

The majority of renters making their living in the Region primarily need rentals priced between $850 up to $2,600 per month for a three-person household.

Rentals at these prices can be found in N. Lincoln County and Teton County, Idaho, but are extremely limited. Rental vacancy rates in all counties are below 1%, meaning that there is not enough supply for new residents to find homes nor for existing residents to move into more suitable rentals. Residents are stuck in their homes.

"[We are] looking to expand our family, but we cannot do so with the current space and have no availability to move into a bigger unit."

-2021 Employee/Household Survey comment

Commuting in the Teton Region

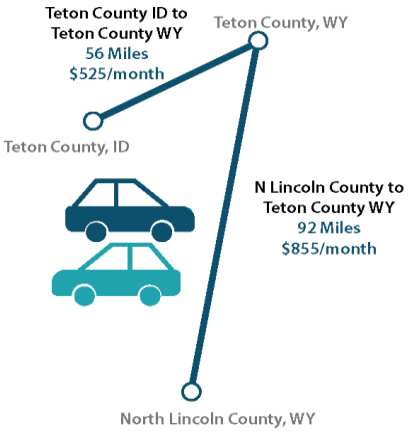
This section summarizes information that can be found in more detail in Chapter 3 – Jobs, Seasonality, and Commuting for each county.

Where Residents Live and Work

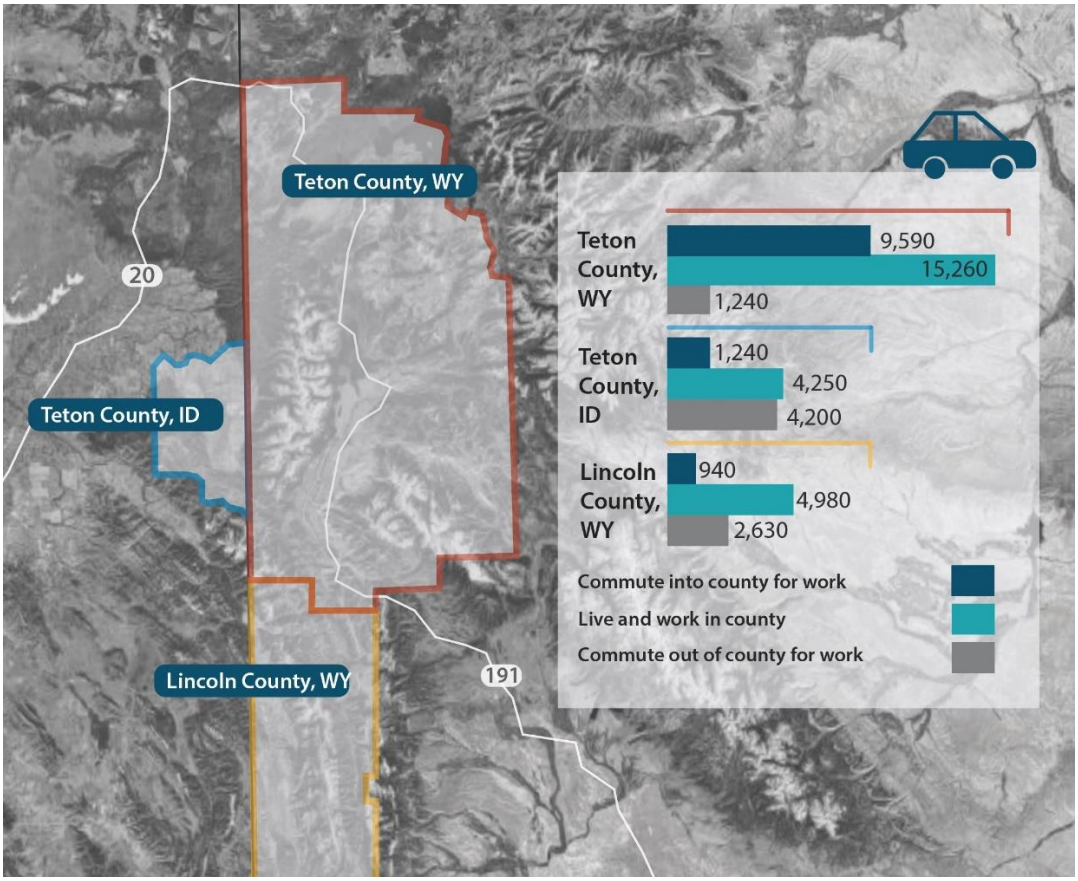
Commuting is a result of the imbalance between jobs and available and affordable housing in the Teton Region (see "Jobs and Housing Imbalance" section, above). In the effort to find homes they can afford, households search for housing away from their place of work, adding significant commuting costs to households and vehicle and traffic impacts to the community.

When workers from Teton County, Wyoming, successfully compete for homes in neighboring counties, this then pushes Teton County, Idaho, workers, for example, to places further out, such as Rexburg, continuing the pattern.

Cost to Commute



Commuting in the Teton Region: 2021



Source: LEHD, QCEW, LAUS, 2021 Employer survey, Consultant Team

About 61% of employees in Teton County, Wyoming, live in the county, compared to a respective 77% and 83% of employees in Teton County, Idaho, and N. Lincoln County living within their county of employment. Despite home price increases and low availability, the percentage of employees that live and work in Teton County, Wyoming, has remained fairly stable over the past decade (between 58% to 61%). ***The substantial inventory of units with employment-, income-, and/or price-limits in Teton County, Wyoming, has helped to retain 61% of workers living locally. Without these units, an estimated 55% of workers would be living in the county.***[5]

Where Employees Live

	Work in:		
Live in:	**Teton County, WY**	**Teton County, ID**	**N. Lincoln County, WY**
Teton County, WY	61%	2%	1%
Teton County, ID	13%	77%	<1%
Lincoln County, WY	9%	<1%	83%
Other	16%	20%	15%
TOTAL %	100%	100%	100%
TOTAL #	24,825	5,490	5,650

Source: QCEW, BEA, LEHD, Consultant team

Costs of Commuting

Commuting has costs to the employees that must travel, businesses that employ them, and on the community and environment.

- Employees incur the expense, time, stress, unpredictability in bad weather, and other effects of commuting. For families with young children in particular, having both parents commuting from Alpine or other distant communities is a struggle. ***When it costs an average of $500 per month to commute from Teton County, Idaho, and $850 to commute from N. Lincoln County to Teton County, Wyoming, for work, these costs quickly erode any cost savings these households may have had by paying lower rent in these communities.***[6]

> *"[I] Have a second job to pay for gas to commute to Jackson."*
>
> *-2021 Employee/Household Survey Comment*

[5] See Teton County, Wyoming, report Chapter 6 – Housing Program Accomplishments and Challenges
[6] See Section 3 – Jobs, Seasonality, and Commuting in the county reports for more information. The Teton County, Wyoming, report shows the data support for and calculation of commute costs.

- Employers incur the risk of losing in-commuting employees to jobs nearer to their home, increased tardiness and absence in bad weather or family obligations at home, increased turnover (and associated costs to refill jobs) when employees grow weary of the commute, and resulting decreased level of service. ***Forty-one percent (41%) of employers in Teton County, Wyoming, that responded to the survey had difficulty retaining or attracting employees due to long commutes.***

> *"When our landlord sold their house in Jackson we decided to buy in Alpine... If I can find a good paying [job] in Alpine, I'll never go to Jackson again."*
>
> *-2021 Employee/Household Survey Comment*

- The community experiences impacts through increased traffic, road maintenance, need for parking when commuters arrive to work, and air quality effects of significant vehicle miles traveled. As shown below, commuters into Teton County, Wyoming, from Teton County, Idaho, and N. Lincoln County contribute a combined average of 75 million vehicle miles traveled per year driving to work. ***The cost, traffic, and emissions of commuting can be mitigated through transportation options or avoided through local housing options.***

Average Vehicle Miles Traveled by Commuters within the Teton Region: 2021

Commute between Teton County, WY and:	Teton County, ID	N. Lincoln County, WY
Average miles commuted ONE WAY (2021 survey)	28	46
Days per week commuter drives alone (2021 survey)	3.9	3.9
Round-Trip miles per week	220	360
Miles per year (assuming 50 weeks of commuting)	***10,750***	***17,500***
# of in-commuters traveling	3,220	2,340
Total yearly vehicle miles traveled	34,615,000	40,950,000

Source: 2021 Employee/household survey, consultant team

Housing Problems

The demographic, economic, and market dynamics in the Teton Region work together to create a collection of problems for local working households. These problems include:

- Paying more for housing than household budgets can support ("cost burden"),
- Overcrowding,
- Difficulty finding housing,
- Settling for or being stuck in housing that does not meet household needs, and
- Being forced to move.

This section is intended to encourage and not frustrate actions to address the housing needs in the Teton Region. While the impacts are significant, ***this section can help the counties and communities in the Region understand the impacts of the housing shortage and prices on the community and prioritize limited resources to make a difference.***

This chapter reports on responses from the 2021 employee/household survey. Results are from the combined responses from the English and Spanish surveys, unless otherwise noted. Appendix E contains comprehensive crosstabulations of these problems by county of residence and tenure, income level, and Hispanic/Latino ethnicity.

Cost Burden

Households are considered to be cost burdened if their housing payment (rent or mortgage plus tax, insurance, utilities) exceeds 30% of their gross income. Households paying over 50% are extremely cost burdened. Cost burdened households often have insufficient income for other life necessities including food, clothing, transportation, and health care.



> *"For many years if you had two jobs it was enough for one person to pay rent and have some left over. But this year people must have at least three jobs."*
>
> *-2021 Employee/Household Survey comment*

Overall, 29% of owners and nearly half (46%) of renters are cost burdened by their housing payments. The below chart shows that the lower a household's income, the more likely they are to be cost burdened.

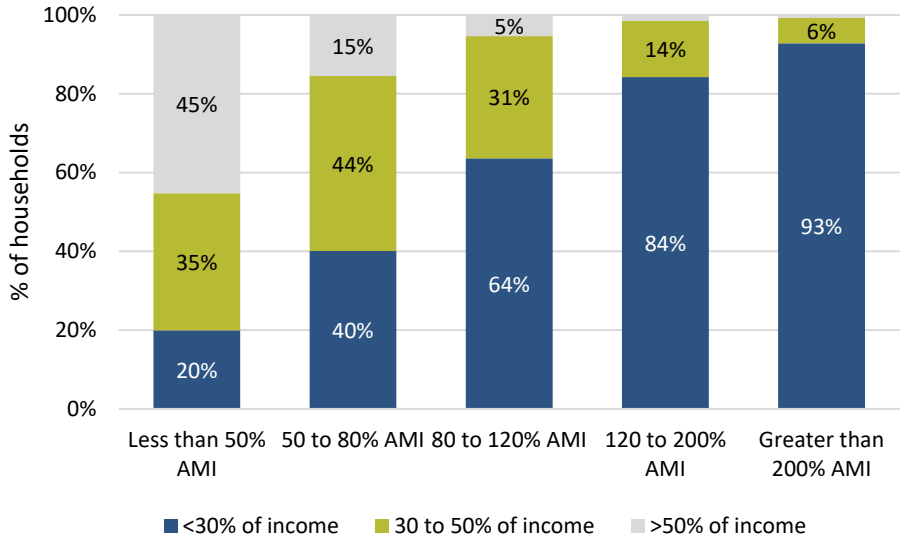
The notable shift between 80% AMI and higher incomes could guide housing policy makers to make deeper investments in the inventory accessible to households below 80% AMI. The majority of renters (54%) fall into this income range and are experiencing housing instability and financial strain.

Other observations based on data found in the Appendix include:

- Residents in N. Lincoln County are the least likely in the region to experience cost burden (20% of owners and 32% of renters); however, when commutes costing $850 per month are added, housing cost savings are quickly eroded.

- Hispanic/Latino households also experience a similar level of cost burden as households earning <80% AMI in the below chart. About 62% of Hispanic/Latino households earn in this income range.

Percent of Households that are Cost Burdened by AMI:
Teton Region Employed Households, 2021



Source: 2021 Employee/Household Survey

Overcrowding

Overcrowding, as measured by more than two persons per bedroom, is not widespread in any of the counties and is experienced at similar rates. About 2% of owners and 8% of renters are overcrowded.

> *"I sleep in the living room."*
>
> *-2021 Employee/Household Survey comment*

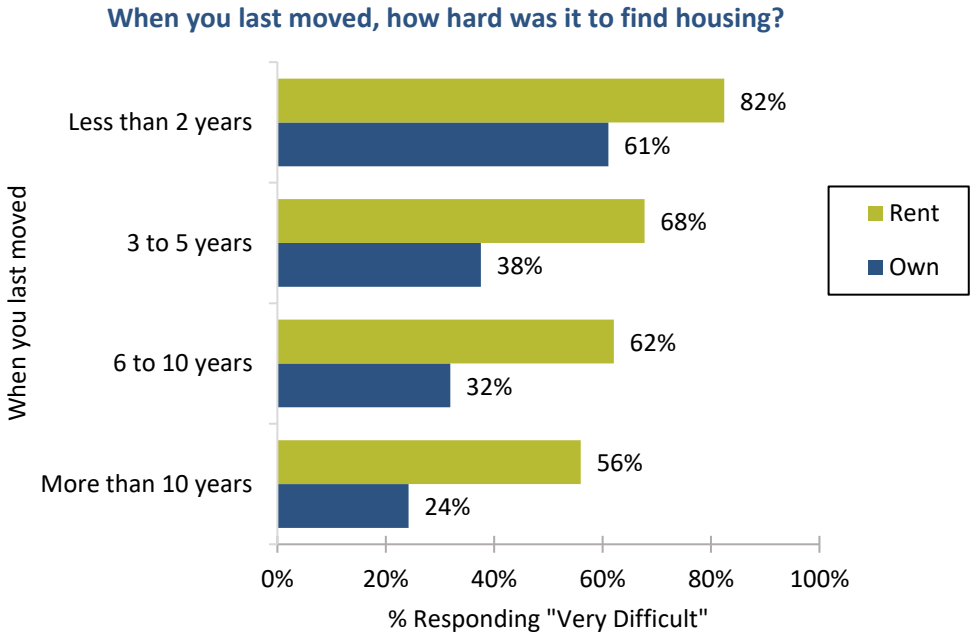
This problem is much more prevalent with Hispanic/Latino households (19%) and very low income households (14%). These households are also more likely to live with extended family and have extra roommates to afford housing. A lack of larger homes (e.g., 4-or-more bedrooms) was also noted by Hispanic/Latino households, some of which are occupying smaller homes than they need due to lack of supply.

Difficulty Finding Housing

Difficulty finding housing has been a problem for local workers for many years. What is new is that households throughout the region now have similar difficulty locating suitable housing, and that both owners and renters searching for homes have experienced significantly increased difficulty within the past two years.

- For renters, 83% found it very difficult to find housing in the past two years. Rentals have been near zero vacancy for several years. The recent rise in demand and rapid increase in prices aggravated an already tight rental market.

- For owners, 61% found it very difficult to find housing in the past two years, a significant increase compared to those who bought 3 to 5 years ago (38% "very difficult"). The limited inventory and loss of housing choices under $500,000 in all three counties has had an impact.
- Difficulty finding housing is intensified for households with incomes below 120% AMI (81% "very difficult" within the past 2 years), which is again related to the rapid rise in home prices and lack of inventory for households in this income range.
- Similarly, Hispanic/Latino households (88% "very difficult") express greater difficulty, which, on average, are lower income and are comprised of a higher proportion of renters than other households.



Source: 2021 Employee/Household Survey

Housing Satisfaction

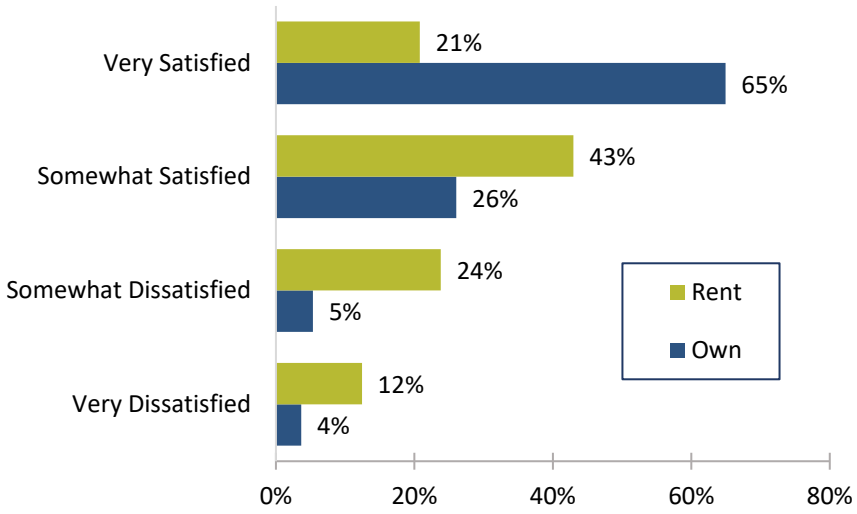
Residents and employees that are happy and secure in their housing are more likely to stay in their community and their jobs.

- About 45% of employed households in the Teton Region are very satisfied with their current residence. This includes 65% that own their home and about one-in-five (21%) renters. This illustrates the importance of homeownership in building stability, security, and satisfaction among residents making their living in the region.

> *"Undesirable Housing is the biggest stressor and impact to my quality of life."*
>
> *-2021 Employee/Household Survey comment*

- Respondents living in N. Lincoln County were less likely to be "very satisfied" with their housing than the other counties (56% owners, 11% renters); however, most of these respondents commute to Teton County, Wyoming, for work. Most of the dissatisfaction was related to the commute – distance, time, stress, and cost.

How satisfied are you with your current residence?
All Employed Households: 2021

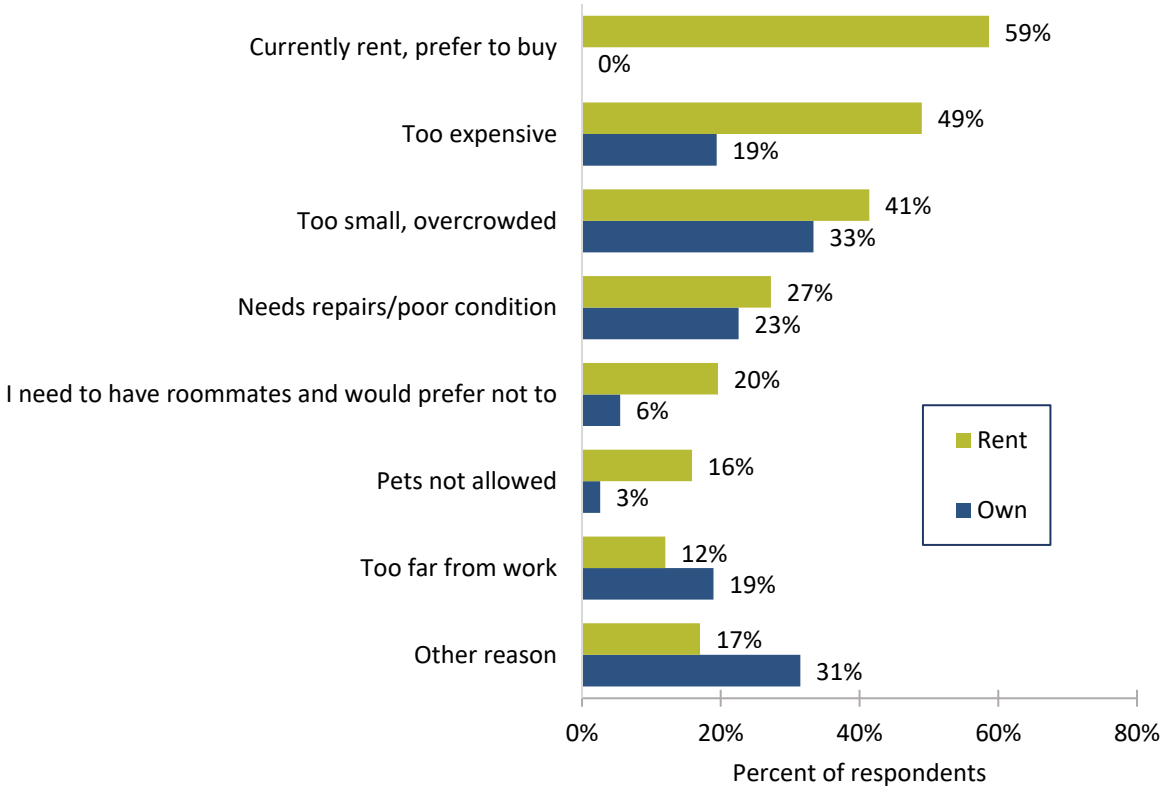


Source: 2021 Employee/Household Survey

The 55% of respondents that were less than fully satisfied with their home were asked for more detail.

- Most renters that are not fully satisfied want to buy a home (59%). This equates to 46% of renters overall in the Region. Renters wanting to buy primarily earn below 120% AMI. About 68% of survey respondents would consider purchasing a deed restricted home.
- One-third of owners are in homes that are too small. This indicates that many are stuck in their homes; that there are not sufficient options for owners to upsize as their family grows. Another 23% stated their home needs repairs, indicating that programs that can help with low cost loans or grants would be of benefit.
- Commuters into Teton County, Wyoming, for work were interestingly less likely to select all of the below problems, except "too far from work," which was selected by 60% of commuters. In other words, the commute is a trade off for households that move further away to purchase homes and find more suitable housing.
- Hispanic/Latino households had similar responses to the below, except renters were less likely to want to buy, equating to 37% of renters overall. Primary difficulties finding housing included homes being too expensive and little availability. The majority that want to buy earn under 80% AMI (68%). Other reasons provided included lack of credit, immigration issues, limited income, and space for children (i.e., homes too small). The average size of renters wanting to buy is about 3.7-persons.
- "Other" issues provided included:
    - For renters, housing instability (fear of losing home, home selling, rent rise, etc.), having to live with family or roommates, and having a home tied to work (no flexibility).
    - For owners, having to have roommates, property taxes too high, and being stuck in a home that the household has outgrown.

If you are not fully satisfied with your residence, why not?



Source: 2021 Employee/Household Survey

"We want to have kids and cannot afford or find more space for that next step."

"The threat of being kicked out - either through landlord selling or raising the rent to predatory levels - is constant."

-2021 Employee/Household Survey comment

Forced to Move

Current housing trends highlight the instability of the rental market in the Teton Region. When renters were asked if they had been forced to move in the past three years, nearly half (46%) said yes, and many more than once. This equates to over 2,000 renter households in the Region.

Over 2,000 renters (46%) in the Teton Region were forced to move an average of 2-times each over the past three years.

Renters that were forced to move had to do so an average of two-times during the past three years for the following reasons:[7]

- 23% had to move because the home was sold by the owner;
- 18% had to move due to a significant rent increase (which averaged $660 in the Region);
- 11% had to move because the unit was directly converted to a short-term rental; and
- 11% had to move because the owner moved in.

Apartments and mobile homes are less susceptible to all of the above instability factors, excluding rising rents, than owner-leased condominiums, townhomes, and single family homes. Rentals that are rent restricted, such as low income housing tax credit rentals, are also protected from significant market rent increases.

The percentage of renters affected by each of the above factors was fairly consistent for households residing in each of the counties in the region. Notable differences include:

- Households commuting from Lincoln County were more likely to indicate "significant rent increase" as a reason for displacement (24%). Survey comments indicate that some experienced rent increases in Teton County, Wyoming, and then moved to Lincoln County to find homes.
- Short-term rental conversion affected a higher percentage of Teton County, Idaho, households than the other counties (18%), where state legislation limits the ability to restrict short term rentals.

> *"We are facing potentially losing over half of our employees due to losing their rental housing. Each one of them is frantically seeking long term rentals. The rentals they are currently in are being turned into VRBO's..."*
>
> *-2021 Employer Survey Comment (Idaho employer)*

To further understand the general stability of households, or not, in the Region, the English version of the survey also asked respondents if they plan to move within the next five years and, if so, if they are moving because they "have to" or because they "want to." As shown below:

- Twelve percent (12%) of respondents plan to leave the Teton Region within the next five years because they have to. This includes 4% of respondents that own their homes and 26% of renters. ***In Teton County, Idaho, and Teton County, Wyoming, this would equate to 1,250 renter households being forced to leave***.
- Results were similar across the Region, with the exception of renters in Teton County, Idaho, who were less likely to leave the Region because they "have to" (19%).

[7] Both the English and Spanish survey versions asked renters if they were forced to move. The specific reasons why renters were forced to move were asked on the English version of the survey only. Open ended responses provide additional insight on the Spanish version (reference Appendix).

Within the next five years, do you plan to:

	Owners	Renters	TOTAL
Stay in your current residence	78%	23%	57%
Move within the Region	11%	45%	24%
Because you have to:	*2%*	*20%*	*9%*
Leave the Region	11%	32%	19%
Because you have to:	*4%*	*26%*	*12%*

Source: 2021 Employee/Household Survey

Households being forced to leave primarily earn between 50% and 200% AMI – the majority of the income spectrum. Residents from all stages of life are also affected – single persons, young families, working households, and retirees. Reasons centered around the unaffordability of the area, losing housing due to rentals being sold or price increases, tired of the housing instability, no homes available, and *"having stable housing that is LESS than 30% of my annual income is now important to actually build the life I want."*

"After 11 years of living, local year round employment and thinking we could make it work long term starting a family, the dream was sold out from under us... Even though we make really good money now there is no possibility of owning a home. Sad to leave this community."

"Can't afford a rental or house. I'm a full-time teacher."

"Can't afford to stay as a retired individual."

"Moving 4 times in three years is physically, mentally, and financially too much to handle."

-2021 Employee/Household Survey comments

Housing Units Needed

This section summarizes information that can be found in more detail in the Housing Units Needed[8] chapters in each of the county reports.

Current and Future Housing Needs

There is a current shortage of housing for local residents and employees in the Teton Region. ***There is an estimated need for about 5,300 housing units in the Teton Region to address the following components of demand through 2027***:

- Increase the rental supply to a functional level (i.e., 5% vacancy rate) and house persons who are living in their car, hotels, couch surfing, etc. (i.e., currently unhoused);
- Keep up with job growth (ranging from 2.4% in Teton County, Wyoming, up to 4.8% per year in Teton County, Idaho), which includes filling the 15% to 19% of unfilled jobs in the Region; and
- Replace employees as they retire (between 10% to 15% in the Region over the next 5 years).

Each component of the above demand, along with the recommended price and tenure mix, for each county is provided in the county reports.

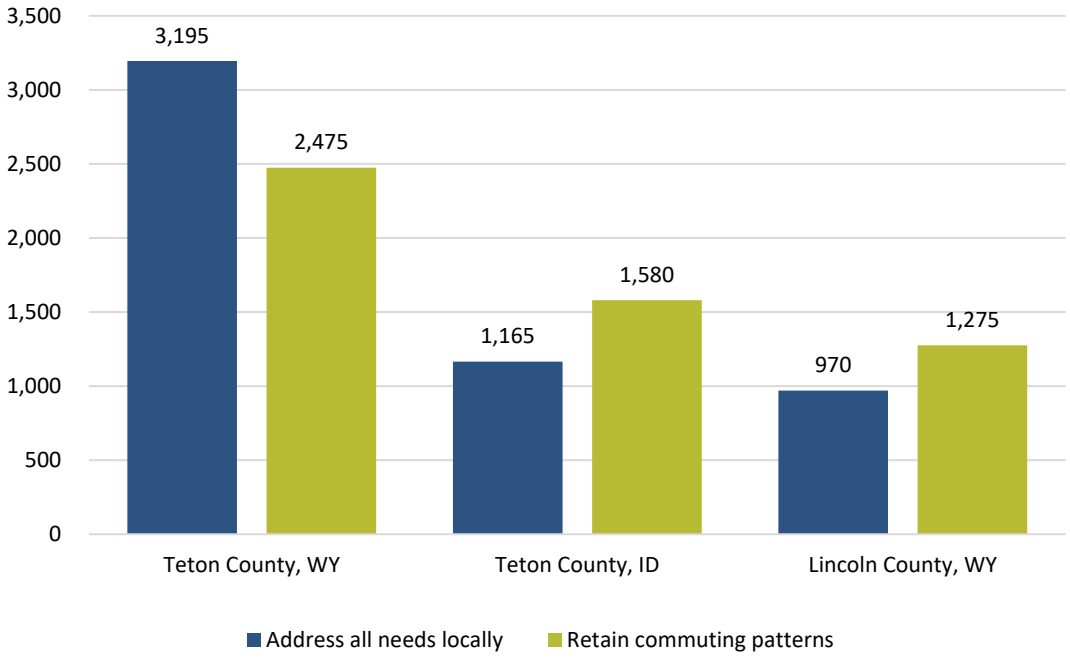
About 60% of homes in Teton County, Idaho, and N. Lincoln County, and 80% in Teton County, Wyoming, will need to be priced below market prices to support local residents and employees. Core price ranges vary by county, but generally span rents between $850 and $2,000 per month for a three-person household and homes for ownership between $200,000 up to $750,000 for the Region. This will require local policies, subsidies, and creative partnerships to produce, building upon the existing achievements in the Region in this regard.

It is important to note that ***communities rarely address 100% of the demand***. By understanding the different components of demand, however, each county will have more information upon which to set goals and priorities and target available resources. ***How much housing is addressed within each county in the Teton Region depends largely upon program capacity and policy decisions***.

Finally, the amount of housing needed will vary depending on whether the current commuting patterns in the Teton Region are retained or more workers are housed at the place of impact – i.e., where jobs are created. If housing is provided at a pace matching the demand within each county, then the number of units needed in Teton County, Wyoming, will be higher than if current commuting patterns are retained. If current commuting patterns are retained, then more housing needs to be provided in Teton County, Idaho, and N. Lincoln County to absorb workers filling jobs in Teton County, Wyoming. Future direction is largely dependent upon the availability of local resources and policy direction to prioritize allocating needed resources toward housing for local residents and employees.

[8] Chapter 8 for the two Teton counties and Chapter 6 for N. Lincoln County

Housing Needed Through 2027, Teton Region Counties
(5,330 total – 60% to 80% priced below market)



Strategy Recommendations

There is good momentum for addressing housing needs in the Teton Region. And continued momentum is needed to help address the gap of over 5,300 homes at prices that local residents and employees can afford. ***The magnitude of the issue requires a robust and regional response from all sectors of the community (public, private, non-profit) working collaboratively to engage community support and accelerate housing solutions.***

From a regional perspective, addressing housing needs in one county will impact a neighboring county. It is, therefore, important to ***maintain a regional dialogue about the problem, recognize the local and regional implications of housing polices, and work together on solutions and policies that carry benefits and impacts across jurisdictions.***

Further, coordination of housing efforts could result in efficiencies and enhance effectiveness through sharing of expertise, lessons learned and resources. ***Creation of a Regional Housing Initiative or Forum could be a first step.*** Continuing to track regional housing conditions and achievements, along with updating the information in this report every five-to-ten years, will also be important for understanding and showing progress over time, what initiatives are most effective, and where more resources should be allocated.

Finally, each county in the Teton Region varies widely in the amount of resources currently committed and able to be committed to addressing housing needs in the Region. As a result, ***recommendations specific to each county are provided within each county report.***

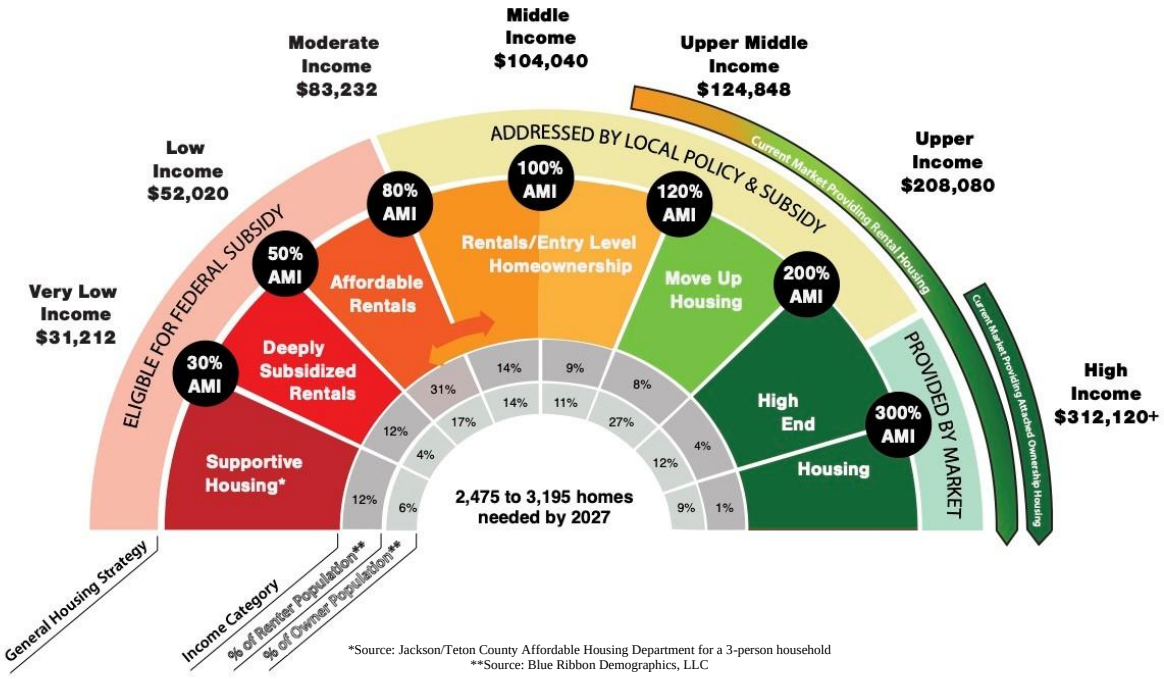
Teton County, Wyoming

Chapter 1 – Report Snapshot and Recommendations

Overview of the Teton County, Wyoming, Housing Needs Assessment

This Assessment centers on the understanding of what households can afford for housing in Teton County and explores where their needs are being met, and where there are gaps. It uses the definition that housing is affordable when monthly housing costs (rent or mortgage, plus utilities, insurance, and property taxes) do not exceed 30% of a household's gross income (i.e., income before taxes).

Teton County WY Spectrum of Housing Needs (January 2022)



*Source: Jackson/Teton County Affordable Housing Department for a 3-person household
**Source: Blue Ribbon Demographics, LLC

The housing bridge, illustrated above, presents a picture of what affordability in Teton County for its residents and workforce should look like. The bridge portrays a spectrum of housing that is affordable and most likely to be sought by households in different income groups. It indicates the percentage of households earning incomes in each income range and the type of housing likely to be needed at the different income levels. The bridge depicts what may be ideal for most communities – the availability of housing that is affordable to households at all income levels and provides options for changing life circumstances.

It is from this perspective that the housing needs assessment was conducted. The housing bridge summarizes what you are about to read. It illustrates the mix of housing needed by residents making their living in the county and at which income level. It shows where the market is providing housing and where it is not; and how much additional housing is needed to address current shortfalls and keep up with future job growth. More specifically:

- The housing rental market for residents and local employees searching for homes is expensive. A three-person household earning about $110,000 per year coming to Teton County may find housing that would be defined as affordable in the market.
- Households making their living locally are basically priced out of market rate ownership housing – it has simply gotten too expensive.
- To address the current housing shortfall and keep up with future job growth, ***at least 80% of the 2,500 to 3,200 homes needed by 2027 in the county will need to be priced below market***. Addressing housing needs will require local policies, subsidies, and creative partnerships, building upon the already significant achievements of the town, county, local organizations, employers, private sector, and community in this regard.

The information that follows provides the story behind this bridge. It summarizes the local housing challenges felt by residents, employees, employers, and the community as whole; and the great strides being taken to improve housing options for residents and employees to support a thriving and vibrant Teton County community.

Recent Successes and Recommendations

Summary of Recent Successes

There are many successes to celebrate. The Jackson/Teton County Affordable Housing Department, Jackson Hole Community Housing Trust, Habitat for Humanity, private sector developers and non-profit community have been working hard to address the current housing gaps in the community. Employers have also been notably active, some of which have had robust housing assistance programs in place for a decade or more and others recently coming to the table. In particular, since 2014:

- The community has **implemented most recommendations** of the 2014 Housing Needs Assessment and the 2016 Housing Action Plan. This is impressive.
- The rate of **deed restricted housing production has increased** in recent years. Since 2014, 411 units have been built and 358 more are planned. A concerted effort by the Jackson/Teton Affordable Housing Department to secure and provide land in combination with mitigation funding, public/private partnerships and 2:1 incentive bonus in the land use code have made this possible.
- The community has a **diverse toolbox** of housing programs and strategies in place, and committed local agencies with capacity and expertise. Housing professionals have explored and implemented many innovative ideas including land use incentives, preservation, and public private partnerships.
- The community passed a Special Purpose Excise Tax that **dedicated $5.5 million for housing** in 2019.
- Private donors have recently engaged in solutions such as The Community Housing Fund and **specific philanthropic support.** For example, the JHCHT received $10 million from the Hughes Charitable Trust. The county is partnering with the Cummings Foundation, which is donating $11.5 million in land and investing $10 million cash at no return.
- Flat Creek Apartments will help address the greatest need - **rentals below 80% AMI**.

- Non-profits engaged on **affordable homeownership** are making steady progress. More is needed!
- **Employers are assisting** at least 800 seasonal and year-round employees with housing units, stipends, or other assistance to help relieve family burdens and increase stability. Opportunities for improved coordination, education, and collaboration exist.
- Over $37 million in public funds have been invested to create 241 deed restricted units (either built or in development), including 94 units built by Habitat for Humanity or the Jackson Hole Community Housing Trust.
- Over $95 million in private capital has been leveraged by public funds to create 241 deed restricted units.
- The production of units with employment-, income-, and/or price-limits has helped to **retain 61% of workers living locally**.

The Path Forward

As summarized above, there is good momentum and foundation for addressing housing needs in the community. And much more is needed. Deed restricted housing is currently being produced at a rate of about 80 units per year. Projecting out to 2027, there is a need for about 3,200 housing units. At 80 units/year the community would produce 400 units, which would only address about 13% of the need.

Communities rarely make the policy decision to tackle the full need, as scarce resources, other community priorities and constraints are considered. We recommend that the community set housing goals and implement solutions beyond the status quo. ***The extent of the issue requires a robust and regional response from all sectors of the community (public, private, non-profit) working collaboratively and transparently to build and engage community support and accelerate housing solutions.***

Recommendations

These big picture recommendations set the table for diving into more detail in the next phase: developing the community's housing strategy plan. The below recommendations can be revised, expanded, and made more specific and actionable through that community collaboration process. The recommendations are organized in broad categories, as follows:

Regional Nature of Housing

Significant demand for homes throughout the Teton Region from local residents and employees will continue. Thousands of employees that work in the county reside in neighboring Teton County, Idaho, Lincoln County, Wyoming, and other areas. This means that, the extent to which Teton County, Wyoming, and other counties in the Teton Region address their housing needs will impact each other. It is important to maintain a regional dialogue about the problem, recognize the local and regional implications of housing polices, and work together on solutions and policies that carry benefits and impacts across jurisdictions.

Grow Funding and Capacity

- Increase funding sources with all currently available tools including public, private, and non-profit approaches.
- Create a predictable and transparent manner to allocate public funds to non-profit and for-profit development partners. Consider creating a Housing Trust Fund that creates separations between the allocation entity and the development approval entity.
- Build local and regional collaborations to influence state legislators in order to obtain a meaningful and reliable long-term funding source, such as a Real Estate Transfer Tax or change to the Lodging Tax, and improve access to federal pass-through funds for housing (e.g., American Rescue Plan Act (ARPA) and Infrastructure Investment and Jobs Act).
- Other potential opportunities include the Tourism Improvement District & Housing Trust Fund which are both being considered at the state level.

Expand Who is at the Table

- Engage and empower community stakeholders to address the housing issue by increasing and bridging collaboration and coordination between housing providers, businesses, and developers.
- Employers have long been engaged in housing solutions, and are seeking greater participation going forward. Convene employers and form cohorts to engage in specific solutions such as pooling resources to build employee rental housing and providing management assistance to ease the "housing business" side of the equation.
- Actively engage representation from the Latinx community and diversify outreach and education to ensure community members can better access resources. This community has specific challenges and concerns that should be addressed when planning and building housing solutions.
- Dedicate resources to a non-governmental entity to educate the community about the value of having the workforce living locally, housing terms, projects in the pipeline, and to track and demonstrate community-wide successes. Look to existing organizations to help fill this niche where possible.
- Engage leaders and stakeholders in the Teton Region to understand and help mitigate impacts associated with housing 22% of the county's the workforce in neighboring counties in the Region. Examples include supporting housing investments in neighboring communities (e.g., through technical assistance, shared resources, and collaborative planning) and establishing and funding a more robust regional public transit system.

Align Resources with the Greatest Needs

- Better leverage public funds with non-profit partners, such as the Jackson Hole Community Housing Trust and Habitat for Humanity, to target specific niches in the spectrum of need and enable these organizations to stabilize employment and ramp up capacity.
- Ensure preservation of the limited supply of "naturally occurring" affordable housing, such as mobile homes, small apartments, and accessory units.
- Grow programs to support tenant rights and help alleviate housing insecurity.
- Expand investment in strategies that use the existing housing stock to serve the workforce, including the Preservation Program, and consider adding a short term rental conversion program.

- Focus public investments on affordable workforce housing proportional to the need for both rental and ownership. Recent development is proportionally heavy for households earning over 120% AMI. The best practice of focusing public investments on permanent deed restrictions is already in place. Consider focusing near term investments (e.g., over the next five years) for households earning less than 120% AMI. Larger per unit investments will be needed, but the resulting housing inventory will be more diverse and better serve the workforce.
- Continue to use incentives that encourage and support the private sector to create workforce housing that is employment based for households earning more than 120% AMI, both rental and ownership. Private sector led efforts are a good fit for addressing this aspect of the housing need.

Create More Development Opportunities

- The current policy of concentrating workforce development within the town of Jackson supports many community goals and priorities; however, land is limited and expensive. Explore options that may expand access to land opportunities for community housing.
- Exempt deed restricted housing from the growth cap.
- Create opportunities to further activate the private sector in housing solutions, including purchasing deed restricted units in new buildings, and creating a revolving impact fund that could reduce pre-development risk.

Chapter 2 – Community Demographics

This chapter describes a few key characteristics of the people and households in Teton County, Wyoming, including growth over time, age, ethnicity, the mix of owner and renter households, type of housing occupied, and household income. This information provides a picture of community change over time and inform the size, type, and tenure of housing needed by residents.

Population and Households

The population of Teton County, WY, increased by about 2,000 residents from 2010 to 2020. This amounts to a population increase of 0.9% per year on average, which is higher than that of Wyoming (0.2%) over the same time period.

Population: 2010 to 2020

	2010	2020	% growth (2010 to 2020)
Population	21,294	23,331	10%

Sources: 2010 Census, 2020 Census

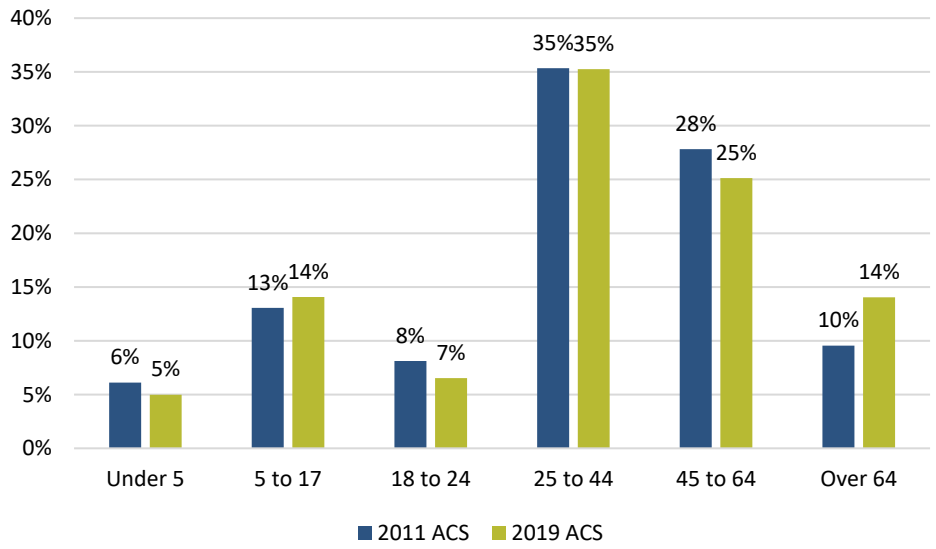
Age

The county's median age has increased from about 37 to 39. This is mostly due to an increase in persons over 65, rather than any significant change in younger age groups.

The core workforce age 18 to 64 has changed very little since 2011. In particular, persons age 25 to 44 represent the largest share of the county's population (35%), which has been consistent since 2011. The predominance of restricted workforce housing options has helped keep this younger population in the community.[9]

[9] See Chapter 6 – Housing Program Accomplishments and Challenges

Population Distribution by Age: 2011 to 2019



Sources: 2011 and 2019 5-year ACS

Ethnicity

The racial and ethnic composition of the county has changed little in the last decade based on census information. The number of people who identify as Hispanic or Latino increased slightly from 2010 to 2020 and now amount to about 3,300 residents, comprising about 14% of the population.

As discussed in other sections of this report, Hispanic/Latino households have generally had a more difficult time locating suitable housing in the county than other households. On average, these households tend to have lower incomes and larger households (3.8 persons on average), contributing to their challenges.[10]

Hispanic or Latino Population: 2010 to 2020

	2010	2020
Hispanic or Latino	15%	14%

Sources: 2010 Census, 2020 Census

Tenure (own or rent)

Owner-occupancy of homes has been relatively stable in Teton County over at least the past ten years at about 60%. When solely households with employees that work in Teton County are considered, however, the ownership rate varies. Based on 2021 employee/household survey responses:

- About 47% of employees that live in the county own their home.
- In contrast, 61% of commuters into Teton County, Wyoming, own their home.

[10] See Regional Overview for more information

This difference illustrates the long observed trend that when employees want to purchase homes, many leave the county to do so.[11]

Percent of Resident-Occupied Households by Tenure: 2011 - 2019

	Owners		Renters	
	2011	2019	2011	2019
Teton County, WY	61%	60%	39%	40%

Source: 2011 & 2019 5-Year ACS

Unit Type

Overall, 49% of all households and 28% of all renters live in single-family homes or cabins and about 41% live in multi-family units (apartments, townhomes, or condominiums).

About 4% of renters reside in accessory dwelling units (160 households), indicating the extent to which this type of home contributes to resident housing. With about 1,050 accessory dwelling units in the county,[12] this means that about 15% of units are utilized by local renters.

About 2% of respondents indicated they are currently not housed, but rather couch surfing, camping, or living in a vehicle (equivalent to 165 households). Two-thirds of these households are lower income, earning below 80% AMI.

Type of Housing Occupied by Tenure: Teton County, WY, 2021

	Own	Rent	Total
Apartment or condominium	11%	42%	26%
Townhome/multi-plex	18%	12%	15%
Single-family house/Cabin	67%	28%	49%
Mobile home	2%	4%	3%
Accessory dwelling/in-law/caretaker unit	0%	4%	2%
Motel/Hotel or Dormitory housing	0%	3%	2%
Not housed (couch surfing, car, tent, etc.)	0%	2%	2%
Other*	1%	3%	2%
TOTAL	100%	100%	100%

Source: 2021 employee/household survey

*Employee or affordable housing, basements, rooms, and with family common among "other" respondents

Household Size

The distribution of households by number of people per household by tenure helps to illustrate the size of homes needed by residents. The 2019 ACS estimates that there are about 2.5 persons per home on average in Teton County, Wyoming, a figure that has declined by about 14% since 2011.

[11] See Chapter 5 – Housing Market
[12] See Chapter 4 – Housing Inventory

Average Household Size: 2011 to 2019

	2011 ACS	2019 ACS	2021 Employee /Household Survey
Total households	2.9	2.5	2.6
Own	2.7	2.5	2.6
Rent	3.2	2.5	2.6

Sources: 2011 and 2019 5-year ACS

Responses to the 2021 employee/household survey show larger household sizes than those reported by the 2019 ACS, averaging about 2.6-persons per home, and substantially fewer one-person households.

In addition, a higher percentage of households reported residing with roommates, other family members, or with family and roommates in 2021 (10%) than in the 2014 survey (6%) when the same question was asked, as well as a lower percentage of households living alone (21% vs. 29%, respectively).[13]

This is not surprising given the rising cost of homes for Teton County residents, short supply, and loss of rentals through home sales, conversion to short term rentals, or other factors.[14] Many households have been forced to double-up or move in with family as a result of these conditions, if they have been able to stay in the area.

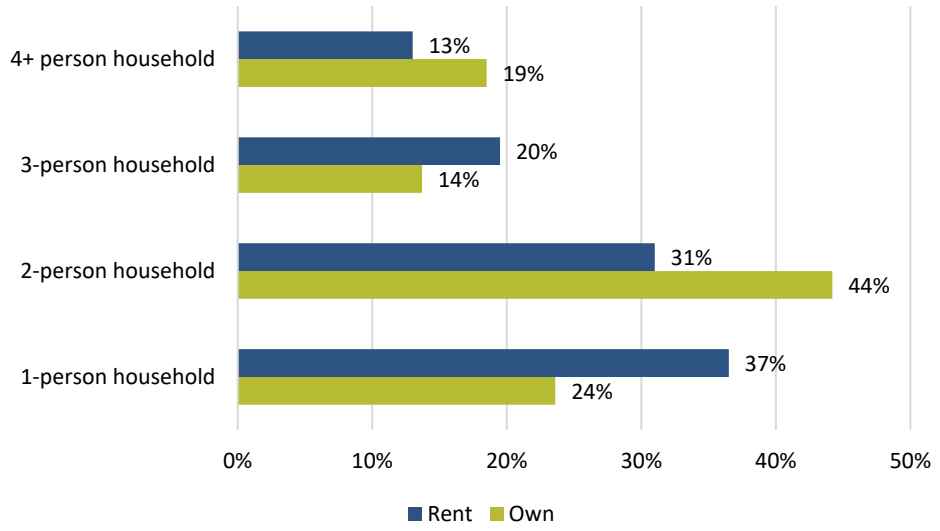
> *Myself and my partner raise our 5 yo daughter, but we also have a single roommate who rents our second bedroom. Our daughter does not have her own room . . ."*
>
> *-2021 Employee/Household Survey Response*

When considering housing for local residents moving forward, household sizes prior to COVID are a better reflection of needs than current household sizes, which reflect emergency housing measures for many. The below chart reports the pre-COVID household size distribution, showing that:

- Renters are primarily 1-person (37%) and 2-person households (31%).
- Owners are also predominately 1-person (24%) and 2-person (44%) households.
- The low incidence of larger households is reflective of the comparatively low percentage of households occupied by families with children in Teton County (23%).[15]

[13] 2014 housing survey for the Western Greater Yellowstone Area Housing Needs Assessment, Rees Consulting, Inc., et al.
[14] See Regional Overview and Chapter 5 – Housing Market
[15] See Regional Overview

Household Distribution by Size and Tenure: 2019



Source: 2019 5-year ACS

Household Income

The median family income reported by the U.S. Department of Housing and Urban Development (HUD) for a family of four increased from $90,700 in 2015 to $115,600 in 2021, an increase of 4% per year on average.

Median Family Income for Teton County, WY, 2021

Persons per Household	50% AMI	80% AMI	100% AMI	120% AMI
1	$40,460	$64,736	$80,920	$97,104
2	$46,240	$73,984	$92,480	$110,976
3	$52,020	$83,232	$104,040	$124,848
4	$57,800	$92,480	$115,600	$138,720
5	$62,424	$99,878	$124,848	$149,818
6	$67,048	$107,277	$134,096	$160,915

Source: HUD, Jackson/Teton County Affordable Housing Department[16]

The income distribution of Teton County households by AMI is shown below. Housing that is available to residents should generally be priced proportionate to household income distributions. When focusing on local employee households in Teton County, Wyoming, however, the AMI distribution of all households skews high due to the large number of wealthy individuals that do not work in the area, but

[16] HUD makes an adjustment so that the 80% numbers actually calculate at 70%. The HUD adjustment applies for federal funding such as LIHTC, but Jackson/Teton County use the actual 80% number to calculate sales and rental prices for local restrictions.

that may claim residency for tax advantages.[17] This discrepancy is considered when calculating the housing needs for the county.[18] Responses to the survey illustrate this discrepancy:

- The average income of households comprised of residents working outside the region is over four-times that of local working households, and
- Households with no workers earn about 40% more than local workers.

Average Household Income by Work Status: Teton County Residents

Commute out/do not work local*	Do not work*	Live and work locally
$588,150	$185,700	$135,900

Source: 2021 Employee/Household survey
*Modest sample sizes: illustrates comparative trend only

Based on existing resident distributions, significant differences between owners and renters are apparent:

- About 68% of renters earn below 100% AMI, meaning the majority of rents for residents should be priced at or below this level.
- About 56% of owners earn higher incomes over 120% AMI; however, about 24% have low or very low incomes.

Teton County, Wyoming, Household Distribution by AMI: 2021

	3-person AMI	Own	Rent	Total
<50%	$52,020	12%	28%	19%
50 - 80%	$83,232	12%	26%	18%
80% - 100%	$104,040	12%	14%	13%
100% - 120%	$124,848	9%	10%	9%
120% - 150%	$156,060	13%	6%	10%
150% - 200%	$208,080	13%	6%	10%
200% - 300%	$312,120	6%	3%	5%
>300%	>$312,120	24%	7%	17%
Total %	100%	100%	100%	100%
Total #	-	5,845	3,830	9,675

Note: percentages may add to other than 100% due to rounding
Source: HUD, Jackson/Teton County Affordable Housing Department, Blue Ribbon Demographics, LLC, consultant team

[17] See Chapter 4 – Housing Inventory
[18] See Chapter 8 – Housing Units Needed

Chapter 3 – Jobs, Seasonality and Commuting

Jobs Estimates and Projections

There are about 32,500 jobs in Teton County, Wyoming.

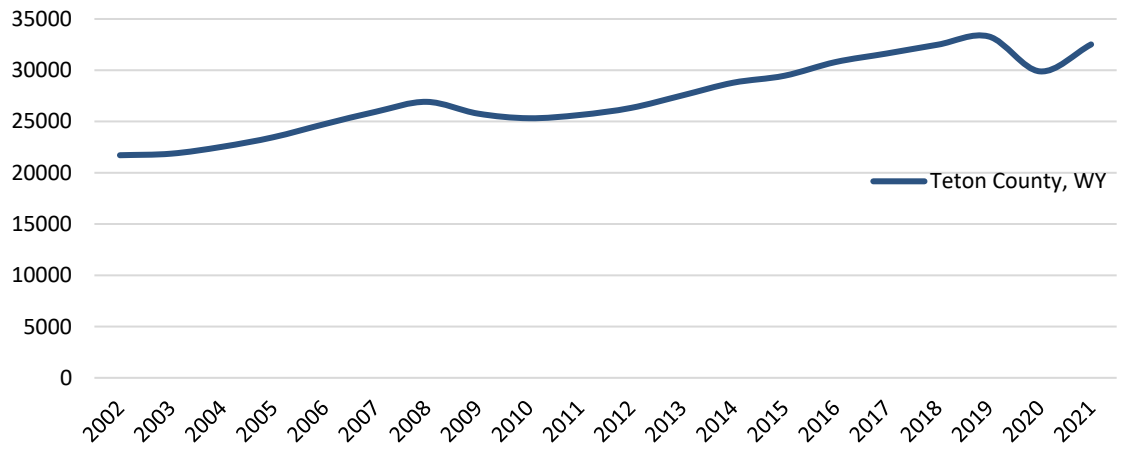
Job Estimates and Projections: 2010 to 2027[19]

	2010	2015	2021 (est.)	2027	Annual Growth Rate 2010-2019	Annual Growth Rate 2021-2027
Teton County, WY	25,318	29,463	32,520	37,584	3.1%	2.4%

Source: QCEW, BEA, Consultant Team

Jobs in Teton County, Wyoming, grew at a rate of 3.1% year on average since 2010 (the low point of the prior recession). The number of jobs declined about 10% in 2020 during the COVID pandemic, but have almost recovered to 2019 levels. Looking forward, job growth is estimated to continue at a rate similar to the past 20 years.[20]

Job Estimates: 2002 to 2021



Source: QCEW, BEA, Consultant Team

Seasonality of Jobs

Teton County, Wyoming, has the greatest seasonality of employment in the study area. The seasonal job changes have been consistent for the past 20 years, with the exception of the 2020 COVID pandemic,

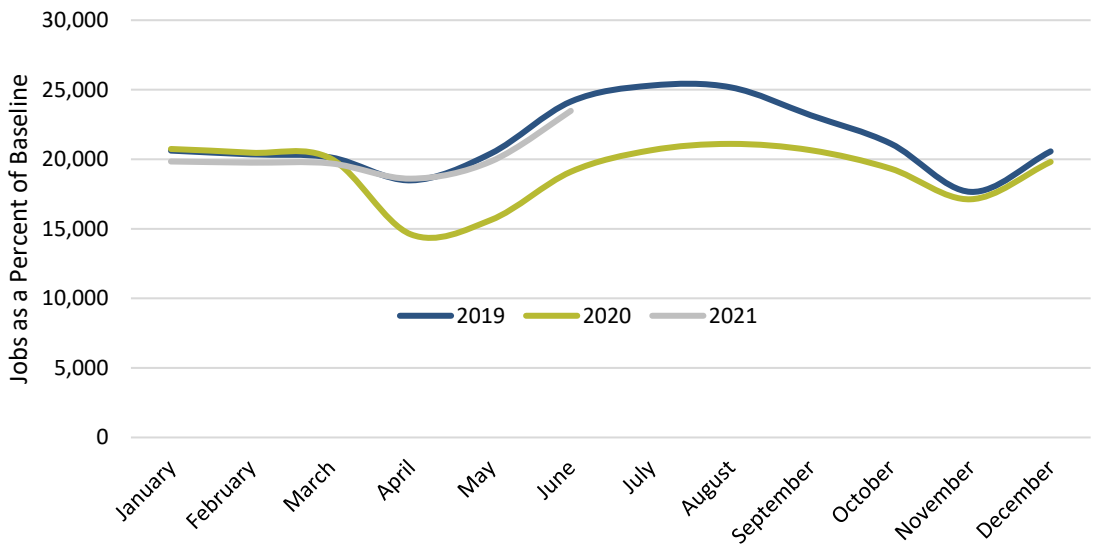
[19] Estimates are calculated by adjusting the QCEW count of wage jobs by the BEA percentage of jobs held by proprietors to ensure all jobs (wage and proprietor) are included in the estimate.

[20] The 2021-2027 growth rate estimate is equal to the 2001-2019 average annual growth rate. The Wyoming Division of Economic Analysis projects a job growth rate of 0.84% for southwest Wyoming, which may reflect the larger region, but is inconsistent with the actual job growth Teton County has seen over the past 20 years.

when employment decreased in April through September. Employment in 2021 is again tracking with 2019 employment and seasonality trends. As shown below:

- Jobs increase the most in the summer (43%), with a smaller peak in the winter (17%). In 2019, about 7,600 seasonal summer jobs and 3,000 seasonal winter jobs were added to base employment.
- Accommodations and food services accounts for at least two-thirds of the seasonal job fluctuation in both the summer and winter. Arts, entertainment and recreation also contribute to summer and winter peaks, and retail and bar/restaurant show notable job increases in the summer.

Jobs by Month Teton, WY: 2019 - 2021



Source: QCEW

Baseline and Peak Employment, 2019

Year-round Jobs (base employment)	Peak Summer Jobs	Peak Winter Jobs
17,658 (April, Nov)	25,300 (July)	20,625 (Jan)

Source: QCEW

About 28% of year round residents in Teton County, Wyoming, hold at least one seasonal job during the year. This means that employers do not need to recruit from outside the area to fill many seasonal jobs. Employers responding to the employer survey estimate that about 43% of seasonal employees return to work for them from prior seasons, on average.

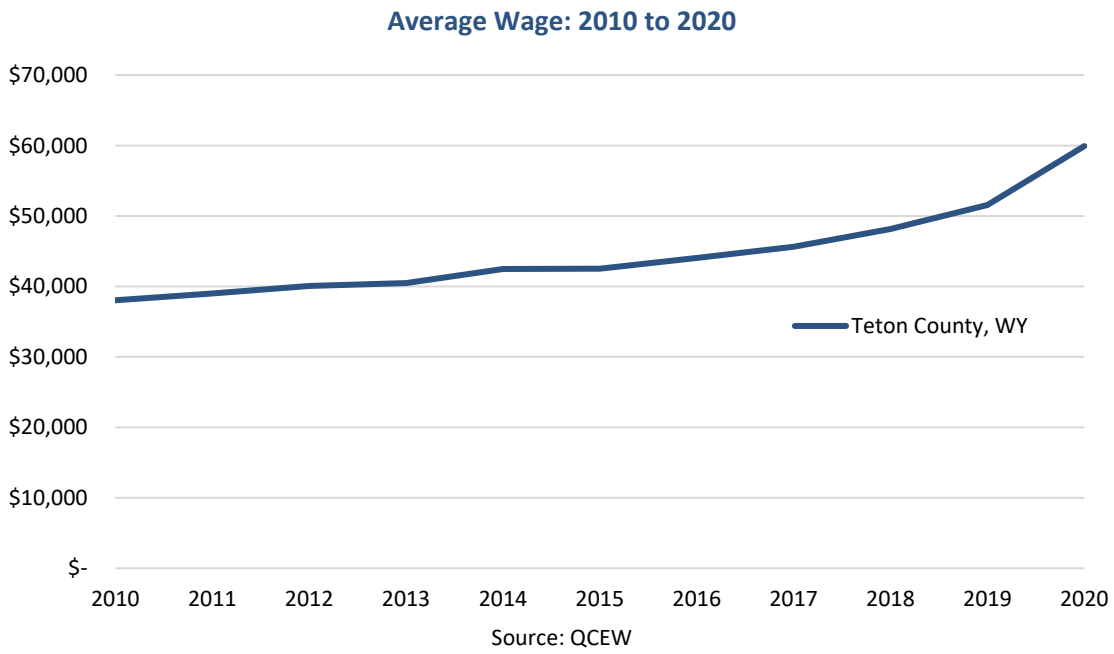
Seasonality of Employment by Place of Residence

	Year-round Job(s) Only	Seasonal Job(s) Only	Year-round Plus at Least One Seasonal Job
Teton County, WY	72%	9%	19%

Source: 2021 Employee/Household Survey

Wages and Jobs by Sector

The average wage paid in Teton County, Wyoming, in 2020 was about $60,000. Wages have increased an average of 7% per year since 2015, including a 16% increase in 2020. Despite the fast rise this past year, wage increases were still far below changes in housing prices (see Chapter 5 – Housing Market). Preliminary 2021 wage data indicates growth will continue.

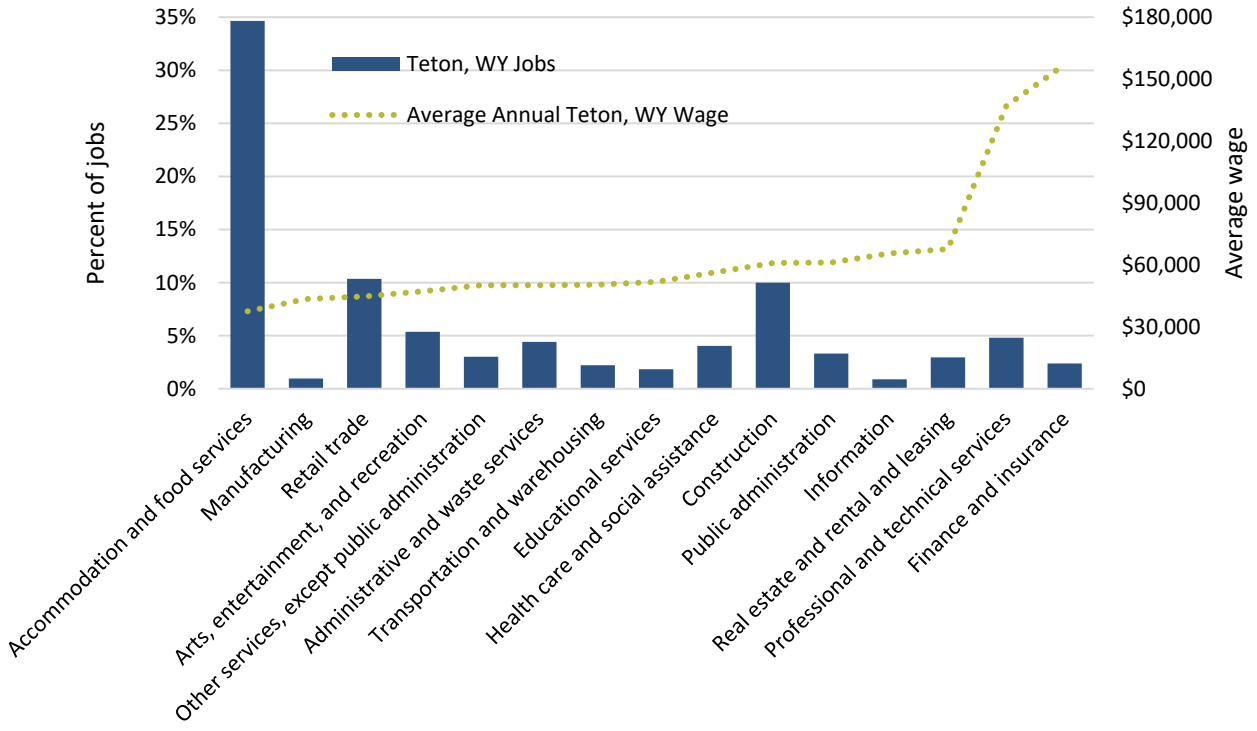


Source: QCEW

- Jobs in Teton County, Wyoming are more tourist oriented than the other counties in the Region. About 35% of county jobs are in the lowest paying industry – accommodations and food service. Jobs in this sector fell sharply in 2020 after showing steady growth since 2012, but have mostly recovered to 2019 levels.
- Construction, which pays an average wage, was the only industry with significant job growth in 2020, but the number of construction jobs is still below the 2007-2008 peak.
- Only professional & technical services and finance & insurance pay substantially higher wages than the average. These industries, however, only comprise about 7% of jobs in the county.

> *"There is no scenario where someone working in the local economy, outside real estate or finance, can make their living and participate in the housing market."*
>
> *-Stakeholder interview*

Jobs (2019) and Wages (2020) by Industry Sector



Source: QCEW

Jobs per Employee and Employees per Household

- The number of jobs per employee and the number of employees per employed household are used to translate job growth into the number of housing units needed by workers to fill new jobs.
- Workers in the Teton Region, hold about 1.3 jobs on average during the year and have about 1.9 employees per household.
- The number of jobs held fluctuates with the seasons. Employees hold an average of 1.4 jobs over the summer and 1.3 jobs over the winter. Many employees, particularly in lower paid service positions, need to hold more than one job to afford to live in the area. This was noted both by employers, as well as respondents to the survey.

Average Jobs per Employee by Season: Teton Region

Year-round Jobs per Employee	Additional Summer Season Jobs	Additional Winter Season Jobs	Average Jobs Held During the Year
1.1	0.3	0.2	1.3

Source: 2021 Employee/Household Survey

Employees per Household with Earnings, 2019

	Teton County, WY
Households with Earnings	7,593
Employed Population Age 16 and Over	14,430
Employees per Household	1.90

Source: 2019 5-Year ACS

Based on these estimates, employees filling the 32,520 jobs in Teton County, Wyoming, reside in about 13,065 households.

	2021
Total Teton County, WY, jobs	32,520
Jobs per employee	*1.31*
Total employees filling jobs	24,825
Employees per household	*1.9*
Total employee households	13,065

Source: QCEW, BEA, 2019 5-Year ACS, 2021 employee/household survey, Consultant Team

Commuting

Teton County, Wyoming, is an employment center in the region, employing local residents, as well as those residing in other counties. Between 39% and 42% of employees who work in Teton County, WY, commute into the area for work from homes outside of the county.[21] This reflects average year-round commuting, meaning it includes employees filling year-round and seasonal jobs. This equates to between 9,680 and 10,425 workers traveling into the county for work.

# of commuters:	Teton County, WY
Total jobs (2021)	32,520
Jobs/employee	1.3
Employees filling jobs	24,825
% commuting in for work	39% - 42%
# commuting in for work	9,680 - 10,425

Source: QCEW, BEA, 2019 5-Year ACS, 2021 employee/household survey, Consultant Team

Commuting patterns within the region show that:

- About 13% of employees commute in to Teton County, Wyoming, from Teton County, Idaho, and 9% commute in from Lincoln County, Wyoming.

[21] Commute percentage range is estimated from multiple sources. Employers on the 2021 employer survey reported that 39% of employees commute from homes outside of Teton County, Wyoming. Adjusting the US Census Longitudinal Employer-Household Dynamics (LEHD) for proprietors in combination with LAUS data indicates that 42% of county jobs are filled by commuting employees.

- The vast majority of workers living in the county are employed locally (93%). Most residents that are employed outside of the county work for employers outside of the Teton Region, many via remote work.

	Where Workers in Teton County, WY, Live	Where Residents in Teton County, WY, Work
Teton County, WY	61%*	93%
Teton County, ID	13%	<1%
Lincoln County, WY	9%	<1%
Other	16%	7%
TOTAL %	100%	100%
TOTAL # of workers	24,825	16,500

Source: LEHD, QCEW, LAUS, 2021 Employer survey, Consultant Team
*Data sources indicate that the percentage of workers living locally is between 58% to 61%

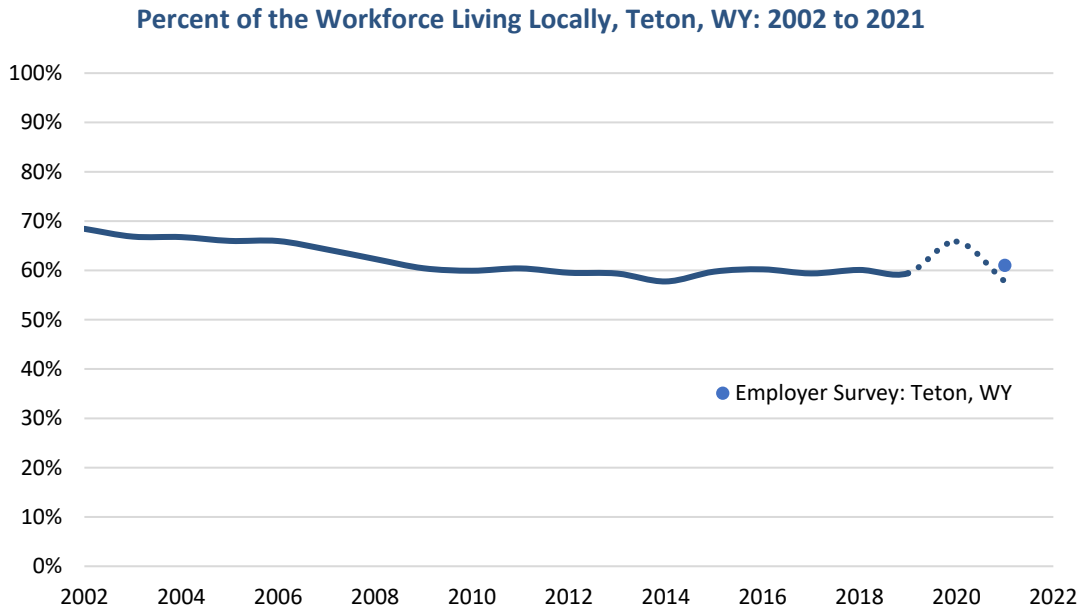
There is a literal crisis going on in this area. … I make "good" money for what I do but still have to commute an hour a day because I could never afford to live in Jackson.

-2021 Employee/Household Survey Comment

The percentage of in-commuters is of particular interest in Teton County, Wyoming, given that a goal of the Comprehensive Plan is to ensure that 65% of employees have opportunities to reside in housing in the county. As shown below, the percentage of the workforce living locally has remained relatively consistent (about 60%) for the past 10 years[22], indicating that, despite the housing challenges in the area, a consistent percentage of workers have been able to find local housing opportunities.

About 25% of working households that live in Teton County, Wyoming, reside in employer-provided and income- or employment-restricted housing provided through the Jackson/Teton Affordable Housing Department, Jackson Hole Community Housing Trust, Habitat for Humanity, and others. Without this housing, only about 55% of employees would be living locally instead of the current 61%.[23] More work is needed, however, to achieve the 65% goal.

[22] The COVID year shows a break in this long term trend, with recent 2021 data indicating a return to pre-COVID commute percentages.
[23] See Chapter 6 – Housing Program Accomplishments and Challenges



Note: dotted line indicates preliminary data; final data release is not yet available
Source: LEHD, QCEW, LAUS, 2021 Employer Survey, Consultant Team

Forced to Commute

The 2021 Household and Employee survey asked employees where they work and how often they use different travel modes to get to work.

- Commuters into Teton County, Wyoming, drive alone an average of 3.8-days per week.
- The average in-commuter coming from Teton County, Idaho, travels 28 miles one-way to work. In-commuters coming from N. Lincoln County, Wyoming, travel 46 miles one-way on average.

Commuting patterns result in significant costs and vehicle miles traveled. The below shows the importance of providing housing near jobs, especially for low wage employees.

> *"I find it frustrating that in order to find a more "affordable" home that I need an hour commute at least."*
>
> *-2021 Employee/Household Survey Comment*

- Over the course of a year, in-commuters from Teton County, Idaho, will drive over 10,000 miles traveling to work; in-commuters from N. Lincoln County will travel over 17,000 miles.
- At the federal mileage rate of $0.585 per mile, in-commuters from Teton County, Idaho, pay $6,290 and in-commuters from N. Lincoln County pay $10,240 – or between about $500 and $850 per month.

Average Commute Miles Traveled and Cost Per Year: 2021

Commute between Teton County, WY and:	Teton County, ID	N. Lincoln County, WY
Average miles commuted ONE WAY (2021 survey)	28	46
Days per week commuter drives alone (2021 survey)	3.9	3.9
Round-Trip miles per week	220	360
Miles per year (assuming 50 weeks of commuting)	***10,750***	***17,500***
Cost per mile (2022 federal IRS rate)	$0.585	$0.585
Cost per year	***$6,290***	***$10,240***

*conservative - cost to drive self only (does not include cost to carpool/other modes)
Source: IRS, 2021 employee/household survey, Consultant Team

About 41% of in-commuters stated that they would prefer to live in Teton County, Wyoming, if housing they could afford was available. Variations are apparent based on the employee composition of households and where they are coming from:

- Households with at least one household member working in their county of residence are much less likely to prefer to live in Teton County, Wyoming, (32%) compared to households in which all working members commute to the county (49%). As households become more settled in their place of residence (which may include some members gaining local employment), their desire to relocate declines.
- In-commuters from Teton County, Idaho, are also less likely to prefer to live in Teton County, Wyoming, than in-commuters from N. Lincoln County, at a respective 35% and 50%. While the cost, distance, and difficulty of the commute affects in-commuters from both counties, survey comments from Lincoln County in-commuters uniquely indicate that the comparative lack of services and amenities affects their local satisfaction.

% of commuters that would prefer to live in Teton County, WY	
All commuter households	41%
Split household (at least one household member works in their county of residence and one or more commutes)	32%
Commuter household (all employed household members commute)	49%

Source: 2021 Employee/Household Survey

Employer Commute Assistance

About 42% of employers in Teton County, Wyoming, indicated that they provide their workers with some work commute options or assistance. Employers providing assistance cover the full range of business types in the county. Of employers providing assistance, telecommuting was the primary option (45%) as shown in the table below. As an alternative to commute assistance, one employer noted in the survey that they opened a second office in Teton County, Idaho, to reduce commuting.

Type of work commute options or assistance:	% of Employers
Telework / work from home flexibility	45%
Travel stipend (i.e., travel time compensation, etc.)	30%
On-site vehicle for employee errands	27%
Bus passes / coupons	26%
Bus/shuttle (operated/financed at least in part by the business)	10%
Carpool / Vanpool program	6%
Other (e.g., company vehicles, gas card, mileage reimbursement)	19%

Source: 2021 Employer Survey
*Totals exceed 100% because employers could select multiple options.

Unfilled Jobs and Turnover

Teton County employers responding to the survey reported that an average of 15% of jobs were unfilled. Prior to COVID, unfilled job rates were more typically 5% to 7% in most mountain resort communities.

Unfilled Jobs	
# jobs unfilled	4,940
% jobs unfilled	15%

Source: 2021 Employer survey, interviews

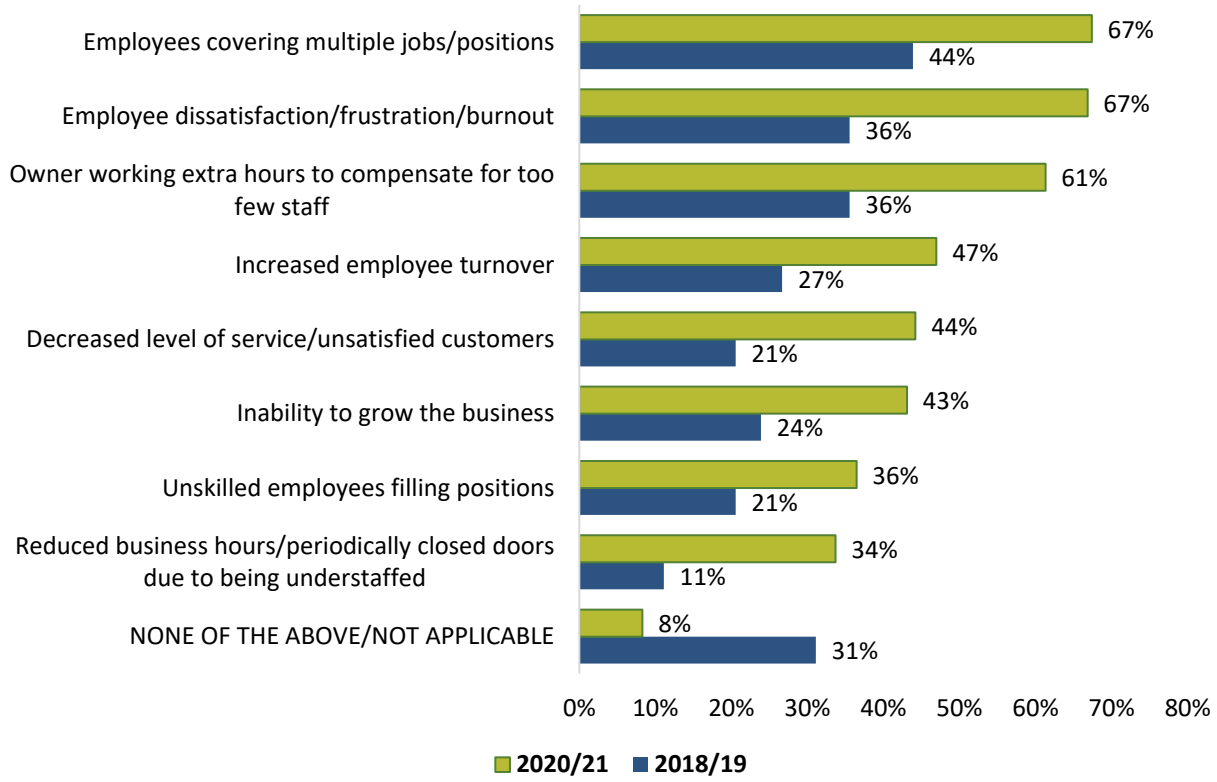
With unfilled positions, businesses struggle to provide quality services and operate profitably. This is particularly challenging since COVID with the added business from more residents in town and for prolonged periods, combined with high visitation rates. As shown below, almost all businesses responding to the survey experienced problems related to being understaffed this past year (92%). For many, however, these problems are not new – nearly two-thirds of businesses in the county experienced understaffing issues prior to COVID.

> *"I no longer want to own my business due to the employment challenges compounded by the housing crisis."*
>
> *- 2021 Employer survey comment*

- Over 60% of businesses experienced problems that relate to employee burnout, including employees covering multiple jobs/positions, the owner working extra hours, and resulting frustrated and dissatisfied employees.
- Another 43% to 48% experienced issues related to the ability to provide quality services, including increased employee turnover, reduced level of service/customer satisfaction, and an inability to grow the business.
- Finally, about one-third had to reduce their business hours or close their doors due to being understaffed. Comments on specific impacts include:
    - Decreasing operating hours, including closing doors for one or more days per week, or permanently, due to an inability to adequately staff.
    - Reducing job intake or decreasing existing client base by 25% or more.

- Estimated lost revenue from reduced hours or closed days ranging from $1,000 to $7,000 per day and $50,000 up to $1,000,000 per year.

Has your business experienced any of the following problems related to being understaffed?



Source: 2021 Employer survey

The high incidence of unfilled jobs is paired with additional challenges.

Low unemployment rate. Unemployment rates in the late-summer and fall of 2021 were lower than they have been in the past 20 years and are well below the seasonal average. Finding employees to fill jobs was a challenge prior to COVID when the unemployment rate was just below 3%.

Unemployment Rate, September, Teton County, WY

	Unemployment Rate
September 2021	1.6%
September 2001-2020 Average	2.9%

Source: LAUS

Decline in J-1 Visa[24] workers. As a result of the COVID pandemic and shut-downs in 2020, J-1 Visa workers were less available. About 7% of employers in Teton County, Wyoming, and Teton County,

[24] A J-1 Visa is a non-immigrant visa for a limited duration issued by the United States to research scholars, professors and exchange visitors participating in programs that promote cultural exchange, especially to obtain medical or business training within the U.S. All applicants must meet eligibility criteria.

Idaho, responding to the survey reported hiring J-1 employees in 2021, primarily in bar/restaurant, lodging/accommodations, recreation, and retail industries; however, fewer were hired than before the pandemic.

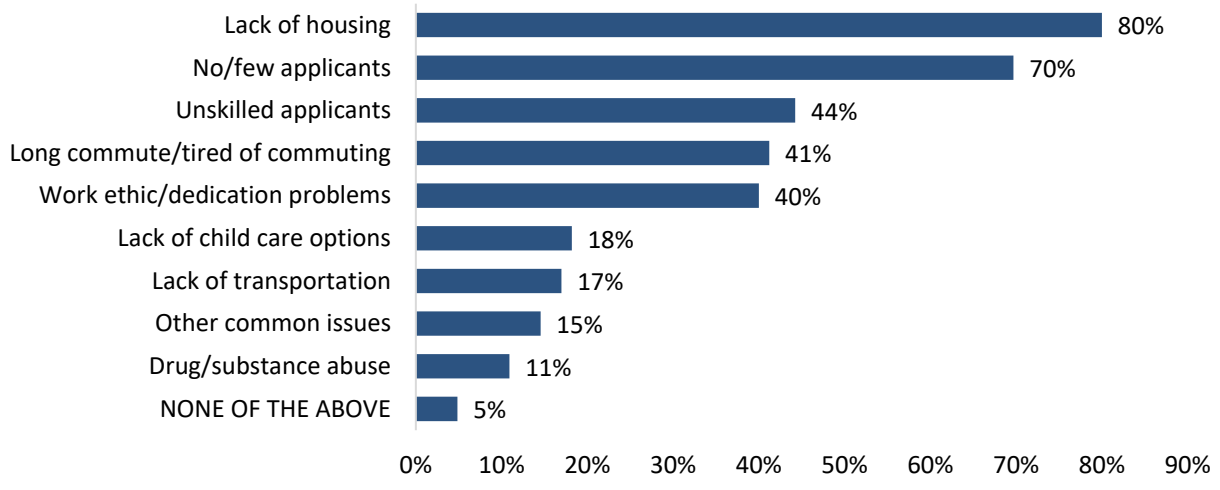
- In summer 2021, employers hired J-1s to fill about 2% of jobs in the two counties (about 750 jobs). The number hired was about 58% lower than in 2018/19.
- Employers anticipate hiring J-1s near pre-pandemic levels in 2022, helping to fill about 5% of jobs in the two counties (about 1,800 jobs).

Since the number of jobs has recovered from 2020, the lack of these workers is strongly felt. J-1 employees typically fill lower skill/lower paid positions that businesses must now recruit for locally.

Lack of and high cost of housing. Not only can new workers not find available housing, but homes that are available are too expensive for local wages. This affects entry-level and high-end management positions alike. Employees making over $100,000 per year struggle to find homes in the area. Young families have particular difficulty. This problem is not unique to Teton County, Wyoming. Neighboring Teton County, Idaho, and Lincoln County, Wyoming, are encountering similar problems as prices rise.

- When employers were asked about issues they experienced when finding or keeping qualified employees, the lack of housing was the number one issue (80% of respondents).
- Workers tired of long commutes have also impacted about 41% of businesses. With strong job markets in surrounding areas, these workers are susceptible to leaving their employment and accepting jobs closer to home.
- Lack of transportation and childcare were also cited by 17% and 18% of employers respectively. Many employers already offer transportation, while others may be considering it as a service to increase their ability to attract and retain workers.
- Several employers listed "other" issues, primarily noting the discrepancy between wages/cost of living, employees losing rental housing, and COVID exposure and vaccination issues.

Issues experienced in finding or keeping qualified employees:



Source: 2021 Employer survey

Employee turnover and difficulty recruiting. About 88% of employers in the county responding to the survey had employees leave and 77% had potential hires decline positions due to the inability to locate suitable housing in the area.

- The number of employees that left employment equates to 7% of jobs in the county; meaning that 7% of jobs were vacated and had to be refilled. Candidates were found for another 10% of jobs, but declined offers of employment.
- Turnover is costly to the business. Aside from affecting business hours and operations (as discussed above), it costs money to recruit and train new employees. Some studies have estimated that it costs about 20% of an employee's salary to replace that employee[25] costs that quickly add up with repeated turnover.

> *Losing an employee making $22/hour may not sound like a big deal, but it can take six months to train a new employee, which is a huge up front investment. The housing assistance we provide has absolutely been worth it. We have reduced turnover and associated costs significantly.*
>
> *-2021 Employer interview*

"How many people, in your estimation did not accept a job or left your employment in the past 12 months because they lacked or could not find housing they could afford in the area?"

	% of employers experiencing the problem	Average # of employees lost per business	% of total jobs in the county represented
Employee(s) left	88%	3.5	7%
Potential hire did not accept job	77%	5.8	10%

Source: 2021 Employer survey

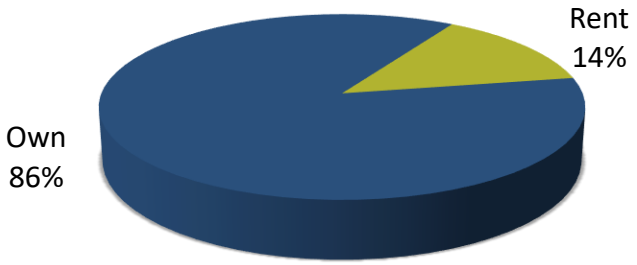
Retiring Employees

Based on survey responses, about 13% of employees working in Teton County, Wyoming, expect to retire within five (5) years. This equates to about 3,200 employees.

- Pending retirees tend to hold more senior positions and be skilled staff. Businesses with succession plans may be able to fill skilled positions from within, but then need to fill the interior position that is vacated.
- Housing is another concern. About 86% of employees that expect to retire have stable housing because they own their homes. Many purchased 10 or 20 years ago or during the 2007/08 recession. New employees struggle to find homes to rent and the vast majority do not earn enough to purchase.

[25] See, e.g., The Center for American Progress, "There are Significant Business Costs to Replacing Employees," Nov. 2012, available at: https://www.americanprogress.org/issues/economy/reports/2012/11/16/44464/there-are-significant-business-costs-to-replacing-employees/

Tenure of Employees that Plan to Retire Within 5 Years:



Source: 2021 Employee/Household Survey

Pending retirees and the aging population present potential other challenges. For retired residents that prefer to age in place, lower maintenance, smaller patio homes or attached product are often desired as residents age. The need for senior care services and life care or assisted care options will also increase. Finally, rising property taxes are a burden on income-earning households under the current environment, much less for senior households on fixed incomes.

Chapter 4 – Housing Inventory

Housing Units – Number and Occupancy

Teton County, WY has 13,156 housing units based on local estimates.[26] Housing units have been added at a rate of about 1.3% per year since 2015, which is a faster rate than during the previous five years (about 0.8% on average).

Housing Unit Estimates, Teton County, WY: 2010 to 2021

	2010	2015	2021	2015-2021 Annual Growth Rate
Housing Units	11,650	12,160	13,156	1.3%

Source: Teton County and town of Jackson Planning Department

About 73% of Teton County housing units are occupied by resident households. The other 27% are second homes, short-term rentals, or vacant in the transition of being sold or rented. The lack of a state income tax in Wyoming results in a higher claimed occupancy rate than daily occupancy rate[27], but trends show little change in occupancy characteristics over the past 20 years.

Occupancy and Tenure, Teton County, WY: 2000-2020

	2000	2010	2020
Occupancy Rate	75%	70%	73%

Source: 2000, 2010, 2020 Census

Types of Units

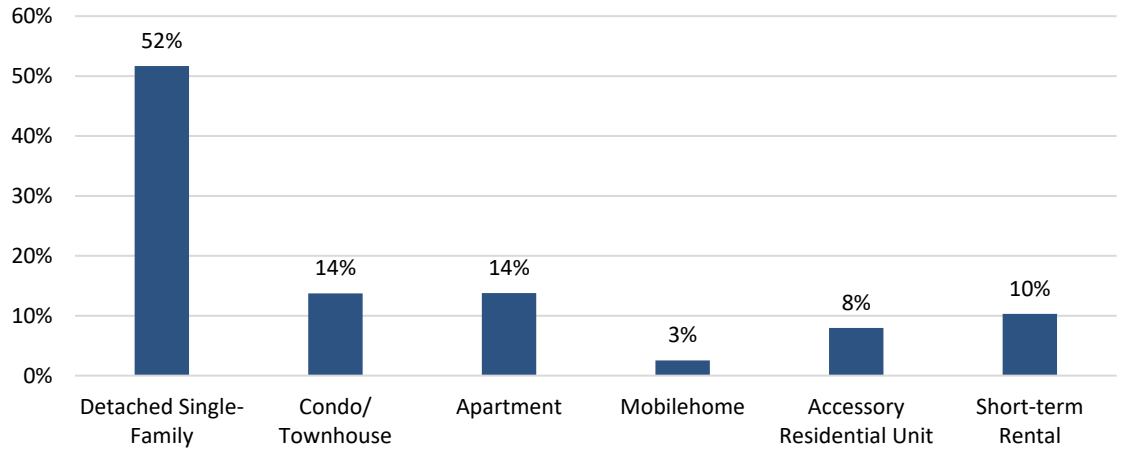
Detached single-family homes account for half of the units in Teton County, Wyoming. Of the remaining:

- 14% are condominiums or townhomes.
- 14% are rental apartments in multifamily or mixed-use buildings.
- Most of the accessory residential units (8% of the housing stock) can be used as guesthouses or rented to the workforce. Some, however, are required to be occupied by the workforce and cannot be used as guesthouses.
- The short-term rentals (10% of housing stock) can be rented-short term or occupied as a residence. The vast majority of short-term rentals are in the unincorporated County, as described below.

[26] Housing units are locally reported by the Teton County and the town of Jackson Planning Departments based on Teton County Assessor records and building permits. They vary from Census numbers because they do not include units on federal land or condo-hotel units. The 2020 Census unit count showed fewer units added since 2010 than building permit data. Building permit data is used for the purposes of this report.

[27] The annual ACS estimate of occupancy, based on a sample of residents in the community each year, is about 10 percentage points lower than Census counts, the latter of which asks every person in the country to state their place of residence. IRS filings from Teton County also exceed household estimates by the Census.

Type of Units, Teton County, WY: 2021



Source: Town of Jackson, Teton County, WY, Consultant Team

Housing unit occupancy by income level indicates the extent to which different housing types may provide "naturally occurring" affordable housing. The below table shows the type of housing units occupied by income level (AMI). The sample includes respondents that are residing in market rate housing, meaning that the table excludes respondents that are living in employer-assisted or income, employment, rent or price-limited homes. As shown:

- Households with incomes greater than 120% AMI are more likely than other households to live in single family homes and less likely to live in multi-family units.
- Households earning between 80% and 120% AMI are just about as likely as lower-income households to live in multi-family units.
- Accessory dwelling units predominately provide housing for households earning between 50% to 120% AMI.
- Households earning under 80% AMI are the most likely to reside in mobile homes or currently not permanently housed, but rather couch surfing, camping, or living in a vehicle.

Type of Unit Occupied by AMI: Teton County, WY, 2021
(Respondents Residing in Market Rate Homes)

	Less than 50%	50 to 80%	80 to 120%	120 to 200%	Over 200%
Apartment or condominium	37%	31%	30%	16%	11%
Townhome/multi-plex	12%	12%	15%	18%	12%
Single-family house/Cabin	35%	40%	48%	61%	76%
Mobile home	6%	3%	0%	0%	0%
Accessory dwelling/in-law/caretaker unit	2%	7%	4%	2%	1%
Motel/Hotel or Dormitory housing	0%	1%	0%	0%	0%
Not housed (couch surfing, car, etc.)	3%	2%	1%	1%	0%
Other	3%	3%	1%	2%	0%
TOTAL	100%	100%	100%	100%	100%

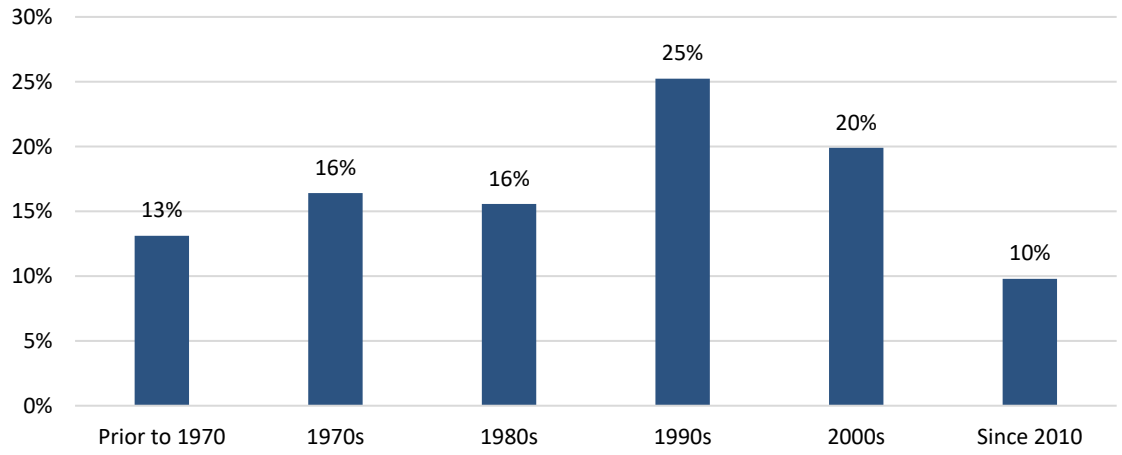
Source: 2021 employee/household survey

Age of Units

Assessor records show a declining rate of development in Teton County, Wyoming.

- Teton County, WY more than doubled in size in the 1970s and kept strong housing production until the peak of housing development in the 1990s.
    - About 45% of housing stock in Teton County, WY was built prior to 1990.
    - Another 25% was built in the 1990s.
- Only 30% of the housing in Teton County, WY has been built or significantly upgraded in the past 20 years.

Age of Units, Teton County, WY: 2021



Source: Teton County, WY Assessor, Consultant Team

Building permit data, which is only available back to 2002, indicates a growth rate of 205 units per year in the 2000s. The building permit data reflects the slowdown in development from 2010 to 2018, with a sharp increase in production in 2019 and 2020.

The uptick in multi-family develop accounts for the increase in supply. The number of detached single-family homes built each year is relatively constant, even in years like 2019 and 2020 when the total number of units jumps.

Units Added per Year, Teton County Wyoming

	2002-2010	2011-2018	2019	2020
Detached Single Family	97	77	103	88
Condo/Townhouse	51	30	78	67
Apartment	36	24	37	67
Mobile home	0	0	0	0
Accessory Residential Units	18	22	38	31
Total	**203**	**153**	**256**	**253**

Source: Town of Jackson, Teton County, WY, Consultant Team

Short Term Rentals

In Teton County, Wyoming, and the town of Jackson, short-term rental is defined as a rental period of 30 days or less. In Teton County, 10% of renters responded that they were forced to move in the past three years due to conversion of their unit into a short-term rental. While this represents significant displacement of renters (about 380 renter households), it is a lower percentage than in Teton County, ID (18%) where there are fewer limits on short-term rentals.

In the town of Jackson there are 192 permitted short-term rentals. By zoning, short-term rentals must be located within the Lodging Overlay or a designated resort, and a short-term rental permit is required. As a result, short-term rental is prohibited in most of the town, and has been since the Lodging Overlay and resort designations were put in place in 1994. The town does periodic monitoring and enforcement of unpermitted rental.

In unincorporated Teton County there are another 1,163 units in designated resorts than can be rented short-term or occupied long-term. As in the town of Jackson, short-term rental is prohibited outside of designated resorts and has been since 1994. The vast majority of existing units allowed to short-term rent received that approval before 1994. A short-term rental permit is not required in the county. The county does complaint-based enforcement, but does not actively monitor short-term rentals.

Employer Assisted Housing

In recent years, particularly since the COVID pandemic, the ability of employees to find housing they can afford has become more challenging and employers expressed concern that people cannot find places to live. Local wages have not kept up. Employers report that turnover has been high and there is a constant need to search for and train new staff.

To improve the ability to recruit and retain employees, employers throughout the Teton Region have been increasing efforts to help employees find and afford housing and are having a significant impact, as shown in the below table. About 36% of employers in Teton County that responded to a summer 2021 survey indicated that they are providing housing assistance to their employees (64 of 179 respondents).

Employers assisting with housing cover the entire industry spectrum. Some employers have robust housing assistance benefits and programs that have been in place for decades (e.g., St. John's Health, Jackson Hole Mountain Resort, Teton Science Schools), whereas others are relatively new to helping with housing, acting in emergency response to recent housing shortages and price increases.

Employers are providing numerous types of assistance, as summarized in the below table.

- The most frequent type of assistance provided by employers is directly providing housing. The scale of this assistance ranges from one or just a few units for smaller employers to almost one hundred for large employers. Some are currently building more, and many are looking to do so in the future. Yet, the cost to do so is a major obstacle.
- Housing stipends were noted as being, in many cases, more cost effective than buying or building housing for employees. One employer recently raised their stipend by 33% to $1,000 per month to keep up with rising prices. Some challenges with this tool include that, without

increased supply, it puts more upward pressure on rents, and the stipend often goes into the pocket of out-of-area owners rather than recirculating in the local economy.

Employer-Provided Housing Assistance: 2021

Type of Assistance	Number of Businesses	Amount of Assistance
Employer-owned or employer-leased units rented to or provided as compensation to employees	45	707 beds
Employer-provided units for employees to purchase	3	34 units *(all but six provided by the town of Jackson or Teton County)*
Temporary / relocation housing	8	45 units *(most provided by St. John's Health)*
Down payment / mortgage assistance to buy a home	6	12 employees assisted last year
Rent assistance - help with first/last/deposit	10	57 employees assisted last year
Housing stipend	15	Average stipend of about $1,000 per month; some employers provide as much as $5,000 per month

Source: 2021 Employer Survey, consultant team
NOTE: the summary excludes businesses in Alta, which are summarized in the Teton County, Idaho, section; and exclude units provided inside Grand Teton National Park.

When asked how providing assistance has impacted their business, respondents acknowledged that there are tradeoffs.

- Assistance costs money ("expensive," "less revenue," "cost passed on to clients") and has program management requirements ("have 12 full time staff dedicated to take care of housing").
- Benefits include attraction and retention of staff, predictable rent and secure housing for employees, workforce and staffing stability, and for some "without employee housing, we wouldn't be able to operate our business."

> *Allowed business to have sufficient staffing, with added burden of landlord role, which confuses typical employer/employee boundaries.*
>
> *-2021 Employer survey comment*

For employers that do not provide housing assistance, the primary reason was that they cannot afford to provide assistance (61%) and just over one-third prefer to pay higher wages instead. About 3% stated that they provided housing in the past that was not successful.

Employer Reasons for Not Providing Housing Assistance to their Employees	
Cannot afford to provide housing or housing assistance	61%
I prefer to pay higher wages instead	37%
Do not want to be in the housing business	29%
Do not have the expertise or knowledge to help with housing	19%
Housing assistance is not needed for our employees	18%
Housing is the employee's responsibility	17%
Provided housing in the past that was not successful	3%

Source: 2021 Employer Survey, consultant team

There is an opportunity to collectively engage employers in housing solutions to share and build upon the already rich experiences and successes of employers in the community. Sixty-percent (60%) of employers indicated that they would be interested in providing assistance in the future. When asked what would encourage or help them provide housing, about one-half indicated that partnerships, participating with other employers, and matching grants would help.

What would encourage or help you to provide housing or housing assistance?	
Partnering with government, private, or non-profit entities	49%
Opportunities to participate with other employers	47%
Matching grants	45%
Low-cost loans	29%
Technical assistance	11%

Source: 2021 Employer Survey, consultant team

Interviews with employers reinforced survey responses. There is growing recognition among local employers that local companies, organizations, and governmental jurisdictions must work together toward solutions.

Redevelopment

Over the past 20 years, redevelopment has increased. Since 2017, 113 residential units have been demolished to make way for new development. On those sites, 167 units have been built - a net increase of 54 units. In many instances, however, new homes being built are more expensive than those they replaced.

- The mostly commonly demolished unit type were apartments. However, there was still a net increase of 15 apartments through redevelopment.
- The 15 mobile homes demolished for new development were not replaced as mobile homes. Nine were redeveloped as 12 employer-owned, workforce apartments. Six were redeveloped as a hotel.

Residential Units Gained & Lost Through Redevelopment, Teton County, WY, 2017-2020

	Razed	Redeveloped	Net Change
Detached Single Family	32	37	5
Condo/Townhouse	2	49	47
Apartment	62	77	15
Mobile home	15	0	-15
Accessory Residential Units	2	4	2
Total	**113**	**167**	**54**

Source: Town of Jackson, Teton County, WY, Consultant Team

Pending Development

A significant number of units are currently being planned and built.

- 68% of units with a building permit are restricted, but only two units are restricted to be affordable below 80% of median income.[28]
- There are fewer units at the development plan stage, most of which are market rate units.

	Building Permit	Development / Sketch Plan	Pre-application
0-50% Median Family Income	1	1	14
50-80% Median Family Income	1	0	14
80-120% Median Family Income	65	4	16
Workforce	151	4	16
Market	103	50	193
Total	**321**	**59**	**253**

Source: Jackson/Teton County Affordable Housing Department

[28] See Chapter 6 – Housing Program Accomplishments and Challenges for more information

Chapter 5 – Housing Market

This chapter evaluates how key aspects of the housing market have changed in recent years. It provides an overview of:

- Home sale and rental prices,
- Recent and current availability of homes,
- The affordability of homes to local residents and employees, and
- Real estate agent and property manager observations about housing market changes in the past 20 months during the COVID-19 pandemic.

All information below is for Teton County, Wyoming, unless otherwise specified.

Home Ownership Market

Price Trends (2015 to October 2021)

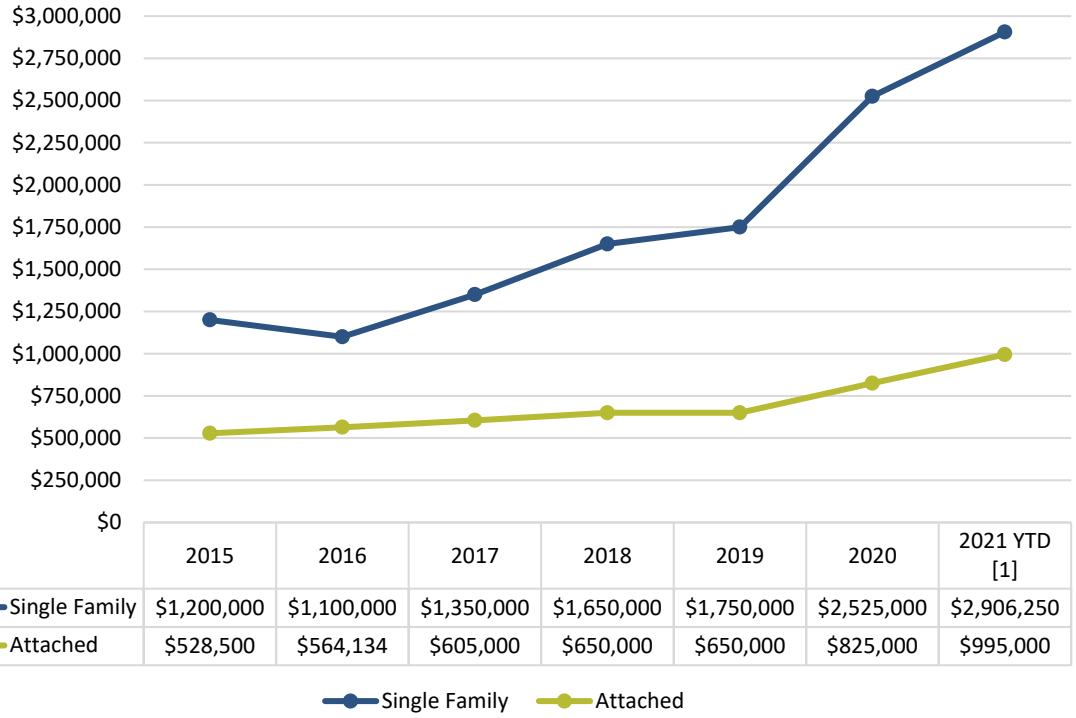
The housing market in Teton County, Wyoming has long been challenging for the local workforce to afford. These challenges have gotten worse in the past two years. As seen in the figure below, prices have rapidly increased, effectively pricing the local workforce out of market rate housing.

- The median sale price of attached product during the first ten months of 2021 was $995,000 and over $2.9 million for a single family home.
- Sale prices have been rising 16% per year on average since 2015 for single family homes and 9% for attached condominiums and townhomes. From 2019 to 2020 alone, median single family home prices jumped 44% and attached product increased by 27%.

"I have money saved for a down payment, and I make over 6 figures a year working full time in Teton County and I STILL can't afford to buy."

–2021 Employee/Household Survey Comment

Median Sale Prices: 2015 to October 2021



	2015	2016	2017	2018	2019	2020	2021 YTD [1]
Single Family	$1,200,000	$1,100,000	$1,350,000	$1,650,000	$1,750,000	$2,525,000	$2,906,250
Attached	$528,500	$564,134	$605,000	$650,000	$650,000	$825,000	$995,000

Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Price Per Square Foot

The annual average sale price per square foot from 2015 through 2020, and sales through October 2021, also shows significant increases.

- From 2015 to 2020, the average price per square foot increased for both single family homes and attached product by 11% and 9% per year on average, respectively.
- The average price per square foot of single family homes sold in the first ten months of 2021 increased by 25% over the 2020 average, and 35% for attached product.

Average Sale Price Per Square Foot: 2015 to October 2021

	Single Family	Attached
2015	$567	$521
2016	$519	$558
2017	$615	$578
2018	$806	$655
2019	$800	$681
2020	$940	$786
2021 YTD [1]	$1,176	$1,062
CAGR 2015-2020	11%	9%
% change 2020 to 2021 YTD [1]	25%	35%

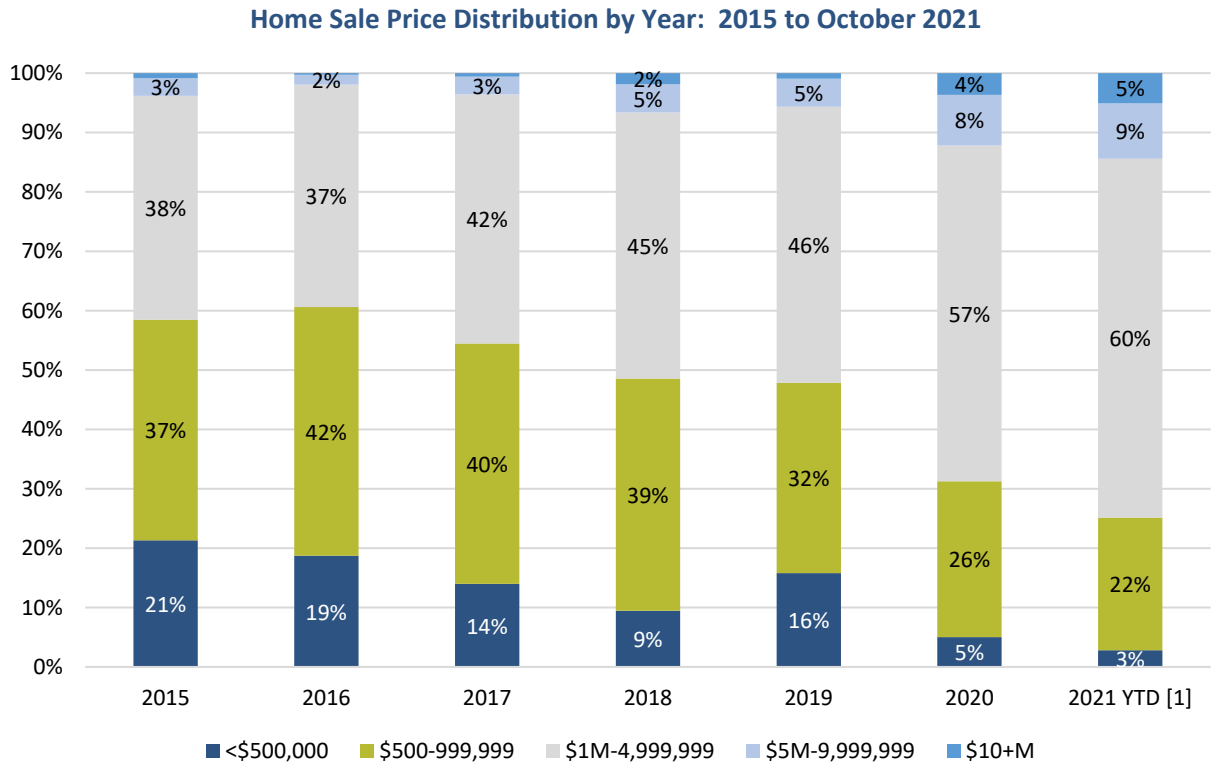
Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Homes for sale under $500,000 have all but disappeared from the market, and those from $500,000 to $1 million have significantly declined.

- The share of sales under $500,000 fell from 21% in 2015 to 3% in 2021. Since 2015, almost all homes sold for less than $500,000 were attached product. Only 21 single family homes sold for under $500,000 from 2015 through October 2021.
- The share of sales between $500,000 and $1 million fell from 37% in 2015 to 22% in 2021.
- Seventeen (17) homes sold during this period were deed restricted units, which sold for a median price of $317,500; significantly below market prices. All but one were condominiums.

When someone comes to me with $500,000, I have nothing in Teton County, Wyoming – we need to talk Victor or Alpine.

-Real estate agent interview

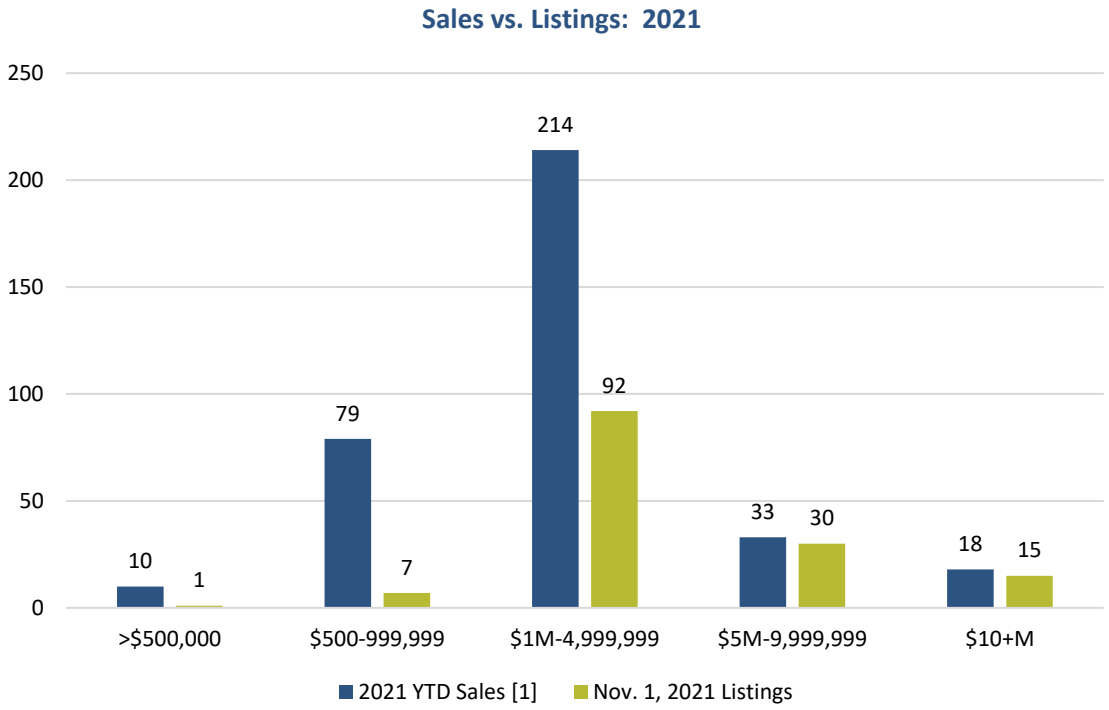


Note: inclusive of sales with a known price greater than zero; percentages not labeled are 1% or less
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Availability

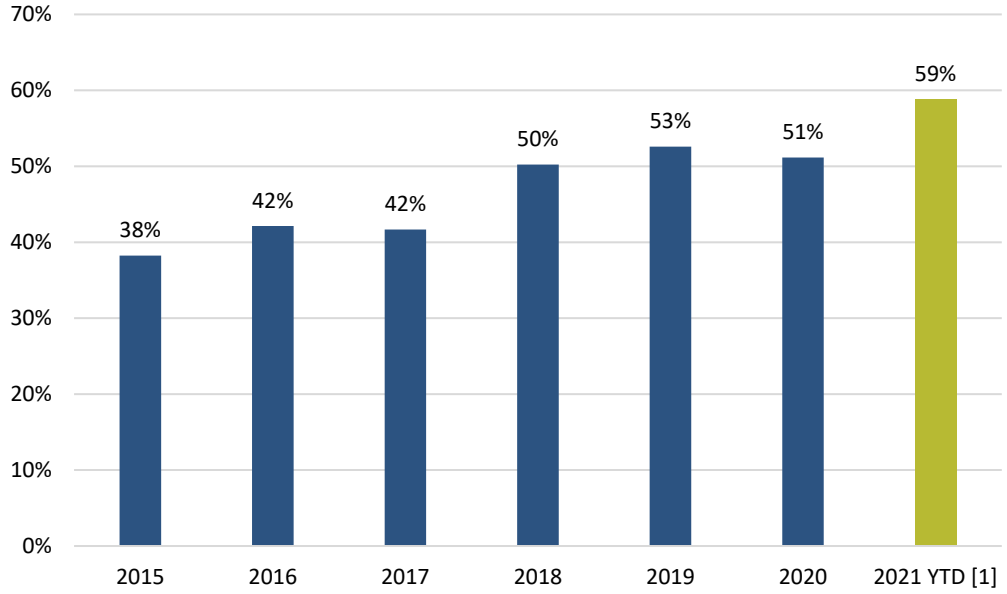
A general industry standard is that when the number of homes available for sale is below a 6-month supply, it is a seller's market – meaning that there are more buyers than homes available to purchase, resulting in rising prices.

Teton County is in an extreme seller's market, particularly for homes priced under $1 million. The number of homes listed in November 2021 shows an average supply of only 3.4-months. This varies from a 0.6-month supply under $1 million up to 4.6-months for homes priced over $1 million. Only eight homes are priced under $1 million.



[1] last sale on Oct 29, 2021, inclusive of sales with a known price greater than zero
Source: MLS, consultant team

Not only is housing scarce, but the percentage of cash sales also increased during the pandemic, adding to the challenges for local residents to compete for homes. As shown below, 59% of homes sold through October 2021 for cash; rising from 51% in 2020 up from 38% in 2015.



Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Local Workforce Affordability

Current home listings are well out of reach for most local resident households. The median list price of single family homes in November 2021 was $4.4 million and $1.8 million for attached product, averaging $1,602 per square foot. More specifically:

- A sampling of the lowest priced single family listings includes:
  - A recreational summer cabin that does not include the land for $275,000
  - A 2 bedroom log home southwest of South Park for $699,000.
  - The third least expensive single family home was listed for $1,350,000.
- There were six condos/townhouses listed under $1 million on November 1, starting at $699,500 up to $995,000.

Affordability of Current Listings Compared to Average Household Income

AMI	Max Affordable Price (3-person household) [1]	Owner Household Distribution	Nov. 1, 2021 Listings	
			Single Family	Attached
0-50%	$195,700	12%	0%	0%
50.1-80%	$313,100	12%	1%	0%
80.1-150%	$587,000	34%	0%	0%
150.1-200%	$782,700	13%	1%	4%
200.1-300%	$1,174,100	6%	0%	16%
>300%	>$1,174,100	24%	98%	80%
Total	-	100%	100% (100 listings)	100% (45 listings)

[1] Max purchase price assumes 30-year mortgage at 5.37% with 5% down and 20% of the payment covering taxes, HOA, PMI and insurance.

May not sum to 100% due to rounding.

Sources: HUD, Jackson/Teton Affordable Housing Department, Ribbon Demographics, LLC, MLS, consultant team

Changes over past 20 months

From March 2020 when COVID-19 was declared a pandemic to May that year, there was a sizeable slowdown in residential real estate sales as people sheltered in place. As summer 2020 arrived, the flood gates opened as people sought refuge from urban environments or capitalized on work at home policies. An already hot real estate market caught fire. One interviewee said it was like a switch got flipped and real estate agents were inundated with calls from buyers.

> *"There is an unlimited global demand for housing in our area and a finite supply of homes, land, labor and materials. The problems sometimes feel insurmountable."*
>
> *– Contractor interview*

This slowdown and spike in activity is reflected in the MLS data. There were only 58 homes sold in the second quarter of 2020 and 204 in the third quarter, a roughly 250% increase.

Interviews with Realtors and property managers provided key insights into market changes during and since 2020:

- Teton County, Wyoming, has long been a preferred location for wealthier homeowners to purchase in part due to favorable tax laws. The federal tax code changes in 2018 increased this interest, which again increased during the COVID pandemic.
- The majority of buyers were not from the area and were a mix of retirees, those soon to be retired, and remote workers. The occupation of remote workers varied, but interviewees often mentioned locales such as Wall Street and Silicon Valley.
- Locals who sold generally moved out of the county. Many capitalized on high sale prices to retire elsewhere or start another life chapter. Few repurchased in the area due to the high prices, unless they were able to downsize.
- Most homes were sold to new resident owners or second home owners. Some sellers gave preference to existing local residents, but rising prices and competing (often cash) bids meant that most locals were priced out.
- The rise in real estate value has translated into an increase in assessed value and higher property taxes owed, which has strained many homeowners' budgets and forced others to sell and leave the area.

> *"[We are] looking to expand our family, but we cannot do so with the current space and have no availability to move into a bigger unit."*
>
> *-2021 Employee/Household Survey comment*

Rental Market

Rent Trends and Local Workforce Affordability

Rents have increased significantly in the past couple of years. Some properties have risen 50% or more. Typically properties that have a turnover in tenancy will increase rents significantly, with landlords and property managers resorting to a "throw out a price and see what sticks" approach during the pandemic. While many owners kept rent increases to no more than 3% to 5% for renewing tenants, others increased rents by $500 or more, displacing many renters.[29]

> *We were in trouble before, but COVID sent the market into orbit.*
>
> *-Property manager interview*

Property managers noted that most of the higher priced rentals (e.g., over $5,000 per month) are filled by non-local workers: second home renters or work from home tenants employed in higher paying jobs outside of the area. The competition and resulting rent increases have been devastating to local workers seeking rentals. Also contributing to rising rents are escalating home values, which in turn increase property taxes and, therefore, rents charged by landlords to cover costs.

[29] See Regional Overview

The below table illustrates the typical rent ranges in Teton County compared to the average price of available rentals advertised in October and November 2021. As shown:

- Advertised rentals generally fall on the high side of the ranges given. This is largely because most managed rentals are filled by word of mouth and are never advertised. The units listed, therefore, tend to be higher priced homes that local employees cannot afford.
- Households need to earn a minimum of 115% of the area median income to afford average advertised rents. This starts at an income of $106,000 to afford a one-bedroom rental.
- Renters also need significant resources to move into units. Most rentals require an upfront payment for the first and last month rent, plus security deposit typically equal to the monthly rental rate. Meaning, if the monthly rental rate is $3,000, tenants need to pay $9,000 to move in. This is an insurmountable barrier for many renters. Several employers have been helping employees cover these costs to avoid losing their employees.[30]
- Local working residents typically search for rentals priced under $3,000. About 25% of advertised rentals were priced over $5,000, which is out of range for most residents.

> *"For many years if you had two jobs it was enough for one person to pay rent and have some left over. But this year people must have at least three jobs."*
>
> *-2021 Employee/Household Survey comment*

Rent Prices by Bedroom Size: 2021

	0/1-bedroom	2-bedroom	3+-bedroom	Overall Avg.
Property manager interviews (typical range)	$1,500-$2,500	$2,000-$3,000	$3,000-$5,000	$1,500-$4,500
October-November 2021 average listed rents	$2,656	$3,685	$4,183[2]	$3,469
AMI affordability[1]	115%	142%	181%	133%
Income needed to afford rent	$106,240	$147,400	$167,320	$138,720
Number of average wages needed to afford rent	1.8	2.5	2.8	2.3

[1]Note: calculation assumes 2 people in a 0/1 bedroom units and 3 people in 2- and 3-bedroom units
[2] Calculation excludes 13 rentals priced over $5,000 per month, which increases the average to $9,164
Source: Property manager interviews, online rental listings (local property managers, JH News, Craigslist, Facebook, Zillow, Hotpads, Apartments.com), consultant team

Survey respondents were asked how much they pay for rent. As shown below:

- Rents paid by residents in Teton County fall on the lower end of rent ranges presented in the above table. In other words, they occupy older units and/or have been in their units for several years and their rents have not increased to full market rate.

> *"[I] Have a second job to pay for gas to commute to Jackson."*
>
> *-2021 Employee/Household Survey Comment*

[30] See Chapter 4 – Housing Inventory for more information about employer assisted housing.

- Employees that commute in for work pay less for rent than county residents. When the average commute cost of $500 per month[31] (or more) is added to rent, however, this difference is eroded. Commuters end up paying more on average for rent plus commute costs than employees living in the county pay for rent.

Rents Paid by Bedroom Size: Teton County Residents and Commuters, 2021

	0/1-bd	2-bd	3+-bd	Overall Average
Live in Teton County, WY	$1,549	$2,099	$2,581	$1,987
Commute in for work	$1,306	$1,535	$1,793	$1,577

Source: 2021 Employee/Household Survey

Availability

As a general rule, vacancy rates at or below 3% are very low, double-digit vacancy rates are very high, and a vacancy rate of around 6% that is trending downward typically indicates to developers that construction of additional units should begin.

Rental unit turnover in Teton County tends to be highest in May and, secondarily, in November. A search for rentals during October and November 2021 only produced 48 rental listings. This is equivalent to less than 1% vacancy per month. Additionally, about 25% of listings were priced way out of reach of the local workforce (e.g., $15,000-$25,000 per month). Property managers and real estate agents noted that:

- Near-zero vacancy rates in Teton County have been common for at least the past several years. What is new is that rising rents and low availability in Victor, Idaho, and Alpine, Wyoming, mean that renters unable to find housing in Teton County, Wyoming, are now seeking homes further out, such as Pinedale, Wyoming, to the south and Saint Anthony and Ashton, Idaho, to the west. The commute to Jackson is three hours round trip in good weather from these communities.
- Units that become available are typically filled within days, if not hours.
- Most property managers do not maintain a waitlist due to the volume of calls they receive.

Adding to low vacancies is also a loss of long term rentals this past year.[32] One property manager lost 90 of their 180 units this past year due to owners selling their rental or converting to short term rental.

When vacancy rates are this low, the rental market is near capacity and cannot absorb new residents or employees moving to the area. This results in several issues:

- Renters have difficulty moving from one unit to another as their circumstances change or landlords impose higher rents or new rules;

[31] See Chapter 3 - Jobs, Seasonality, and Commuting
[32] See Regional Overview

- Renters fear reporting needed repairs to landlords due to concerns of retaliation through rent increases or non-renewal of leases. About 12% of renters responding to the employee/household survey noted this as a problem;
- New employees struggle to find housing when hired by local businesses;
- Rents increase at rates much faster than incomes; and
- Landlords have little incentive to make repairs and capital investments.

My roommates and I are very lucky to live in our current home (cabin/shack, whatever you want to call it) but to consider ourself lucky to cram into a 2 bedroom house (I live in a laundry room converted into a bedroom) that is falling down is absurd. We fear to ask the landlord to make basic repairs to the house because we don't want her to raise the rent.

-2021 Employee/Household Survey Comment

Chapter 6 – Housing Program Accomplishments and Challenges

Tools and strategies to address community housing needs have been in operation and development for over 20 years in Teton County and commendable progress has been made. The purpose of this chapter is to capture what has been accomplished with regard to community housing production and programs. Particular focus is on changes seen since the prior housing needs assessment was completed in 2014. This section reviews existing subsidized housing inventory, projects in the works, and structures and organizations in place to facilitate more housing options for local residents and employees.

This section will be useful when devising the Housing Action Plan to understand what has worked well and where changes or alternative approaches may be helpful to address existing and projected needs.

Deed Restricted/Subsidized Housing Inventory

Since 2014, about 411 new deed restricted units have been added to the local inventory. Deed restricted units now represent about 14% of total housing units in the County.

New Deed Restricted Inventory 2015 – 2021

	Owner	Rental	AMI ≤50%	AMI 51%-80%	AMI 81%-120%	AMI >120%	Total
2014 Baseline	**522**	**965**	**126**	**202**	**586**	**93**	**1,488**
New Since 2014	103	308	10	40	161	200	411
%	25%	75%	2%	10%	39%	49%	100%
Created/year	15	44	1	6	23	29	59
Total Deed Restricted Created	625	1,273	136	242	747	293	1,899

Source: 2014 Housing Needs Assessment, Jackson/Teton County Affordable Housing Department

New units created have been predominantly rental housing (75% of new units), and nearly half are priced for households above 120% Area Median Income. Only 10 units have been produced to support households below 50% Area Median Income.

The rate of production for new deed restricted units has been about 59/year. This rate of production has generally been trending upwards, with the lowest production in 2017 at 12 units and an average of about 82/year since then.

"Without housing options that are affordable to the full spectrum of the local workforce, we will not achieve our goals of stewarding our ecosystem, managing our growth, and enhancing our quality of life. We may fail to provide basic services like public safety, utilities, education, healthcare, and road maintenance."

– 2021 Supply Plan

Expiring Restrictions

The expiration of some restrictions poses a challenge to growing the overall deed restricted inventory; 52 restrictions burned off since 2014, and an additional 35 are set to expire by 2030. Jackson/Teton County Affordable Housing Department has been able to re-restrict some of these expiring units. At a cost of about $150,000 per deed restriction, this process takes valuable resources that could otherwise be used to secure new restrictions and underscores the importance of permanent restrictions.

Total Deed Restricted Inventory – Including Expirations

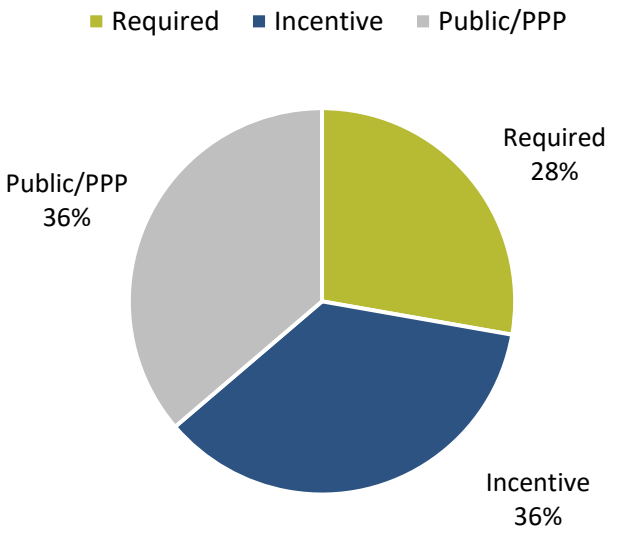
			AMI				
	Owner	Rental	≤50%	51%-80%	81%-120%	>120%	Total
Total Deed Restricted Created	625	1273	136	242	747	293	1899
Lost to Expiration	-52	-	-	-	-36	-16	-52
Current Total Deed Restricted	573	1273	136	242	711	277	1847
%	31%	69%	7%	13%	38%	15%	100%

Source: 2014 Housing Needs Assessment, Jackson/Teton County Affordable Housing Department

Production Tools

Over the past seven years, regulations, incentives, and public/private partnerships have produced a similar percentage of the deed restricted housing inventory. A more comprehensive list of tools used for housing production is included in Appendix B.

Source of Deed Restricted inventory 2015-2021



Source: Jackson/Teton County Affordable Housing Department, consultant team

- **Commercial Mitigation** is the primary regulatory tool. This tool requires new commercial development to mitigate some of the housing need for the new employees associated with the business. Commercial Mitigation has produced 108 units for sale and for rent to households below 120% AMI since 2014.
- **The 2:1 Workforce Housing Density Bonus** incentive was part of the 2018 update to the Jackson Land Development Regulations. A total of 140 deed restricted units serving households earning above 120% AMI have been constructed utilizing this incentive program. The density bonus allows developers to create 1 square foot of deed restricted housing for every 2 square feet of market housing, increasing the efficient use of land. Appendix G of the *2021 Jackson and Teton County Affordable Housing Supply Plan* can be referenced for more information.
- **Public Private Partnerships** have created 106 deed restricted units. This has been the most effective tool for producing housing priced affordable for households earning below 80% AMI and between 80% to 120% AMI.

By Sector

The two non-profit housing providers in the area, Jackson Hole Community Housing Trust and Teton Habitat for Humanity, are focused on providing affordable homeownership opportunities. By engaging in public private partnerships, these two entities have helped add 102 units to the deed restricted inventory since 2014. This represents 12% of the total deed restricted units created, but 81% of all new homeownership units. These two entities have been successful in aligning their production with deep affordability. Habitat for Humanity has created 24 units serving 30% to 80% AMI households, and has an additional 18 planned.

Scaling up the work of these two agencies would provide significant community housing benefit. There is also a gap in the local housing provider landscape that focuses on developing rental housing below 80% AMI.

Pipeline - New Deed Restrictions Anticipated

Jackson/Teton County Affordable Housing Department, Jackson Hole Community Housing Trust (JHCHT), Teton Habitat for Humanity, and several private sector developers have collaborated to create a robust pipeline of projects in the predevelopment and planning entitlements phases. The new deed restricted units proposed represent a significant increase in the level of historic production. The majority of these units are being produced through public-private partnerships.

Project Pipeline

			AMI				
	Owner	Rental	≤50%	51%-80%	81%-120%	>120%	Total
Pipeline - In Planning Approvals	87	205	16	15	85	176	292
Pipeline - In Predevelopment	18	48	48	18			66
Total Pipeline	105	253	64	33	85	176	358
%	29%	71%	18%	9%	24%	49%	100%

Source: 2021 Jackson and Teton County Affordable Housing Supply Plan, interviews

About 358 additional deed restricted units are anticipated based on the projects in the development pipeline. Assuming these all get built over the next three years, this would represent a significant increase in the annual production rate, at about 120 units/year. There will likely be pressure to provide further public investment and philanthropy for of each of these projects, as they face escalating construction costs and labor shortages (see Chapter 7 – Housing Resources, Opportunities and Constraints for more information about construction/development costs).

Production continues to favor rental housing (71% of planned units). Nearly half the proposed units have income targets for households above 120% AMI (49%).

Waitlists

There are currently four avenues for those seeking deed restricted housing, using a variety of selection methods.

- Direct application to property managers of deed restricted rentals
- A weighted drawing process administered by Jackson/Teton County Affordable Housing Department
- A date/time-based waitlist administered by Jackson Hole Community Housing Trust
- Curated process administered by Teton Habitat for Humanity

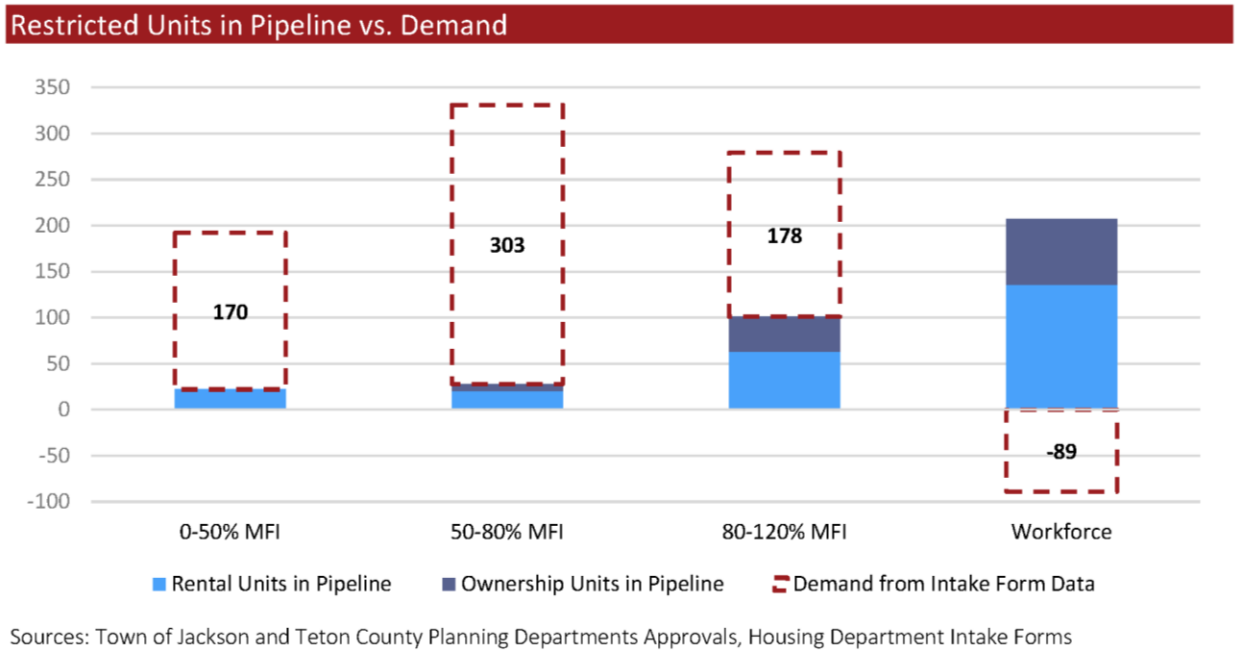
Each agency has a significant pool of applicants for any housing that becomes available, and there is most likely redundancy among the people waiting on various lists. From the consumer perspective this is not an efficient system.

Regarding waitlist trends, demand far exceeds supply of housing units. Habitat for Humanity recently had 40 applicants for three homes. They reported most applicants had incomes between 30-50% AMI. Jackson Hole Community Housing Trust has 350 interested households on their waitlist. Average income for buyers at King Street, currently in the sales process, is 89% AMI.

The *2021 Jackson and Teton County Affordable Housing Supply Plan* provides a compelling case for increased focus on rental housing for households below 80% AMI and homeownership opportunities for households below 120%.[33] Based on the Jackson/Teton County Affordable Housing Department's Intake Forms, ***90% of people looking for housing have incomes under 120% AMI.*** There are about 650

[33] 2021 Jackson and Teton County Affordable Housing Supply Plan page 3

households with incomes below 120% AMI seeking housing, far more than the 182 units planned at these price points. In contrast, there are only about 120 households seeking housing priced above 120% AMI, fewer than the total units planned. This mismatch between demand and production is driven by the 2:1 Incentive tool, the high cost of construction, and the unit mix in public/private partnerships underway. Action planning should include a discussion about the tradeoffs of deeper subsidies to achieve units that are affordable to local wage earners, even if fewer units are created overall.



Sources: Town of Jackson and Teton County Planning Departments Approvals, Housing Department Intake Forms

Source: Page 3 of 2021 Supply Plan

One potential outcome of the significant inventory of units in the over 120% category coming online is that households with lower incomes will "rent burden" themselves to live in the new units, because there are no other options in the market. This dynamic presents a mixed policy outcome.

On the one hand, rent burden can lead to housing instability. Rent burdened households have reduced ability to pay for basic needs beyond housing, withstand short term financial hardships, and save. Rent burden also drives forced "financial co-habitation," meaning that households are combining to afford rent, when they would prefer to live alone. On the other hand, the new housing will create some opportunities for people to find housing where there was none (although it may be beyond their budget), reduce commutes, and have higher quality housing. The new housing created may also remain more affordable over time, as rents on unrestricted housing continue to climb (see Regional Overview for more information and details about cost burden and overcrowding).

Price Points for Affordable and Workforce Housing

The Jackson/Teton County Affordable Housing Department published the following rates for rental properties. Workforce rental rates are not capped but are restricted for occupancy by local workers. It is uncertain how these rents will perform compared to the market over time. We recommend tracking

rents paid and income of occupants in these higher priced deed restricted rentals over time to better understand cost burden, recruitment and retention of employees, and housing satisfaction.

Affordable Rental Rates: 2021

	0 - 50%	50% - 80%	80% - 120%
Studio	$516	$860	$1,375
1-bedroom	$607	$1,012	$1,618
2-bedroom	$694	$1,156	$1,850
3-bedroom	$780	$1,301	$2,081

Source: https://www.tetoncountywy.gov/1829/Maximum-Affordable-Rental-Rates; Effective April 9, 2021 until updated by HUD in 2022

Two for sale deed restricted projects are just completing construction. King Street, built by the Jackson Hole Community Housing Trust is 100% under contract, with units priced below 120% AMI. Kelly Street site, which is 12 units of for-sale workforce housing, is advertised to be deed restricted for full-time residency, with at least one member of the household earning at least 75% of their income in the county. Both developments are public-private partnerships with the Jackson/Teton County Affordable Housing Department.

Kelly Street Asking Prices: 2022

Type	Square Footage	Bedrooms/ bathrooms	Price
Condo	513	1/1	$395,000
Condo	877	2/2	$695,000

Source: https://www.440wkelly.com/

Demographics of Those Served

Who lives in workforce housing is determined in large part by whether the homes were built for owner or renter occupancy, the type and size of units, and targeted incomes and price points. By strategically targeting housing for households not otherwise served by market rate homes, the mix of households occupying deed restricted homes differs from households occupying market rate housing.

> *"Nobody is building housing that addresses the housing needs of hourly wage workers."*
>
> *– Stakeholder interview*

As shown below, employer-assisted and restricted and workforce housing provided in Teton County, Wyoming:

- Helps families with children to purchase homes.
- Permits working age residents to purchase homes and gain stability in the community. This is particularly important as homeowners in market rate homes reach retirement age.
- Helps renters live without roommates and still afford rent, adding to their satisfaction and increasing their likelihood of remaining in the community.
- Provides more affordable homes in better condition. Renters in restricted rentals are much less likely to be housing cost burdened (37%) than in market rate rentals (51%).

	Restricted/Workforce Housing	Market rate housing
Percent of Households in Teton County, WY	22%	78%
Tenure		
Own	43%	55%
Rent/Other	57%	45%
Household Income		
<80% AMI	52%	35%
80 to 120% AMI	21%	21%
120 to 200% AMI	18%	21%
>200% AMI	4%	24%
Average household income	**$71,460**	**$112,432**

Source: 2021 Employee/Household Survey

	Owners		Renters	
	Restricted/ Workforce	Market rate Housing	Restricted/ Workforce	Market rate housing
Housing costs as a percentage of income:				
<30%	79%	67%	63%	49%
30 to 50%	13%	22%	29%	34%
>50%	8%	11%	8%	17%
Household composition				
Adult living alone	**25%**	**15%**	**35%**	**19%**
Single parent with children	5%	3%	5%	6%
Couple, no children	26%	42%	24%	25%
Couple with children	**40%**	**27%**	11%	12%
Roommates	3%	3%	**15%**	**23%**
Family and roommates	0%	2%	2%	4%
Other	2%	8%	8%	12%
Age of household members:				
Under 5	**16%**	**11%**	7%	7%
5 to 17	**33%**	**23%**	12%	11%
18 to 29	10%	12%	36%	39%
30 to 44	**52%**	**32%**	49%	52%
45 to 64	**55%**	**46%**	24%	22%
65 and over	**5%**	**32%**	6%	9%

Source: 2021 Employee/Household Survey

Workforce housing has also provided opportunities for essential and core service employees to purchase homes locally, including health care and social assistance, education, entertainment and recreation, non-profit, and service workers. The ability for workers to purchase homes promotes worker stability by reducing housing stress; providing a pride of investment in the community; and increasing job satisfaction, attendance and performance, and thereby reducing job turnover.

Teton County, WY, Households that Own: Types of Jobs Held

	Workforce housing*	Market rate
Retail, bar, restaurant, lodging	16%	16%
Arts, recreation (ski area, guiding, etc), entertainment	**18%**	9%
Health care and social assistance	**13%**	9%
Management, professional, banking, computers, finance	11%	24%
Education	**16%**	9%
Civil servant	10%	8%
Construction	5%	10%
Real estate, property management	2%	7%
Non profit	**12%**	8%
Personal and home services	**15%**	8%
Other	4%	5%
At least one worker employed in Teton County, WY	97%	83%
Owners only	97%	72%

*Includes restricted housing or employer-provided housing (such as deed restricted ownership; rentals with price, income or employment limits; etc.).
Source: 2021 Employee/Household Survey, consultant team

Effect on Local Workforce Occupancy Rate

About 61% of employees in Teton County live in the county, which has remained relatively consistent for the past 10 years.[34] The provision of restricted and employer-provided housing has a definite impact on this measure. As shown below:

- Employees that live and work in Teton County, Wyoming, occupy about 7,970 housing units in the county. About 2,000 (25%) of the 7,970 households with a local employee reside in employer-assisted or income-, employment-, rent- or price-limited homes.
- If the current inventory of 2,000 restricted and employer-provided homes were instead market-rate homes without any restrictions on occupancy, then only about 1,200 of the 2,000 homes would be occupied by a local employee.
- With 800 fewer units housing county employees, the percentage of jobs filled by local employees would drop by about 6-percentage points, from 61% to 55%.

[34] See Chapter 3 – Jobs, Seasonality and Commuting

Keeping the workforce local helps avoid the negatives of commuting and helps the community and economy as discussed in detail in other sections of this report.

Estimated Change in Local Employee Households if Restricted Homes Were Market Rate	
Total households with a worker employed in Teton County (jobs section)	13,065
% in Teton County	61%
Local households with employees filling jobs	7,970
Employee households occupying restricted homes	2,000
If restricted homes were market rate:	2,000
Occupancy rate (housing inventory section)	73%
Occupied units	1,460
Percentage with a worker employed locally (see above)	83%
Total local worker households	1,200
Difference in occupancy (2,000 – 1,200)	800
Revised local working households (7,970 – 800)	7,170
% households with local employees	55%

Source: See referenced sections of the report in the table, consultant team

Ethnicity

In the region, about 15% of households identify as Hispanic/Latino. A similar 13% of households residing in Deed Restricted homes are Hispanic/Latino. Variations are apparent by income level, however.

> *"For me it is difficult because I don't have credit"*
>
> *-2021 Employee/Household Survey Comment (Spanish version)*

Hispanic/Latino households are under-represented in the housing inventory that is serving households below 80% of AMI. About 27% of non-Hispanic/Latino households that earn under 80% AMI are residing in employer-assisted or restricted housing compared to 18% of Hispanic/Latino households that earn under 80% AMI.

	All Respondents		Living in Employer/ Restricted housing	
	Not Hispanic/Latino	Hispanic/Latino	Not Hispanic/Latino	Hispanic/Latino
<80% AMI	32%	62%	51%	64%
80 to 120% AMI	21%	21%	25%	26%
120 to 200% AMI	26%	13%	20%	9%
>200% AMI	20%	4%	5%	2%

Source: 2021 survey

From the survey, several survey respondent comments from the Spanish version refer to the inability to get loans or qualify for deed restricted housing due to things due to lack of credit, or lack of documentation of legal status. The presence of pets, children, and larger family status where also cited as challenges. Nearly all (88%) reported having difficulty locating housing in the past couple of years.[35]

Increasing outreach, education, and reducing barriers for Latinx families could help promote equity within the deed restricted and employer owned housing. Creating more housing priced below 80% AMI will also support the Latinx community.

None of the housing agencies currently track households by ethnicity. Habitat for Humanity reported serving many of households from the Latinx community, but did not provide specific data. Starting to track households by ethnicity and pursue affirmative fair housing marketing is recommended to ensure equitable access to local housing resources.

Other Housing Programs in Operation

Jackson/Teton County Housing Authority

The Jackson/Teton County Housing Authority is a regional housing authority that exists to purchase and own affordable properties. It has the ability to carry debt, acts as property manager of the properties it owns, and reviews Critical Services Provider applications for housing. It is directed and authorized by the Town Council and Board of County Commissioners and staffed by the Jackson/Teton County Affordable Housing Department.

Jackson/Teton County Affordable Housing Department

The Jackson/Teton County Affordable Housing Department (Housing Department) is responsible for implementing the Comprehensive Plan goals related to ensuring a variety of workforce housing opportunities so that at least 65% of those employed locally also live locally. The Housing Department seeks to use incentives, regulations, and partnerships to increase the supply of housing to keep pace with the growing need. The Housing Department is also responsible for the Housing Supply Plan. The Housing Department Director reports to the Board of County Commissioners and the Town Council. Teton County is the lead agency overseeing housing. The Housing Director receives recommendations from the Housing Supply Board and the Jackson/Teton County Housing Authority Board.

In addition to supporting increasing the supply of deed restricted housing and ensuring ongoing program compliance, the Housing Department operates four additional programs:

1. Preservation Program – offers up to $200,000 or 20% of home value, whichever is less, to prospective buyers or current property owners to deed restrict existing housing stock. This new program has created three deed restricted units. An additional $2 million is budgeted to secure about 13 more units in 2022. If the pilot program is successful, the Housing Department anticipates pursing about 10 units per year. The program to date has been funded by the town, county, and $45,000 of philanthropy.

[35] See Regional Overview - Housing Problems for more information about housing problems for owners and renters

2. First/Last/Deposit Pilot – a collaboration with community stakeholders, including One22, to provide assistance with first and last month's rent and security deposit for working households. $50,000 is budgeted for 2022.
3. Accessory Residential Unit (ARU) Program – Design competition to create "pre-approved" accessory structures that could be built within the town of Jackson. $100,000 is budgeted for 2022.

Jackson Hole Community Housing Trust

The Jackson Hole Community Housing Trust (JHCHT) is a private, non-profit organization. It builds affordable housing in the Jackson Hole area with support from partners, tax deductible donations and public funding sources. In 2021, the organization received $15 million in philanthropic support. These funds far exceed historic annual donations, and will help to accelerate three additional development projects.

JHCHT has developed or acquired 181 permanently deed-restricted single-family homes, duplexes, townhomes and condominiums since its inception in 1990. JHCHT typically focuses on affordable homeownership, although they have some affordable rental units as well. Projects tend to be smaller scale; the largest site has 36 units. Developments have historically primarily served households below 80% AMI, but JHCHT desires to also serve up to 120% AMI.

JHCHT is completing construction and sales of King Street ownership homes. All 24 units are under contract. The project was made possible with a contribution of $1.25 million plus land from the town of Jackson, $2.1 million from philanthropy, and the sale of two commercial spaces.

JHCHT has four additional developments planned, which could produce about 100 units. Three developments will be for sale and one will be rental housing. The organization has expressed interest in increasing housing production. Access to capital is one of their major hurdles. They have also expressed the need for more predictable financial commitments, which would enable them to plan and commit to more housing development and fund additional staff capacity.

Habitat for Humanity of the Tetons

Habitat for Humanity is a non-profit that builds and repairs houses using volunteer labor and donations to make homes and renovations affordable for low-income households. It requires new homeowners to participate with volunteer hours, provide money for a down payment, and pay a mortgage on a 0% interest loan. Homeowners make mortgage payments to Habitat, which sells the loans and reinvests proceeds to build more homes. Habitat focuses on building homes that are priced for households earning between 30-80% AMI, and uses several strategies to attain those price points, including philanthropic support from individuals, businesses, and government.

Habitat for Humanity has completed 51 homes since it was formed in 1995 and has 18 more homes now in the development pipeline. Habitat is currently building about six homes per year, which is their preferred rate of production. Ramping up further would require a second crew, and would be challenging from a staff, volunteer, and philanthropic perspective. While their current focus is within Jackson Hole, they have periodically had discussions about extending their geographic reach to other communities.

> *"We can't build enough to satisfy everyone, there has to be level setting among stakeholders about what our community goals are at some point."*
>
> *-Habitat for Humanity Executive Director*

Similar to other builders, land and construction costs represent the greatest risks for Habitat. In addition to escalating costs of labor and materials, Habitat has faced an additional challenge from the global supply chain shortages. National vendors for materials like paint, windows, and appliances have historically donated or provided materials at reduced rates to Habitat. In the past 18 months, as these companies have struggled to fill orders for materials, their support has diminished.

Another unique attribute is their volunteer labor. While work was disrupted by COVID for about 13 weeks in spring of 2020, Habitat has been able to get back on track with their volunteer program.

Shelter JH

ShelterJH is a 501(c)4 membership-based non-profit founded in 2016. ShelterJH members build grassroots and political power to support community members living where they work, creating a more resilient future for Jackson Hole. As a 501(c)4 instead of the typical 501(c)3, ShelterJH can endorse, oppose, and support candidates to help keep housing supporters in office. They work to empower members to be their own housing advocates and lead the movement for housing justice.

The Casper Housing Authority

The Casper Housing Authority administers Housing Choice Vouchers (Section 8) for the Teton Region. The program supports renters by providing a subsidy for the rent amount above 30% of the voucher holders' income. Very few vouchers are in use in the region, based on the limited number of vouchers available and the rental rates that exceed the "fair market standards" that govern this federal program. Casper Housing Authority's participation in the Flat Creek Apartment project through project based vouchers has increased the financial feasibility of that project.

Homeless Services

There is no permanent supportive housing for homeless individuals or families in the area, however, several non-profits and faith-based groups provide temporary assistance. These groups include Good Samaritan Mission, St. John's Episcopal Church, Community Safety Network, and One22.

Chapter 7 – Housing Resources, Opportunities and Constraints

Government and Institutionally Owned Land

Providing land at low or no cost can be an effective strategy for catalyzing new affordable and workforce housing. The *Jackson and Teton County Annual Housing Supply Plan* relies heavily on this approach, and the Jackson/Teton County Affordable Housing Department (Housing Department) has been successful in creating public/private partnerships as a result. Eight public/private partnership projects are underway and will produce 358 new affordable units in the next few years.

Taking the land cost out of the development proforma is a helpful start to creating affordability, but, in today's construction market, is not sufficient on its own to meet the needs of most local employees.

The *2020 Jackson and Teton County Annual Housing Supply Plan* (Appendix G) has an inventory of government owned parcels that might be suitable for housing. Most of the parcels are less than an acre. The Jackson/Teton County Affordable Housing Department has been proactive in initiating public/private partnerships on these lands and has an informal goal to do one development partner request for proposals (RFP) per year. As the Housing Department utilizes existing land inventory, there is a risk that decreasing supply of government and institutionally owned land and escalating land values will reduce housing production.

Developers and planners observe that affordable housing production will increasingly come from redeveloping underutilized land within the town of Jackson. When land becomes available, the agency needs both funding and organizational capacity to move quickly. Securing land for future public/private partnerships is also important for responding to housing needs over the long term.

Local Funding Sources

Local Government

The Housing Department has invested about $36 million in workforce and affordable housing over the past five years. These investments have supported the creation of 246 deed restrictions, mostly on new construction. The funding sources supporting these investments are summarized in the below table.

Jackson/Teton County Affordable Housing Department Sources 2017-2021	
Mitigation Fees	$7,806,296
General Fund	$7,000,000
2019 SPET	$1,509,842
Land Owned, Appraised Value	$16,060,000
JTCHA	$156,638
2006 SPET	$3,900,405
Total	**$36,433,181**

Source: Jackson/Teton Affordable Housing Department, consultant team

Housing Department funds have been invested in capital projects via land and direct funds to the project. On average, investments total just under $150,000 per unit. The lowest per unit assistance was The Grove III at $79,000/unit. The highest assistance was for Redmond Street Rentals at $204,000/unit. Developers have expressed that a more predictable and transparent process for fund allocation would be beneficial.

Jackson/Teton County Affordable Housing Department Per Unit Investment 2017-2021

	Cost per unit
Total average across all types - land and cash	$149,106
Average for own	$96,292
Average for rent	$167,669
Average for workforce (greater than 120% AMI)	$98,182*
Average for affordable (less than 120% AMI)	$151,165*
Land only	$111,696

*analysis excludes Jackson Street, which is both affordable and workforce
Source: Jackson/Teton County Affordable Housing Department, consultant team

The 2019 Special Purpose Excise Tax (SPET) commits $5.5 million for housing. The Housing Department has deployed about $1.5 million. With an average investment of $150,000 per unit, the remaining $4 million could help create about 26 additional deed restricted units. Rising construction costs and the need for more units below 80% AMI, however, will likely require higher per unit investments.

"For this year, staff proposes to at least quadruple public investment in housing and to focus this investment on multifamily housing that serves households earning <120% of median family income."

– 2021 Supply Plan

The town of Jackson and Teton County have also supported the Housing Department with General Fund Allocations of $7 million over the past five years. In-kind support through fee waivers and staffing resources also contribute to housing programs and initiatives.

Federal passthrough grants from the American Rescue Plan Act will bring one-time infusions of about $3 million to the town of Jackson and $4 million to the county. These funds will likely go into the general fund, and a portion could be used for housing and housing-related infrastructure.

Non-profit and Private Sector

As noted above, Habitat for Humanity and the JHCHT use local philanthropy to help close the gap between construction costs and what local residents can afford. Other non-profit and private initiatives include:

"Other Non-profits have small armies of employees. If the community stepped up and invested in Habitat and JHCHT in a similar way – they could make the housing we need happen."

– Stakeholder interview

- ***Community Foundation of Jackson Hole*** – This organization raised about $35 million in 2020, of which about $15 million was from Old Bill's Fun Run. Housing solutions and housing

philanthropy have not been a major focus for the Community Foundation. In recent years, the Jackson/Teton Affordable Housing Department reported receiving a $40,000 grant, and JHCHT reported receiving a $25,000 grant to be used over three years.

- ***Teton Board of Realtors*** – Community Housing Fund – This initiative was launched in August 2021. It is a voluntary contribution whereby realtors, buyers and sellers can designate a contribution as part of a real estate transaction. Proceeds will support Habitat, the JHCHT, and Jackson/Teton County Housing Authority. Twenty-two real estate agents pledged $150,000 to seed the fund and complete the capital campaign for the JHCHT's King Street Development.

Development Environment

The development environment in Jackson and Teton County presents many challenges for creating workforce housing. These challenges include the remote, rural nature of the community, and associated difficulty getting resources, and competition for skilled labor and materials. The regulatory environment of Jackson and Teton also offers a mix of positive and challenging aspects.

Teton County and Jackson completed a major update to the Land Development Regulations in 2018. Some of these changes, such as the 2:1 Density Bonus, have already produced results. Others, such as the elimination of Inclusionary Zoning, may have had negative impacts, but are challenging to measure. A full summary of the tools that can work for and against the ability to build housing cost-effectively is included in Appendix B.

The primary observation by developers was not that specific land use codes needed improvements, but rather that the overall process is slow due to the layers of regulation and the Planning and Building department frequently being short staffed. It is challenging to attract and retain skilled labor to process development applications, such as building inspectors and planners. At the time of this study, Teton County was working to fill seven of sixteen full time positions in the Planning and Building department. The hiring manager reported a direct link between the cost of housing in the area with the high turnover in his department and difficulties hiring new employees, affecting both entry- and mid-level positions.

Developers also expressed the need to reduce risk in the entitlements process by making more uses "by right" or administrative in nature. The two tools that developers were most positive about were the 2:1 Density Bonus and the Jackson/Teton Affordable Housing Department provision of land and infrastructure. One developer suggested extending density bonuses to other land use zones, "provided the additional density was for locals housing." For example, when building a new restaurant in a commercial zone, extend a density bonus to build units for local workers on the same parcel.

Cost of Residential Construction

The cost to develop housing varies by multiple factors, including location, target demographic, density, and product type. The primary residential development costs include land acquisition, construction costs, soft costs, site work, and financing. Overall, developers and contractors reported on the current challenges to build affordably in the area as greater than ever before. These challenges include high land, labor, and construction materials costs, which are making it ever more difficult to overcome the

gap between cost to build and what local wage earners can afford. Labor shortages and overall escalating costs also add significant risk to community housing development.

Land Acquisition

Land costs vary considerably, depending on the location of the parcel, zoning, and access to infrastructure. Average land price for community housing projects between 2017 and 2021 was about $112,000 per unit; however, this is rising. Land zoned for multi-family uses recently appraised for over $7 million per acre. Assuming 20 units per acre could be built, this would translate to a per unit land cost of $350,000. The limited availability of land and competition with other uses, such as luxury housing, are putting tremendous upward pressure on land values.

> *"Just putting the land under the deal doesn't pencil anymore, it won't create anything that remotely resembles affordable."*
>
> *- Stakeholder interview*

Construction Costs

The industry standard for cost to construct the building is typically 60% to 70% of total development costs, although in five recent community housing developments in Jackson, the range was actually broader (53% to 85%). Local developers and contractors report that the cost of construction for a townhome or multifamily product with medium-level finishes ranges from $375 to $450 per square foot, which includes materials and labor only (i.e., land, soft costs, site work, and developer fee are excluded). Contractors reported that single-family homes cost no less than $700 per square foot to build. The rest of this analysis centers on attached housing.

The average construction cost per square foot for the five recent projects was $336, with $382 for site built and $267 for modular. High-end finishes (stone, cedar siding, granite) increases construction costs. Contractors reported that the cost to build market rate construction of attached residential product with high-end finishes begins at $700 per square foot, with "the sky as the limit."

Developers and contractors noted worsening conditions with regard to construction costs, and stated that they would not be able to replicate the cost per square foot of these recent projects. One contractor recommended using a 25% cost escalator for projecting costs on anything that does not yet have a building permit.

> *"We are facing competition for labor from all of the surrounding communities now, and I need to build in $60,000 hotel allowances for crews from other markets. This adds up fast."*
>
> *– Contractor interview*

While supply chain issues have impacted construction materials nationally and globally, developers and contractors working locally emphasized that labor is the greatest challenge and driver of cost increases. Lower paid positions are especially hard to fill, which is attributed to the tight housing market and sharp decline in J-1 Visas, creating significant competition for employees. Contractors reported labor shortages across all trades and levels of experience and noted that many subcontractors left the

Jackson area in recent years as housing prices became more unaffordable.

High construction costs are also limiting the opportunity to provide amenities like structured parking, which could make more efficient use of limited land.

The Jackson/Teton Affordable Housing Department and other funders should be prepared to provide greater gap funding to create the same level of affordability over the next few years.

> *"Scale is really important. Larger projects give us the ability to draw labor from markets like Salt Lake City. We can drive down construction costs a bit with this strategy."*
>
> *– Contractor interview*

Soft Costs

Soft costs are expenses that are not considered direct construction costs and include architectural, engineering, permitting, taxes, insurance, and legal fees. Soft costs were reported to average 13% to 25% of total project costs. Developers of affordable housing reported being able to keep soft costs lower than they would be for market rate projects. The ability to waive some town of Jackson fees for 100% Deed Restricted development helps developers. Water and sewer fees cannot be waived and are more substantial. Overall, the fee environment for community housing development in Jackson is not overly onerous compared to other mountain towns.

Developer Profit

When building community housing in Jackson, both non-profit and for-profit developers reported accepting lower developer fees compared to what they might earn building community housing elsewhere, or building market rate housing. Habitat for Humanity and JHCHT charge only a project management fee to cover staff time. For the proposed Low Income Housing Tax Credit (LIHTC) development, Flat Creek Apartments, Blueline Development reported that the developer fee will be capped below industry standards. Lower developer fees help reduce overall project costs, but further restricting developer fees may act as a disincentive for developers to take on the risks of building housing in this environment.

Site Work

Site work includes grading the site, installing utilities, paving roads and parking, etc. Stie work costs vary significantly based on site location. Site work can be a barrier if off-site infrastructure is required or if infrastructure upgrades are needed. One developer expressed how the need for off-site improvements killed the financial feasibility of a community housing project he was pursuing. Aside from that, local developers did not express many hurdles associated with site work, but did express concerns this would be a bigger issue as infill opportunities within Jackson become scarcer. Public sector participation in site work and infrastructure capacity can help to reduce risk and create affordability, similar to what occurred at Grove III.

Financing Costs

Financing costs generally make-up less than 5% of the total development costs. Financing mechanisms used to develop affordable housing, however, can cost more than traditional financing, such as LIHTC, or when multiple funding sources are used. Financing costs are often included in soft costs.

Total Development Costs

Based on an assumption of $425/square foot cost to build, 20% soft costs, and 10% developer fee, and land value above, it costs about $847,250 to build a 900 square foot condo or apartment. To make this home affordable for a household at 100% of Area Median Income would require an additional subsidy of about $456,250.

> *"When we build a $15m house, there are 50 guys working there, and it goes on for 30 months. We need to house these people. Then the caterers, landscapers, housekeepers etc.etc.; they all need housing too. I think we should build four/five [deed restricted] units to go with every $10+million home. Real money needs to change hands."*
>
> *– Contractor interview*

Cost to Build – 900 square foot condo or apartment: 2021

	Assumptions	Cost
Labor and Materials (hard costs)	$425/sq ft	$382,500
Land and infrastructure	20 units on 1 acre at $7million/acre	$350,000
Design, fees, financing (soft costs)	20% of hard costs	$76,500
Developer fee	10% of hard costs	$38,250
Total Development Costs		**$847,250**
Price affordable for households at the median income [1]	100% AMI,	$391,000
Gap (subsidy needed)		**$456,250**

[1] Max purchase price assumes 30-year mortgage at 5.37% with 5% down and 20% of the payment covering taxes, HOA, PMI and insurance.

Source: consultant team

Chapter 8 – Housing Units Needed

This section addresses the question:

> *How many additional housing units are needed to address housing deficiencies for residents and support the labor force needed to sustain businesses and the economy.*

Needs are projected through 2027 and quantified in two categories:

- Catch-Up Needs – the number of housing units needed now to address current deficiencies in housing based on employees needed to fill unfilled jobs and the number of units needed for a functional rental supply.
- Keep-Up Needs – the number of units needed to keep-up with future housing demand through 2027 based on job growth and jobs vacated by retiring employees. Housing shortages worsen when local job growth and the need for more workers exceeds the growth in available housing units.

This section estimates housing units needed to support employers, keep up with future job growth and improve housing options for area residents based on information presented in other sections of this report. Estimates are a subset of the total demand for housing in the county. Estimates do not include current waitlists for housing, overcrowding, or households that will be forced to leave due to housing conditions.[36] Nor do figures represent the entire housing market – remote workers or retirees moving in from elsewhere, second homeowner purchases, and other market segments, which are outside the scope of this analysis.

Catch-up Needs (Current Conditions)

Unfilled jobs

Labor is in short supply, both locally and nationally. In such a competitive environment, the near-zero rental vacancy rates, and high and rising home prices and rents, make it even more difficult to attract labor to the area. Eighty-percent (80%) of employers stated that the lack of housing affected their ability to find and keep employees. More housing that local employees can afford is needed for businesses to hire and retain the workers they need to thrive.

Employer survey respondents reported that 15% of jobs were unfilled this summer, which is high and has been affecting business operations and employee satisfaction. Because all jobs are rarely filled, the following estimate seeks to lower the unfilled job rate to 5%, which was more typical prior to the pandemic.

About 84% of employees reside in the Teton Region. If this pattern is maintained, then the number of homes needed locally is about 1,115 to bring the current 15% unfilled job rate down to a 5% rate.

[36] See Regional Overview – Housing Problems and Chapter 6 – Housing Program Accomplishments and Challenges

Units needed to help fill jobs	
A. Current unfilled jobs (15%)	4,940
B. Reduced unfilled jobs (5%)	1,625
Jobs to fill (A – B)	3,315
Jobs per employee	1.3
Employees per household	1.9
Housing units needed	1,330
% of employees living in the Teton Region	84%
Housing needed for Teton County, WY, employees to live in the Teton Region	1,115

While this catch up need is important to understand for relieving current business employee shortages, much of this figure is also incorporated in the estimate of future job growth. This potential for double-counting is addressed in the summary of housing needs below.

Functional Rental Supply

The current rental supply in the county is not functional because vacancies are below 1%, placing substantial upward pressure on rents. When vacancy rates are this low, the rental market is near capacity and cannot absorb new residents or employees moving to the area, much less provide opportunities for current residents to find more suitable rentals as their housing needs change. Renters are "stuck" in their homes, and subject to burdening rent increases.

- A 5% vacancy level, while still low, provides some choice and availability of units for residents and employees. To increase the vacancy rate to 5%, about 200 rental units are needed.
- To also provide housing for persons who are now camping or living in motel rooms would require about 165 additional units.

Rentals Needed for a Functional Market	
Total rentals (2021)	3,830
Number of rentals if 5% vacancy rate	4,030
New rental units needed	200
Units needed for unhoused persons	165
Total additional rentals needed	365

Future (Keep-Up) Needs

Retiring employees

Employers will need to fill the jobs vacated by retirees in addition to any newly created jobs. Some retirees will leave the area upon retirement; however, when they sell their homes, the majority will be purchased by second-home owners or remote workers rather than local employees.

About 13% of employee/household survey respondents stated they expect to retire over the next five years. Assuming that 80% of retiree homes will not be available to new employees filling vacated jobs, 1,345 homes will be needed.

About 84% of employees reside in the Teton Region. If this pattern is maintained, then 1,125 homes are needed locally.

Retiring employees	
% to retire by 2027	13%
# to retire	3,200
Employees per household	1.9
Total housing units	1,685
Needed housing units (80% of retired)	1,345
% of replacement employees living in the Teton Region	84%
Housing needed for Teton County, WY, employees to live in the Teton Region	1,125

New Jobs

To keep up with estimated job growth over the next five years (5,064 new jobs), approximately 2,035 additional housing units will be needed. Because this study focuses on the Teton Region as a whole, the below estimate shows how many housing units are needed to keep new workers in the Teton Region based on current commuting patterns. The next section shows how many of these units may be needed in Teton County based on various assumptions.

About 84% of employees reside in the Teton Region. If this pattern is maintained, then 1,705 housing units are needed locally.

Estimated Housing Needed by the Workforce Filling New Jobs, 2021 – 2027

	Low
Increase in Jobs between 2021 to 2027	5,064
Jobs per Employee	1.31
Employees per household	1.9
Housing needed	2,035
% of employees living in the Teton Region	84%
Housing needed for Teton County, WY, employees to live in the Teton Region	1,705

Regional Distribution of Catch-Up and Keep-Up Needs

Based on estimated catch-up and keep-up needs in Teton County through 2027, an additional 3,195 housing units will be needed. The number of housing units needed in Teton County will vary depending upon whether the total housing need is provided locally, or if current commuting patterns within the

Teton Region are retained and units are constructed based on where employees presently live. As a job center in the Teton Region, if current commute patterns are retained, then the number of units needed within Teton County declines, but is displaced to Teton County, Idaho and N. Lincoln County. Under the current commuting patterns, the number of units needed in Teton County is about 2,475, whereas the need would be 3,195 if housing was aligned with the location of new jobs.

In Teton County, Wyoming, about 80% of the housing needed should be priced below-market. As discussed further below, this means ownership housing priced below $780,000 (200% AMI) and rentals priced below $2,600 per month (100% AMI).

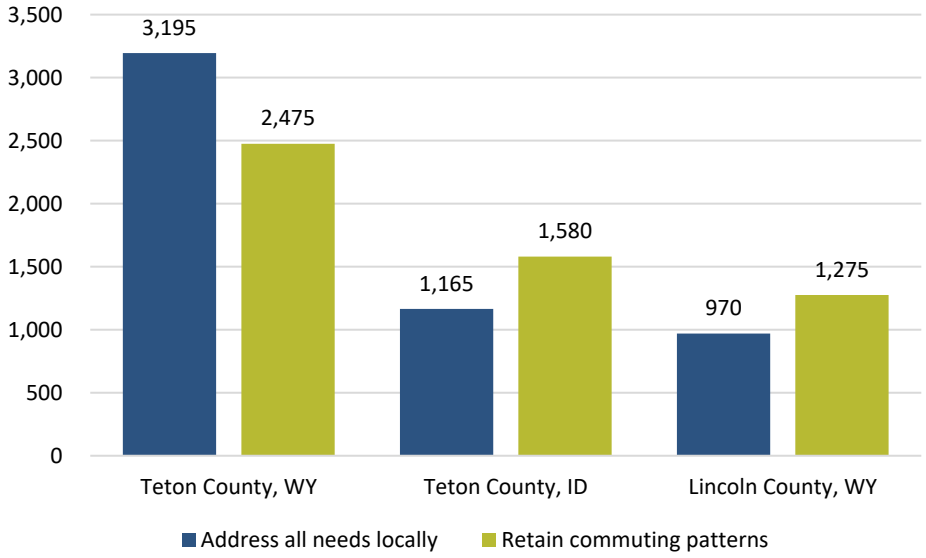
Summary of Housing Needs Through 2027

	Address All Needs Locally	Retain Commuting Patterns
Catch-Up	**365**	**365**
Unfilled Jobs (reduce from 15% down to 5% unfilled)	*1,115*	*830*
Functional rental supply	365	365
Keep-Up	**2,830**	**2,110**
New jobs (2.4% growth)	1,705	1,270
Retiring employees (13% retiring)	1,125	840
TOTAL through 2027	**3,195**	**2,475**
Below market (80% of units)	2,555	1,980
Market rate (20% of units)	640	495

*Housing needed to fill currently unfilled jobs is shown in the table to illustrate the existing shortage of housing related to filling current positions. This number, however, is largely a subset of the new job growth estimate so is not included in the overall total to conservatively prevent double-counting.

The figure below shows the total housing needs through 2027 in the study area based on whether all needs are addressed locally or if current commuting patterns are retained.

Housing Needed Through 2027, Teton Region Counties
(5,330 total – 60% to 80% priced below market)



Needs by Own/Rent and Income

Ownership and rental housing for local employees and residents is needed. While the majority of workers filling new jobs will rent homes (about 70%), a significant percentage of current renters (46%) want to buy homes.[37] If ownership opportunities are provided, this can then free up rentals for occupancy. These dynamics support retaining the current tenure mix in the county among locally employed households: 47% own and 53% rent.

The precise ratio, however, is dependent upon the community's desired direction and housing policy. Rentals are needed to help recruit new workers and residents to the region; ownership is needed to retain year-round residents and support community stability.

Summary of Housing Needs by Own/Rent Through 2027

	Low (housing aligned with commuting patterns)	High (housing located where jobs are created)
Units needed through 2027	**2,475**	**3,195**
Ownership	1,165	1,505
Rental	1,310	1,690

The following table shows the income targeting for the additional units needed based on the income distribution of renter households that work in Teton County. As shown below:

[37] See Regional Overview - Housing Problems

- Market rate rentals in the county currently serve households earning over 120% AMI. The vast majority of new rentals need to be priced to be affordable to households earning below 120% AMI; 55% should be priced below 80% AMI.
- There are 253 rentals in the pipeline for development covering a range of affordability levels from 50% AMI through unrestricted market prices.
    - Rentals above 120% AMI are the largest segment and, when constructed, will address about 50% of the need at this price point (164 of units needed). This supply will add a significant boost to supply at this range.
    - A much lower 6% of estimated needs will be addressed by pipeline development under 120% AMI. Increasing the development of this product is needed.

Rental Units Needed by AMI Through 2027, Teton County, WY

	AMI				
	≤50%	50.1% - 80%	80.1% - 120%	120.1 - 200%	>200%
Max. Income	$52,020	$83,232	$124,848	$208,080	>$208,080
Max. Affordable Rent	$1,300	$2,080	$3,120	$5,200	>$5,200
Renter Income Distribution	24%	31%	23%	17%	5%
Rental Units Needed by AMI*	**360**	**465**	**345**	**255**	**75**
Pipeline development	62	11	3	----- 164 -----	

Incomes at each AMI are reported for a 3-person household

* Units Needed total is based on the mid-point of the low and high housing need estimates

The following table shows the income targeting for the additional units needed based on the income distribution of owner households that work in Teton County.

- The majority of owners earn under 200% AMI. The current housing market provides some attached product that households earning 250% AMI could afford, but single family homes are well above this. Market rate for sale product is basically not existent at prices that residents making their living in the county can afford.
- When considering ownership product for local residents and employees, most should be priced between $300,000 up to $780,000 (80% to 200% AMI). For renters looking to buy, product priced for households earning primarily between 50% AMI up to 120% should be the focus.
- Prior to the recent boom in prices in the Teton Region, homes priced below $500,000 were available in Teton County, Idaho, which is where many employees working in Teton County, Wyoming, searched for and found homes to buy. This is no longer a viable option; however, households searching for homes over $500,000 can still find some product. As options in neighboring counties diminish, it becomes even more important to provide opportunities for this demographic locally.
- About 118 homes for ownership are in the development pipeline, a substantial 90% of which will be priced for owners earning under 120% AMI, meeting about 15% of the estimated need in this income range. Twenty-four (24) homes are priced for households earning under 80% AMI - a great achievement in the high cost market. This is a good target for first time homebuyers.

Ownership Units Needed by AMI Through 2027, Teton County, WY

	AMI					
	≤50%	50.1% - 80%	80.1% - 120%	120.1 - 200%	200.1 - 300%	>300%
Max. Income	$52,020	$83,232	$124,848	$208,080	$312,120	>$312,120
Max. Affordable Purchase Price*	$195,700	$313,100	$469,600	$782,700	$1,174,100	>$1,174,100
Owner Income Distribution	10%	17%	25%	27%	12%	9%
Ownership Units Needed by AMI**	**135**	**225**	**335**	**360**	**165**	**120**
For sale listings	0	0	0	3	7	135
Pipeline development	2	22	82	----- 12 -----		--

Incomes at each AMI are reported for a 3-person household

*Assumes 5.37% interest rate 30-year loan, 5% down, and 20% of costs to taxes, insurance, HOA

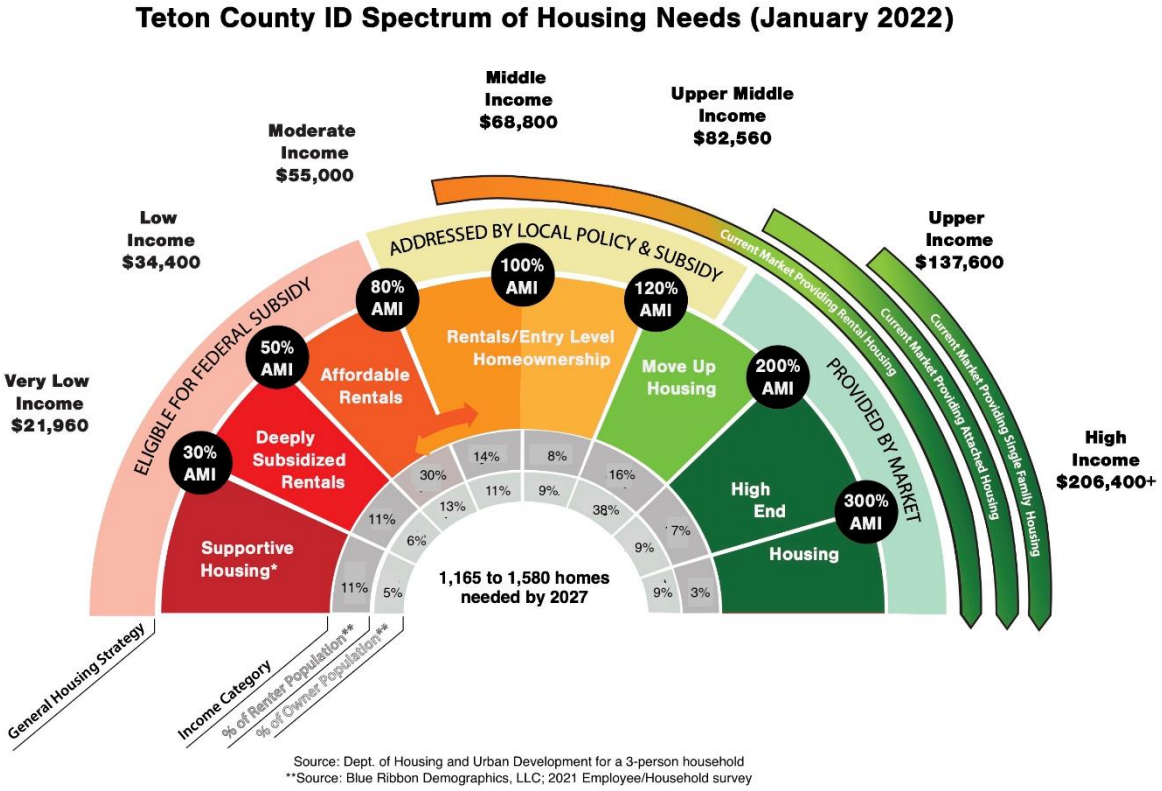
** Units Needed total is based on the mid-point of the low and high housing need estimates

Teton County, Idaho

Chapter 1 – Report Snapshot and Recommendations

Overview of the Teton County, Idaho, Housing Needs Assessment

This Assessment centers on the understanding of what households can afford for housing in Teton County, and explores where their needs are being met, and where there are gaps. It uses the definition that housing is affordable when monthly housing costs (rent or mortgage, plus utilities, insurance, and property taxes) is equal to no more than 30% of a household's gross income (i.e., income before taxes).



Source: Dept. of Housing and Urban Development for a 3-person household
**Source: Blue Ribbon Demographics, LLC; 2021 Employee/Household survey

The housing bridge, illustrated above, presents a picture of what affordability in Teton County for its residents and workforce should look like. The bridge portrays a spectrum of housing that is affordable and most likely to be sought out by households in different income groups. It indicates the percentage of households earning incomes in each area median income range and the type of housing likely to be needed at the different income levels. The bridge depicts what may be ideal for most communities – the availability of housing that is affordable to households at all income levels and provides options for changing life circumstances.

It is from this perspective that the housing needs assessment was conducted. The housing bridge summarizes what you are about to read. It illustrates the mix of housing needed by residents making their living in the county and at which income level. It shows where the market is providing housing and where it is not; and how much housing is needed to address current shortfalls and keep up with future job growth. More specifically:

- The rental housing market for residents and local employees searching for homes has gotten expensive for local wage earners. A three-person household earning about $60,000 per year coming to Teton County may find something that meets the definition of affordable in the market. By this summer, if rents keep rising as fast as they have been, an income closer to $70,000 per year will be needed to afford market rate rentals.
- Households making their living locally were able to find a few attached homes to buy (condominiums, townhomes, etc.) for under $400,000 (150% AMI) in the first 10 months of 2021, although homes in this price range are now essentially nonexistent. Market rate single family homes are now mostly over $500,000 (175% AMI). This is a big shift from just two years ago when three-fourths of homes were priced under $500,000.
- To address the amount of housing needed to catch up to current shortfalls and keep up with future job growth, ***at least 60% of the approximately 1,165 to 1,560 homes needed by 2027 in the county will need to be priced below market***. This will require local policies, subsidies, and creative partnerships to produce, building upon the already significant achievements of the cities, county, local organizations, employers, private sector and community in this regard.

The document that follows provides the information and story behind this bridge. It summarizes the local housing challenges felt by residents, employees, employers, and the community as whole; and the already great strides being taken to improve housing options for residents and employees to support a thriving and vibrant Teton County community.

Recent Successes and Recommendations

Summary of Recent Successes

The local jurisdictions and employers have been working hard to address the current housing gaps in the community. There are many successes to celebrate. In particular:

- Local stakeholders have created the *Affordable Housing Strategic Plan* and *Housing Supply Plan*, clearly spelling out the challenges and proposed strategies to address them. Local jurisdictions have adopted the *Affordable Housing Strategic Plan* and implementation has started.
- The Joint Housing Authority has been established. Funding for an executive director is secured. The organization has an active Board of Commissioners with strong expertise in housing and planning. Local jurisdictions have also committed staff time and funding. The city of Victor recently entered into an agreement with the Joint Housing Authority to lease land at Sherman Park for a potential 72-unit affordable housing project.
- Employers have increased their engagement in providing employee housing, currently assisting over 300 seasonal and year-round employees with housing units, stipends, or other assistance to help relieve family burdens and increase stability.
- The city of Driggs has partnered with Northwest Real Estate Capital Corporation for the development of affordable rental housing in downtown Driggs at Depot Square. The team secured Low Income Housing Tax Credit funding to build 30 restricted rentals affordable for residents earning between 30% and 60% AMI. Community development block grant funding and tax increment financing revenue from the Driggs Urban Renewal Agency were also part of this project's financing.

- Local jurisdictions have added housing as a top priority in their comprehensive plans, and started assessing local zoning regulations to increase the diversity of housing types.

The Path Forward

As summarized above, there is good momentum and foundation for addressing housing needs in the Teton Valley. And continued momentum is needed to help address the gap of up to 1,580 homes. ***The magnitude of the issue requires a robust and regional response from all sectors of the community (public, private, non-profit) working collaboratively to engage community support and accelerate housing solutions.***

Recommendations

The below recommendations can be revised, expanded, and made more actionable through community conversations and policy direction by elected and appointed officials.

Regional Nature of Housing

The demand for homes in Teton Valley from local residents and employees, as well as workers in Teton County, Wyoming, is extensive and will continue. This means that, the extent to which each county in the Teton Region addresses their housing needs will affect housing needs in other communities in the Region. It is important to maintain a regional dialogue about the problem, recognize the local and regional implications of housing polices, and work together on solutions and policies that carry benefits and impacts across jurisdictions.

Implement the Affordable Housing Strategic Plan and Supply Plan

The community is on the right track with these recently adopted plans. Additional considerations that will support implementation include:

- Assess and update housing goals by tenure in light of the extensive housing (both rental and ownership product) needed, available and planned land and funding resources, and community priorities. In doing so, recognize that communities rarely make the policy decision to tackle the full need, as scarce resources, other community priorities and constraints are considered.
- Activate the Supply Plan strategies by pursuing the public/private partnerships needed to produce housing. This includes multiple steps:
    - Create more detailed project feasibility assessments to attract skilled builders/developers for projects.
    - Cultivate local expertise in constructing deed restricted housing in the Valley. This may include, for example, a Habitat for Humanity Affiliate, a local builder, a community land trust, or the Housing Authority.
    - Plan a consistent pipeline of projects. This shows dedication to projects, helping to attract skilled builders/developers, and helps guide resource allocation.
- Create deed restriction stewardship and applicant selection processes before units come online. Many mountain towns have a laundry list of lessons learned in the stewardship and management of deed restrictions, which can help the Housing Authority start on the right path.

- Implement the local funding source recommendations that are currently being refined as part of the *Affordable Housing Strategic Plan*. The most successful housing programs have a layer of funding strategies, including revenue from housing rents and sales, transaction fees, local government sources, grants, loans, philanthropy, among others. Specific considerations include:
    - State and federal resources. Depot Square illustrates the effectiveness of these resources.
    - There is a promising bill in legislation to create State Housing Fund of $50 million, providing access to additional federal funds and tax credits of about $120 million.
    - American Rescue Plan (ARPA) and Infrastructure and Jobs Act funding can be leveraged to help produce needed housing. ARPA funds can be used to construct new low to moderate income housing and/or build infrastructure to support developers who commit to a portion of their development being deed restricted.
- Track progress and monitor the housing supply – good record keeping can ensure that the housing program remains on track. Monitor and educate the community of progress – community housing units produced and program successes. Also track building permit activity, changes in short term rental use, and loss of units through redevelopment and sales.
- Actively educate local residents on available housing programs and options. Ensure marketing reaches all segments of the population that can benefit to ensure broad knowledge of and, therefore access. This includes seniors, the Hispanic/Latino community, local employees, etc.

Share Successes

Another hallmark of successful housing initiatives for local residents is robust community outreach, engagement, and story-telling. Invest in educating the community about the value of having the workforce living locally, housing terms, and projects in the pipeline. Track and demonstrate community-wide successes. A good program can be the cornerstone to get units built, community buy-in, and political will. Bringing a diversity of voices into the conversation is vital. A good website is an important starting point, with a dashboard that highlights successes.

Continue to Improve the Regulatory Environment

Update zoning to improve the ability to build a variety of housing within the cities and make the regulatory environment more favorable.

- The Valley is in a good position to utilize low base zoning to craft an effective density bonus program to facilitate the private sector to produce deed restricted product (e.g., similar to the 2-for-1 program in the town of Jackson). The valley's cities could also consider a policy that delivers deed-restricted affordable housing in exchange for rezone or annexation. The lack of regulatory options, such as inclusionary zoning and linkage, in Idaho, makes it even more important to have incentives that engage the private sector.
- More multi-family rentals at all price points would be helpful, as well as more attached for sale housing. Ensure zoning allows and facilitates the type of development wanted.
- Review Accessory Dwelling Unit (ADU) regulations and consider incentives tied to affordability requirements.
- Disallow short term rentals in new inventory to protect the limited housing supply for local occupancy. State statutes (HB 511 and HB 216) limit the ability to restrict existing short-term

rentals, but voluntary covenants on new product are a likely option. Explore the ability to further regulate short term rentals based on community health, safety, and welfare standards.

- When planning homes for residents, consider larger family needs and options for intergenerational living. Larger families, and particularly the Hispanic/Latino community, noted problems locating suitable housing based both on a lack of larger units for families and limitations on the number of people per home. Co-op housing might be explored for intergenerational living options.
- Review parking requirements, setbacks, and minimum lot sizes to ensure efficient use of land.

Support the Momentum of Employers

Create more structure for employers to learn from each other and work collaboratively on new development and master leasing programs. This could take the form of a summit or standing meeting focused on opportunities for employers to work together to address their employee housing needs. There may also be a role for a public or private entity to help with property management so that employers do not also have to be landlords.

Further Study Senior Needs

The population is aging, the workforce is aging, and many seniors desire to age in place. Lower maintenance, smaller patio homes or attached product are often desired as residents age. The need for senior care services and life care or assisted care options will also increase. There are currently no assisted living centers or skilled nursing facilities in the Teton Valley. This study is focused more broadly on community needs as a whole; the specific needs of seniors deserve more targeted research.

Preserve Homes Upon Resale

Consider a voluntary deed restriction policy. Much of the Teton Valley workforce owns homes that were attainable before the dramatic rise of home prices. Consider a voluntary deed restriction program for homeowners who desire to keep their units available to the workforce and local residents after sale.

Chapter 2 – Community Demographics

This chapter describes a few key characteristics of the people and households in Teton County, Idaho, including growth over time, age, ethnicity, the mix of owner and renter households, type of housing occupied, and household income. This information provides a picture of community change over time and inform the size, type, and tenure of housing needed by residents.

Population and Households

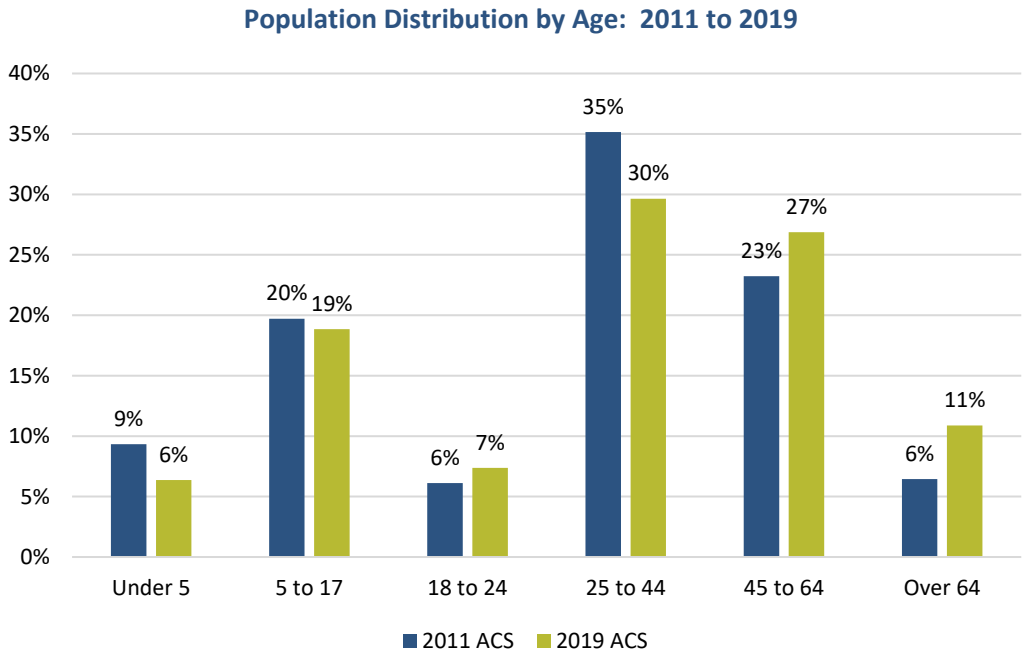
The population of Teton County, Idaho, increased by just under 1,500 residents from 2010 to 2020 and more than 700 households. This amounts to a population increase of 1.4% per year on average, which is slightly lower than that of Idaho overall (1.6%).

	2010	2020	% growth (2010 to 2020)
Population	10,170	11,630	14%

Sources: 2010 Census, 2020 Census

Age

The county's median age has increased from about 34 to 37 years since 2011. The share of the population age 45 and up has increased to about 38% of residents. The workforce is getting older – shifting from the early career, 25-44 demographic, to the late career, 45-64 demographic. The comparative decline in the percentage of persons under 5 years of age and the younger workforce (25 to 44) indicates the county is losing, or at least not replacing, younger families and workers as they age.



Sources: 2011 and 2019 5-year ACS

Ethnicity

The racial and ethnic composition of the county has changed little in the last decade based on census information. The number of people who identify as Hispanic or Latino increased slightly from 2010 to 2020 and now amount to about 2,000 residents, comprising just over 17% of the population.

As discussed in other sections of this report, Hispanic/Latino households have generally had a more difficult time locating suitable housing in the county than other households. On average, these households tend to be lower income and have larger households, contributing to their housing challenges.[38]

	2010	2020
Hispanic or Latino	16.9%	17.4%

Sources: 2010 Census, 2020 Census

Tenure (own or rent)

Owner-occupancy of homes increased from 71% in 2010 to 78% in 2019.

About 72% of households with employees that live and work in Teton County own their homes. A significantly higher proportion of the local workforce has been able to purchase homes than households that live and work in Teton County, Wyoming (47% own). Homeownership helps build stability, security, and satisfaction among residents making their living in the region.[39]

Percent of Resident-Occupied Households by Tenure: 2011 - 2019

	Ownership		Rental	
	2010	2019	2010	2019
Teton County, ID	71%	78%	29%	22%

Source: 2010 Census, 2019 5-Year ACS

Unit Type

Overall, 73% of all households and 40% of all renters live in single-family homes or cabins. A much lower 18% live in apartments, condos, or townhomes, which is reflective of the fact that the inventory of homes in the county are largely single family homes.[40]

About 5% of renters reside in accessory dwelling units (45 households), indicating the extent to which this type of home contributes to resident housing.

About 3% of respondents indicated they are currently not permanently housed, but rather couch surfing, camping, or living in a vehicle (equivalent to 120 households). The majority of these households (93%) are lower income, earning below 80% AMI.

[38] See Regional Overview – Housing Problems for more information
[39] See Regional Overview – Housing Problems for more information
[40] See Chapter 4 - Housing Inventory

Type of Housing Occupied by Tenure: Teton County, ID, 2021

	Own	Rent	Total
Apartment or condominium	2%	26%	9%
Townhome/multi-plex	7%	13%	9%
Single-family house/Cabin	87%	40%	73%
Mobile home	2%	6%	3%
Accessory dwelling/in-law/caretaker unit	0%	5%	1%
Motel/Hotel or Dormitory housing	0%	1%	0%
Not permanently housed (couch surfing, car, tent, etc.)	0%	7%	3%
Other*	1%	2%	1%
TOTAL	100%	100%	100%

Source: 2021 employee/household survey

*Employee or affordable housing, basements, rooms, and with family common among "other" respondents

Household Size

The distribution of households by number of people per household by tenure helps to illustrate the size of homes needed by residents. The average household size in Teton County, Idaho, has increased from about 2.6-persons in 2011 to about 3-persons currently.

Average Household Size: 2011 to 2019

	2011 ACS	2019 ACS	2021 Employee/ Household Survey
Total households	2.6	3.1	2.9
Own	2.6	3.1	2.8
Rent	2.5	3.1	3.0

Sources: 2011 and 2019 5-year ACS

Responses to the 2021 employee/household survey show a significantly higher percentage of households residing with roommates, other family members, or with family and roommates in 2021 (16%) than in the 2014 survey (4%) when the same question was asked, as well as a lower percentage of households living alone (14% vs. 21%, respectively).[41]

This is not surprising given the rising cost of homes for Teton County residents, short supply, and loss of rentals through home sales, conversion to short term rentals, or other factors.[42] Many households have been forced to double-up or move in with family as a result of these conditions.

There are multiple families sharing space. There are 6 people in the 2 bedroom unit below me.

-2021 Employee/Household Survey Comment

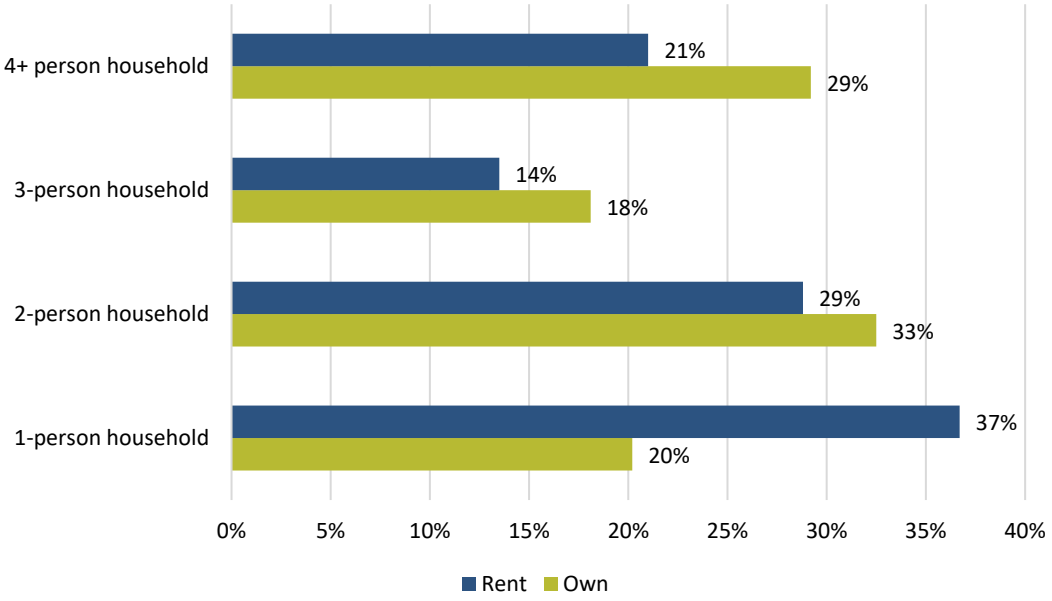
[41] 2014 housing survey for the Western Greater Yellowstone Area Housing Needs Assessment, Rees Consulting, Inc., et al.

[42] See both Chapter 5 – Housing Market and Regional Overview for more information

When considering housing for local residents moving forward, household sizes prior to COVID are a better reflection of needs than current household sizes, which reflect emergency housing measures for many. The below chart reports the pre-COVID household size distribution, showing that:

- Renters are primarily 1-person (37%) and 2-person households (29%).
- About one-third of owner households are 2-persons, with 29% being four-or-more. Families with children (39% of households) and Hispanic/Latino households (average size of 4.2-persons) contribute to the predominance of larger households.

Household Distribution by Size and Tenure: 2019



Source: 2019 5-year ACS

Household Income

The median income reported by the U.S. Department of Housing and Urban Development (HUD) for a 4-person household has increased from $64,000 in federal fiscal year 2015 to $79,500 in fiscal year 2021, an increase of just under 4% per year on average.

Median Family Income for Teton County, ID, 2021

Persons per Household	50% AMI	80% AMI	100% AMI	120% AMI
1	$26,750	$42,800	$53,500	$64,200
2	$30,600	$48,900	$61,200	$73,440
3	$34,400	$55,000	$68,800	$82,560
4	$38,200	$61,100	$76,400	$91,680
5	$41,300	$66,000	$82,600	$99,120
6	$44,350	$70,900	$88,700	$106,440

Source: HUD

An understanding of how much households earn across the income spectrum is important in informing the availability and need for housing that Teton County residents and employees can afford.

The table below equates the median income of households in Teton County to the equivalent AMI level for a 3-person household, which is the average size of households in the county. There are clear distinctions between owners and renters in terms of income.

- Over half of renters (51%) earn below 80% AMI.
- About 20% of renters have incomes above 200% AMI. Based on the 2021 employee/household survey, the majority of these renters (68%) work in Teton County, Wyoming, which pays higher average wages than in Teton County, Idaho.[43]
- The majority of owners earn between 100% and 200% AMI (51%). Only 13% earn over 200% AMI, or about $250,000 for a three-person household.

Teton County, Idaho Household Distribution by AMI: 2021

	3-person AMI	Own	Rent	Total
<50%	$34,400	14%	29%	18%
50 - 80%	$55,000	13%	22%	16%
80% - 100%	$68,800	9%	9%	9%
100% - 120%	$82,560	13%	8%	11%
120% - 150%	$103,200	14%	11%	13%
150% - 200%	$137,600	24%	3%	18%
200% - 300%	$247,680	6%	14%	9%
>300%	>$247,680	7%	5%	6%
Total %	100%	100%	100%	100%
Total #	-	3,455	990	4,445

Note: percentages may add to other than 100% due to rounding
Sources: HUD, Blue Ribbon Demographics, LLC, consultant team

[43] See Chapter 3 - Jobs, Seasonality, and Commuting

Chapter 3 – Jobs, Seasonality and Commuting

Jobs Estimates and Projections

There are about 7,190 jobs in Teton County, Idaho.

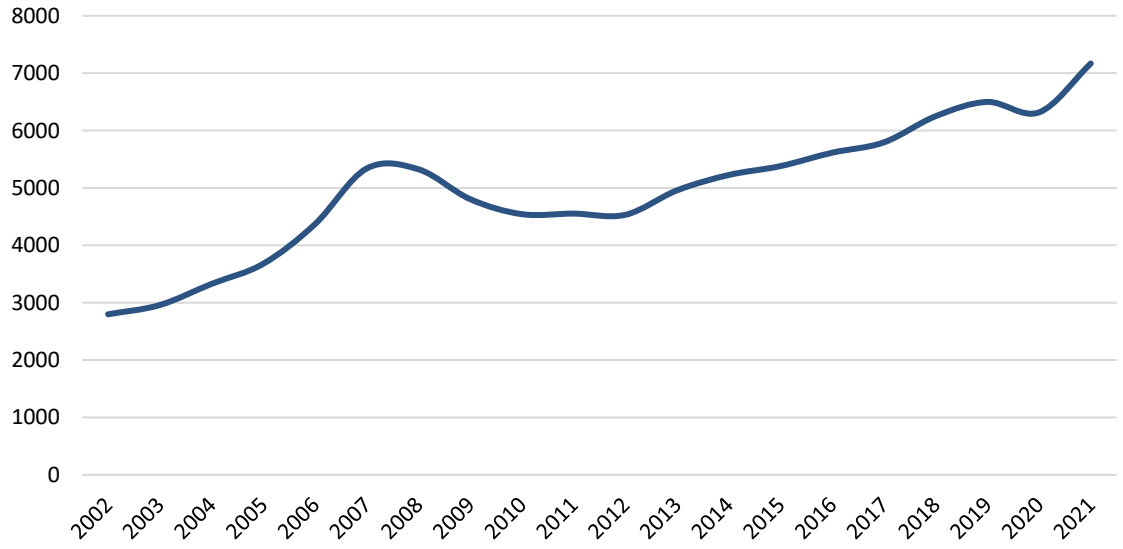
Job Estimates and Projections, Teton County, ID: 2010 to 2027[44]

					Annual Growth Rate	
	2010	2015	2021 (est.)	2027	2012-2019	2021-2027
Teton County, ID	4,543	5,380	7,190	9,474	5.3%	4.8%

Source: QCEW, BEA, Consultant Team

Jobs in Teton County, ID have grown at a strong rate of 5.3% year on average since 2012 (the low point of the prior recession). The Covid pandemic introduced a short-term drop in the number of jobs in 2020, but jobs more than recovered by October of that year. Jobs through the first six months of 2021 increased 10% compared to the same period in 2019. Looking forward, job growth is expected to continue to be strong.[45]

Job Estimates, Teton County, ID: 2002 to 2021



Source: QCEW, BEA, Consultant Team

[44] Estimates are calculated by adjusting the QCEW count of wage jobs by the BEA percentage of jobs held by proprietors to ensure all jobs (wage and proprietor) are included in the estimate.

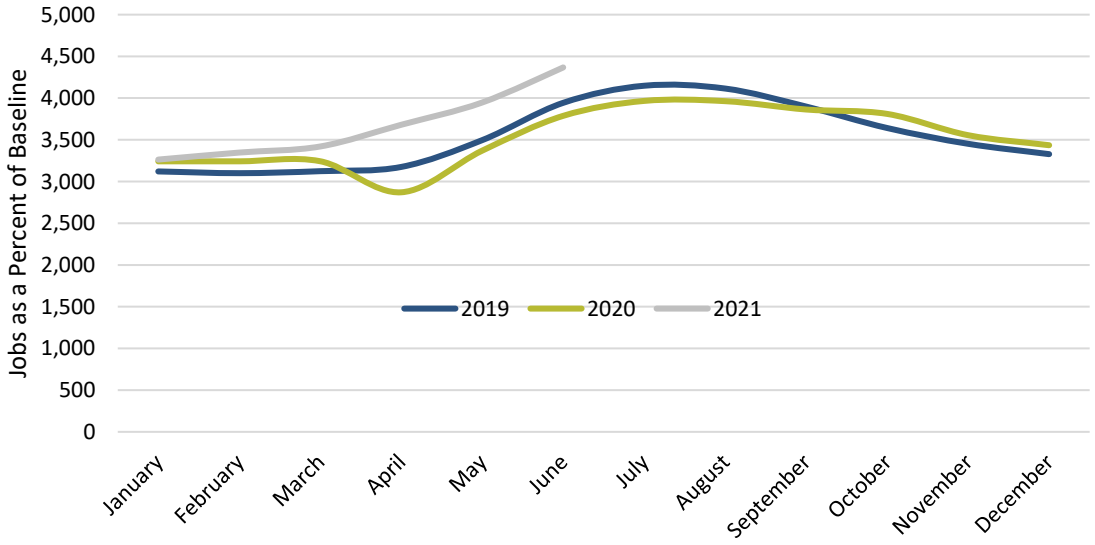
[45] The State of Idaho projects an annual growth rate of 1.5% for eastern Idaho, which has been historically much lower than for Teton County specifically. An estimated 4.8% growth rate was instead used, which is in line with the actual growth rate between 2015 and 2019.

Seasonality of Jobs

Jobs in Teton County typically increase between 25% to 28% during the peak summer tourist season; a pattern that was briefly interrupted during the 2020 COVID pandemic, but quickly recovered to typical patterns. In 2019, about 870 summer seasonal jobs were added to base level employment.

Industries adding the most summer jobs include accommodation and food service; administrative and waste services; arts, entertainment, and recreation; and construction.

Jobs by Month Teton, ID: 2019 - 2021



Source: QCEW

Baseline and Peak Employment, 2019

	Year-round Baseline Jobs	Peak Peak Jobs (July)	Peak % over base
Teton County, ID	3,100	3,970	28%

Source: QCEW

About 29% of year round residents in Teton County, Idaho, hold at least one seasonal job during the year. This means that employers do not need to recruit from outside the area to fill many seasonal jobs. Employers responding to the employer survey estimate that about 43% of seasonal employees return to work for them from prior seasons, on average.

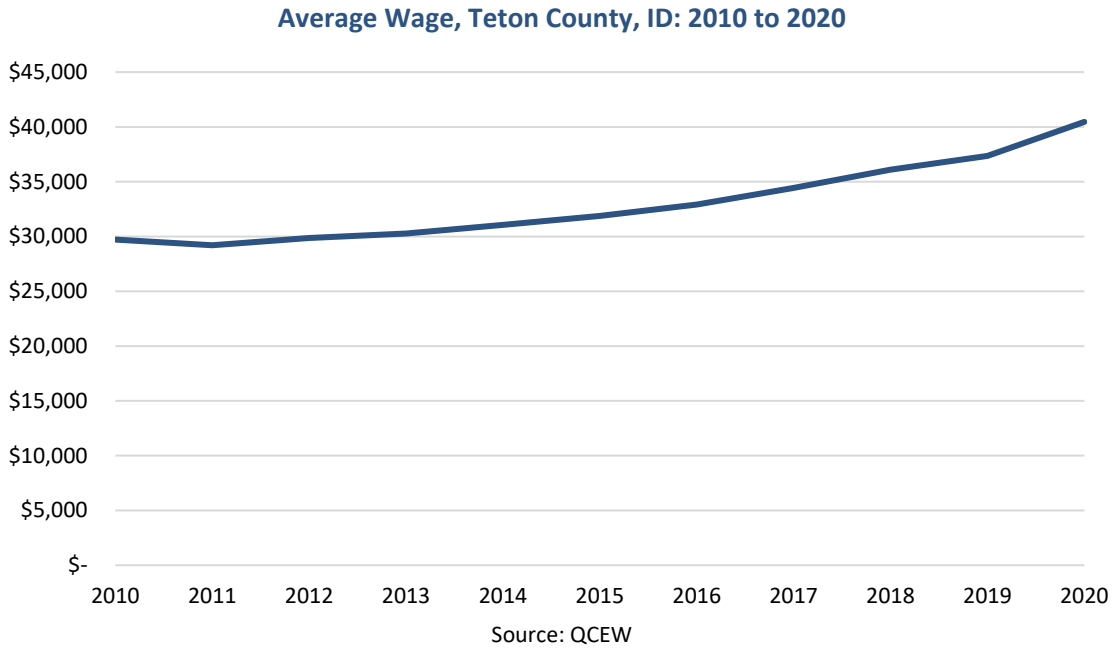
Seasonality of Employment by Place of Residence, 2019

	Year-round Only	Seasonal Only	Year-round Plus at Least One Seasonal
Teton County, ID	72%	9%	20%

Source: 2021 Employee/Household Survey

Wages and Jobs by Sector

The average wage paid in Teton County, Idaho, in 2020 was about $40,500, which is about 32% lower than the average wage paid in Teton County, Wyoming ($60,000). Wages have increased an average of 4.9% per year since 2015, including an 8% increase in 2020. Preliminary 2021 wage data indicates growth will continue.

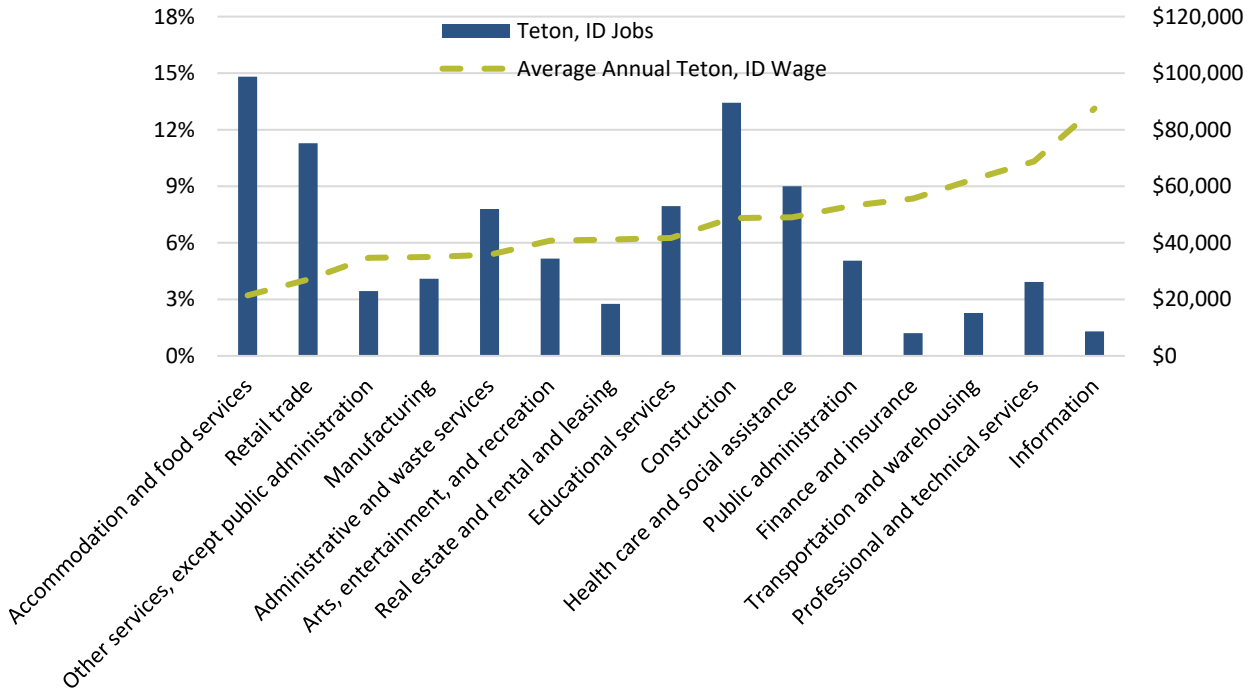


Source: QCEW

Teton County has three industries that each make up over 10% of jobs, two of which are the lowest paying sectors.

- Accommodations and food service accounted for almost 15% of jobs in 2019, and is the lowest paying sector with wages averaging about $21,400 per year.
- Construction accounts for over 13% of jobs and pays more than the average wage ($48,700). Construction is the fastest growing industry in the region.
- Retail trade pays just under $27,000 per year and is the third largest industry (11% of jobs).

Jobs (2019) and Wages (2020) by Industry Sector, Teton County, ID



Source: QCEW, LEHD

Jobs per Employee and Employees per Household

The number of jobs per employee and the number of employees per employed household are used to translate job growth into the number of housing units needed by workers to fill new jobs.

- Workers in the Teton Region hold about 1.3 jobs on average during the year and have about 1.9 employees per household.
- The number of jobs held fluctuates with the seasons. Employees hold an average of 1.4 jobs over the summer and 1.3 jobs over the winter. Many employees, particularly in lower paid service positions, need to hold more than one job to afford to live in the area. This was noted both by employers, as well as respondents to the employee/household survey.

Average Jobs per Employee by Season: Teton Region

Year-round Jobs per Employee	Additional Summer Season Jobs	Additional Winter Season Jobs	Average jobs held during the year
1.1	0.3	0.2	1.3

Source: 2021 Employee/Household Survey

Employees per Household with Earnings: Teton County, ID 2019

	Teton County, ID
Households with Earnings	3,115
Employed Population Age 16 and Over	5,930
Employees per Household	1.90

Source: 2019 5-Year ACS

Based on these estimates, employees filling the 7,189 jobs in Teton County, Wyoming, reside in about 2,890 households.

	2021
Total Teton County, ID, jobs	7,190
Jobs per employee	*1.3*
Total employees filling jobs	5,490
Employees per household	*1.9*
Total employee households	2,890

Source: QCEW, BEA, 2019 5-Year ACS, 2021 employee/household survey, consultant team

Commuting

About 23% of employees who work in Teton County commute into the area for work from homes outside of the county.[46] This reflects average year-round commuting, meaning it includes employees filling year-round and seasonal jobs. This equates to 1,245 workers traveling into the county for work.

# of commuters:	Teton County, ID
Total jobs (2021)	7,190
Jobs/employee	1.3
Employees filling jobs	5,490
% commuting in for work	23%
# commuting in for work	1,245

Source: QCEW, BEA, 2019 5-Year ACS, LEHD, 2021 Employee/Household Survey, consultant team

Very few employees commute into Teton County, Idaho, from other counties in the Teton Region. The majority come from other counties in Idaho.

Conversely, about 38% of workers living in the county commute to Teton County, Wyoming, for work (about 3,200 employees). Teton County, Idaho, has long been a bedroom community for Teton

> *"I can see this impacting us more and more. We have talked about creating a vanpool from Rexburg (and vicinity) and may have to do that soon."*
>
> *-2021 Employee/Household Survey Comment*

[46] Commute percentage range is estimated from multiple sources. Employers on the 2021 employer survey reported that 21% of employees commute from homes outside of Teton County, Idaho. Adjusting the US Census Longitudinal Employer-Household Dynamics (LEHD) for proprietors a similar 23% of county jobs are filled by commuters.

County, Wyoming, providing less expensive ownership and rental options for Teton County, Wyoming, workers than available nearer their job. With escalating housing costs in the Teton Valley of Idaho, however, these opportunities are diminishing, as well as pushing Teton County, Idaho, workers further out to lower cost housing markets.[47]

	Where Workers in Teton County, ID, Live	Where Residents in Teton County, ID, Work
Teton County, WY	2%	38%
Teton County, ID	77%	50%
Lincoln County, WY	<1%	<1%
Other	20%	11%
TOTAL %	100%	100%
TOTAL # of workers	5,490	8,450

Source: LEHD, QCEW, LAUS, 2021 Employer survey, Consultant Team

The primary commute mode used by Teton County residents is to drive alone. Both lower income (below 80% AMI) and Latinx respondents utilize shared modes of travel more frequently than others, including carpool and bus. Overall only 6% of respondents utilized bus service. A few noted they would use the bus more if better options (e.g., times, frequency) existed.

	All	Latinx Respondents
Car	91%	82%
Bus	6%	9%
Carpool	9%	18%
Bike/Walk	9%	6%
Telecommute	17%	4%
Other	6%	2%

Source: 2021 Employee/Household Survey, consultant team

Employer Commute Assistance

About 33% of employers in Teton County, Idaho, that responded to the survey (16 of 49 respondents) indicated that they provide their workers with some work commute options or assistance. Employers providing assistance cover the full range of businesses and services in the county. Of employers providing assistance, telecommuting was the primary option (56%) as shown in the table below. As more employees search for homes outside of the Teton Valley, some employers are considering expanding services, as noted above.

[47] See Chapter 5 - Housing Market for more information

Type of work commute options or assistance:	% of Employers
Telework / work from home flexibility	56%
On-site vehicle for employee errands	44%
Travel stipend (i.e., travel time compensation, etc.)	31%
Bus passes / coupons	19%
Bus/shuttle (operated/financed at least in part by your business)	13%
Carpool / Vanpool program	13%
Other (e.g., flex hours, gas reimbursement)	13%

Source: 2021 Employer Survey
*Totals exceed 100% because employers could select multiple options.

Unfilled Jobs and Turnover

Teton County, Idaho, employers responding to the survey indicated that 19% of jobs were unfilled. In comparison, a lower 15% of jobs were reported unfilled by employers in Teton County, Wyoming. Prior to COVID, unfilled job rates were more typically 5% to 7% in most mountain resort communities.

Unfilled Jobs	
# jobs unfilled	1,400
% jobs unfilled	19%

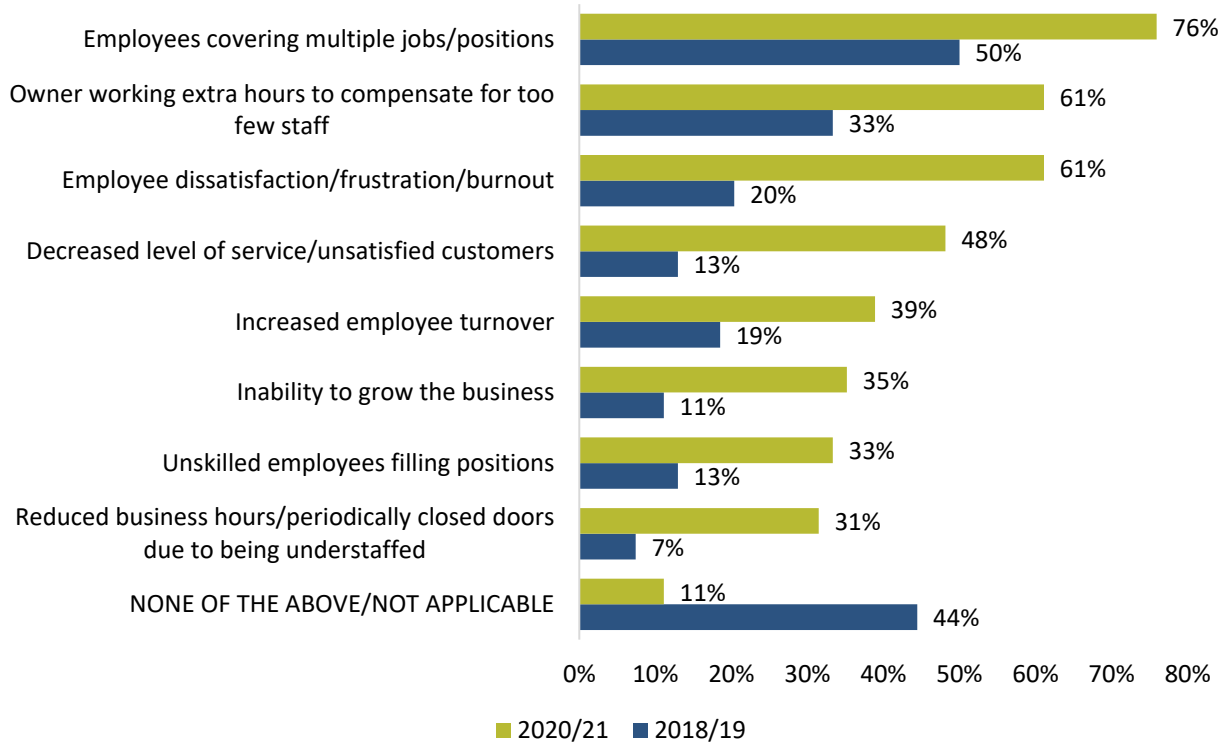
Source: 2021 Employer survey, interviews

With unfilled positions, businesses struggle to provide quality services and operate profitably. This is particularly challenging post-COVID as business has ramped up combined with a tight regional job market. As shown below, the vast majority of businesses responding to the survey experienced problems related to being understaffed this past year (89%). While this problem is not new - about 56% of employers reported that they had understaffing problems prior to COVID – perhaps the most striking issue is how rapidly these problems have increased since 2018/2019. As shown in the chart below:

- Over 60% of businesses experienced problems related to employee burnout, including employees covering multiple jobs/positions, the owner working extra hours, and resulting frustrated and dissatisfied employees. A lower 20% to 50% of businesses were affected pre-COVID.
- Another 35% to 48% experienced issues related to the ability to provide quality services, including increased employee turnover, reduced level of service/customer satisfaction, and an inability to grow the business, up from 11% to 19% pre-COVID.
- About one-third had to reduce their business hours or close their doors due to being understaffed, which affected a lower 7% to 13% of businesses in 2018/19.

> *"I think this issue has only just begun. Finding staff that would stay year-round has always been a challenge, but recently, the housing situation seems to be a big issue."*
>
> *-2021 Employer survey comment*

Has your business experienced any of the following problems related to being understaffed?



Source: 2021 Employer survey

The large number of unfilled jobs is paired with additional challenges.

Low unemployment rate. Unemployment rates in the late-summer and fall of 2021 were lower than they have been in the past 20 years. Finding employees to fill jobs was a challenge prior to COVID when the unemployment rate was just below 3%.

Unemployment Rate, September, Teton County, ID

	Unemployment Rate
September 2021	1.5%
September 2001-2020 Average	2.8%

Source: LAUS

Decline in J-1 Visa[48] workers. As a result of the COVID pandemic and shut-downs in 2020, J-1 Visa workers were much less available. About 7% of employers in Teton County, Wyoming, and Teton County, Idaho, responding to the survey reported hiring J-1 employees in 2021, primarily in bar/restaurant, lodging/accommodations, recreation, and retail industries; however, fewer were hired than before the pandemic.

[48] A J-1 Visa is a non-immigrant visa for a limited duration issued by the United States to research scholars, professors and exchange visitors participating in programs that promote cultural exchange, especially to obtain medical or business training within the U.S. All applicants must meet eligibility criteria.

- In summer 2021, employers hired J-1s to fill about 2% of jobs in the region. The number hired was about 58% lower than in 2018/19.
- Employers anticipate hiring J-1s near pre-pandemic levels in 2022, helping to fill about 5% of jobs in the region.

Since the number of jobs has recovered from 2020, the lack of these workers is strongly felt. J-1 employees typically fill lower skill/lower paid positions and work multiple jobs that businesses must now recruit for locally.

Lack of and high cost of housing. Not only can new workers not find available housing, but homes that are available are too expensive for local wages. This affects the full range of vacant positions from entry-level through experienced management positions, with lower paid positions most impacted.

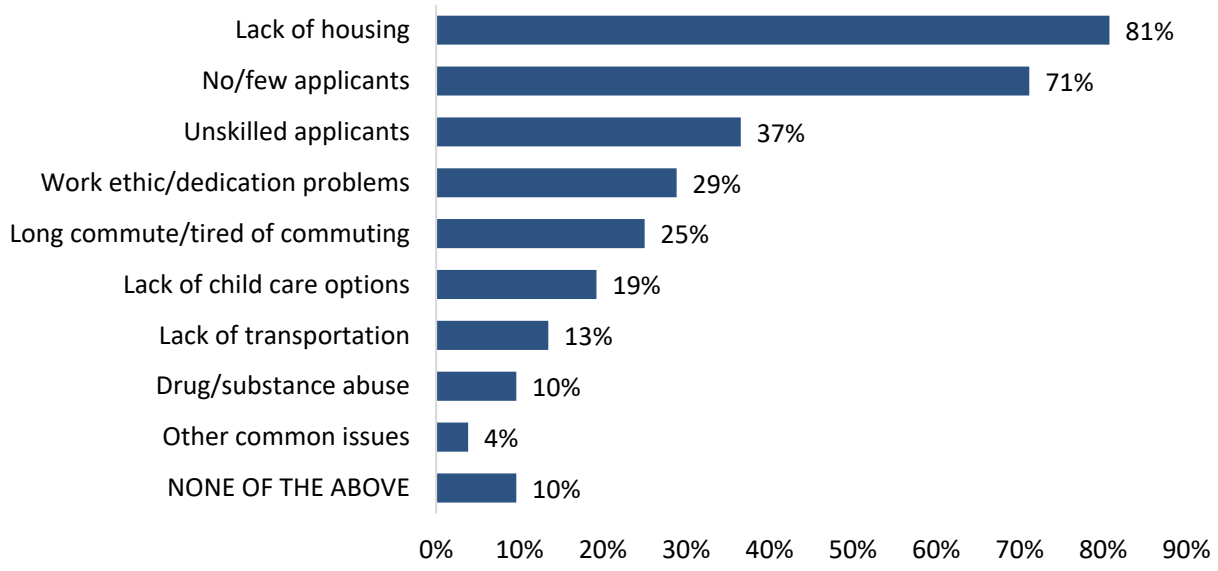
When employers were asked about issues they experienced when finding or keeping qualified employees:

- The lack of housing was the number one issue (81%), followed by no/few applicants (71%).
- Long commutes have also impacted about 25% of businesses, but this is more prevalent for Teton County, Wyoming, businesses (41%), for which many employees have a difficult commute over the pass.
- Lack of childcare and transportation ranked lower, but are services that can help make an employer competitive in recruitment and retention.

"Housing is the number one factor limiting my ability to bring new high paying year-round jobs to Teton Valley."

-2021 Employer survey comment

Issues experienced in finding or keeping qualified employees:



Source: 2021 Employer survey

Employee turnover and difficulty recruiting. About 76% of employers in the county responding to the survey had employees leave and 78% had potential hires decline positions due to the inability to locate suitable housing in the area.

- The number of employees that left employment equates to 5% of jobs in the county; meaning 5% of jobs were vacated and had to be refilled. Candidates were found for another 12% of jobs, but declined offers of employment.
- Turnover is costly to the business. Aside from affecting business hours and operations (as discussed above), it costs money to recruit and train new employees. Some studies have estimated that it costs about 20% of an employee's salary to replace that employee[49] – costs that quickly add up with repeated turnover.

"How many people, in your estimation did not accept a job or left your employment in the past 12 months because they lacked or could not find housing they could afford in the area?"

	% of employers experiencing the problem	Average # of employees lost per business	% of total jobs in the county represented
Employee(s) left	76%	2.3	5%
Potential hire did not accept job	78%	5.7	12%

Source: 2021 Employer survey

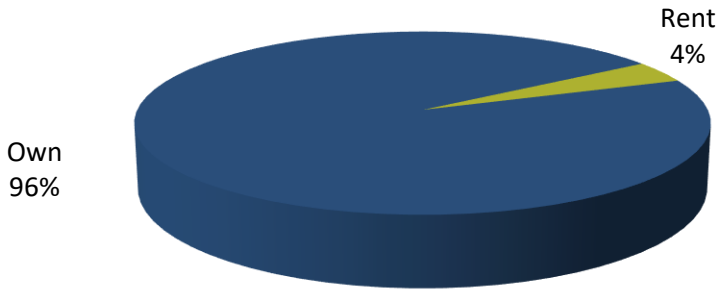
Retiring Employees

Based on survey responses, about 15% of employees working in Teton County, Idaho, expect to retire within five (5) years. This equates to about 800 employees.

- Pending retirees tend to hold more senior positions and be skilled staff.
- Housing is a primary concern. Nearly all of employees that expect to retire have stable housing because they own their homes. Many purchased 10 or 20 years ago or during the 2007/08 recession. New employees struggle to find homes to rent and the vast majority will not earn enough to purchase.
- Some retiring employees will stay in the community. For those that decide to move, the homes they vacate likely not be affordable for the employees who follow.

[49] See, e.g., The Center for American Progress, "There are Significant Business Costs to Replacing Employees," Nov. 2012, available at: https://www.americanprogress.org/issues/economy/reports/2012/11/16/44464/there-are-significant-business-costs-to-replacing-employees/

Tenure of Employees that Plan to Retire Within 5 Years:



Source: 2021 Employee/Household Survey

Pending retirees and the aging population present potential other challenges. For retired residents that prefer to age in place, lower maintenance, smaller patio homes or attached product are often desired as residents age. The need for senior care services and life care or assisted care options will also increase. There are currently no assisted living centers or skilled nursing facilities for this population in the Teton Valley.

Chapter 4 – Housing Inventory

Housing Units – Number and Occupancy

Teton County, ID has 5,333 housing units. Housing units have been added at a rate of about 2.1% per year since 2015, which is more than twice the rate during the previous five years (about 0.6% on average).

Housing Unit Estimates, Teton County, ID: 2010 to 2021

	2010	2015	2021	2015-2021 Annual Growth Rate
Housing Units	4,561	4,704	5,333	2.1%

Source: Teton County Assessor

About 70% of Teton County housing units are occupied by resident households. The other 30% are second homes, short-term rentals, or vacant in the transition of being sold or rented. The 70% occupancy rate indicates a slight increase in occupancy since 2010. Considering the timing of the 2010 Census in the depth of the Great Recession and the 2020 Census at the beginning of the pandemic, this represents a relatively stable occupancy.

Occupancy and Tenure, Teton County, WY: 2000-2020

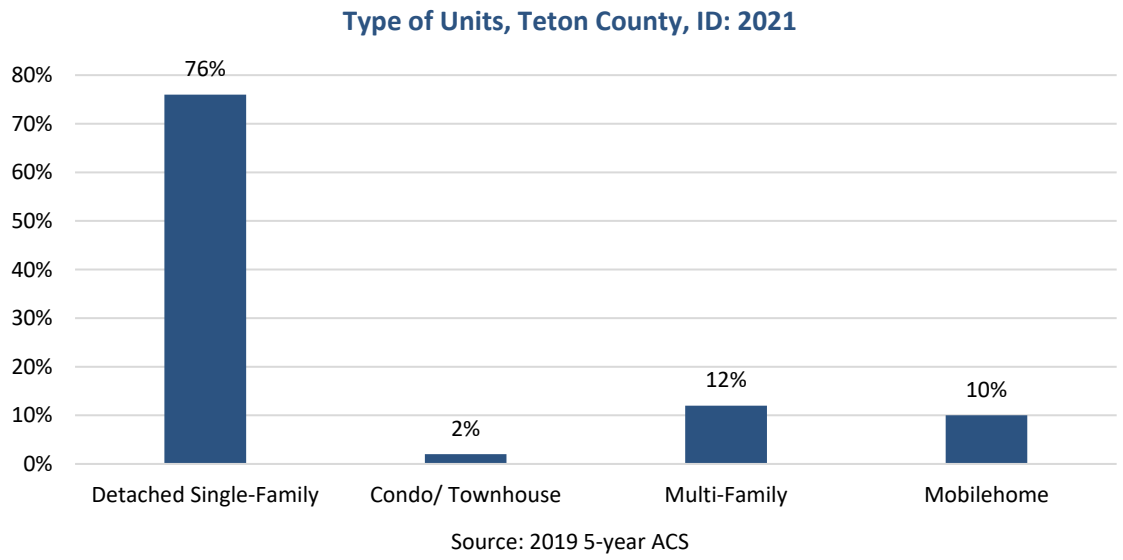
	2000	2010	2020 (adj.)
Occupancy Rate	79%	67%	70%

Source: 2000, 2010, 2020 Census, Teton County Assessor, Consultant Team

Types of Units

There is little diversity in the housing stock in Teton County. Housing units are predominately single-family homes (76%). About 12% of units are multi-family and 10% are mobile homes, which are typically more affordable options for local employees.

Stable rentals for local employees and a diversity of housing options for owners at different life stages are in short supply in the county. For example, apartments, unlike owner-rented single-family homes, townhomes, and condos, are not subject to being sold out from under the renter or the owner moving in and, in communities where apartments are defined as having to be rented for a minimum of 30-days or more, cannot legally be converted to short-term rental use. Increasing the diversity of housing types would support greater affordability and mobility in the market for households at all stages of life.



Source: 2019 5-year ACS

Housing unit occupancy by income level indicates the extent to which different housing types may provide "naturally occurring" affordable housing. The below table shows the type of housing units occupied by income level (AMI). The sample includes respondents that are residing in market rate housing, meaning that the table excludes respondents that are living in employer-assisted or income, employment, rent or price-limited homes. As shown:

- Households with incomes greater than 80% AMI are more likely than other households to live in single family homes and less likely to live in multi-family units.
- Households earning below 80% AMI are more likely to reside in multi-family units and mobile homes than other households.
- Accessory dwelling units predominately provide housing for households earning between 50% to 120% AMI.
- A significant percentage of households earning under 80% AMI are also currently not permanently housed, but rather couch surfing, camping, or living in a vehicle (about 110 households).

Type of Unit Occupied by AMI: Teton County, ID, 2021
Respondents Residing in Market Rate Homes

	Less than 50%	50 to 80%	80 to 120%	120 to 200%	Over 200%
Apartment or condominium	19%	16%	11%	4%	2%
Townhome/multi-plex	11%	11%	8%	6%	8%
Single-family house/Cabin	50%	57%	75%	86%	88%
Mobile home	10%	4%	2%	2%	1%
Accessory dwelling/in-law/caretaker unit	0%	4%	2%	1%	0%
Motel/Hotel or Dormitory housing	0%	0%	1%	0%	0%
Not permanently housed (couch surfing, car, etc)	9%	7%	0%	0%	1%
Other	0%	2%	2%	1%	0%
TOTAL	100%	100%	100%	100%	100%

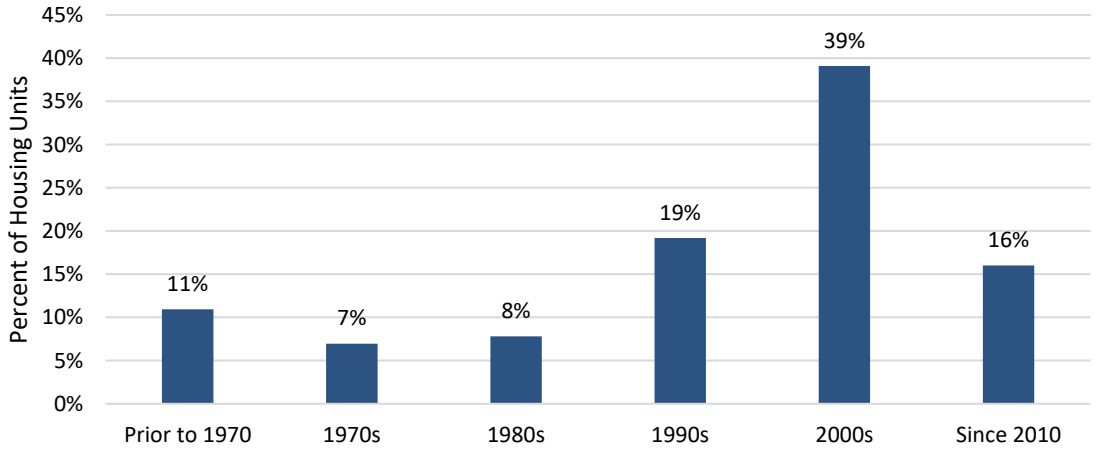
Source: 2021 employee/household survey

Age of Units

Development in Teton County accelerated in the 2000's, when about 39% of the county's housing stock was constructed. Development slowed significantly during the 2007/08 recession, but beginning in 2015, construction has again picked up. About 55% of the housing in Teton County, ID has been built in the past 20 years.

This is different from development patterns in Teton County, Wyoming, in which the largest percentage of housing stock was constructed in the 1990's (25%), and construction slowed down in the 2000's (20% of units built).

Age of Units, Teton County, ID: 2021



Source: Teton County, ID, Consultant Team

Short Term Rentals

Short-term rental is defined as a rental period of less than 30-days. In Teton County, 18% of renters (about 180 households) responded that they were forced to move in the past three years due to direct conversion of their unit into a short-term rental.[50] The rate of displacement was lower in Teton County, Wyoming, (10% of renters), where more regulatory measures on short term rentals are (and can legally be) in place.

Short term rental permits are required in the cities of Victor and Driggs; the unincorporated county does not require permits. A snapshot Airbnb search returned 250 short term rentals in the entire county, plus those in Alta, Wyoming. This equates to just under 5% of total housing units in the county. Of these:

- There are 74 permitted short-term rentals in Driggs, with an estimated 10 to 15 more that may be unpermitted.
- Victor has 25 permitted short-term rentals.
- Tracking short term rentals in the county and supporting the use of ADUs as long term rentals are also recommended.

Many mountain communities throughout the west have moved toward increased regulation and requirements on short term rentals, if not limiting their use or banning them altogether. In Idaho, regulation is limited by House Bill 216[51], which passed in 2017. The bill bars local governments from prohibiting short-term rentals, but it does allow for regulation of short term rentals in the interest of the health, safety, and welfare of residents. The full extent of regulations that state law permits is not fully known, but some communities have adopted regulations ranging from occupancy restrictions (McCall) to a cap on the number of short-term rentals in residential zones (Sandpoint).

> *"We are facing potentially losing over half of our employees due to losing their rental housing. Each one of them is frantically seeking long term rentals. The rentals they are currently in are being turned into VRBO's."*
>
> *-2021 Employer Survey Comment*

Employer Assisted Housing

In recent years, particularly since the COVID pandemic, the ability of employees to find housing they can afford has become more challenging and employers expressed concern that people cannot find places to live. Local wages have not kept up. Employers report that turnover has been high and there is a constant need to search for and train new staff.

To improve the ability to recruit and retain employees, employers throughout the Teton Region have been increasing efforts to help employees find and afford housing. About 40% of employers in Teton

[50] See Regional Overview – Housing Problems for more information

[51] See HB 216 here https://legislature.idaho.gov/sessioninfo/2017/legislation/h0216/ for more information. Another bill, HB 511, also does not allow homeowner's associations to prohibit or restrict short term rentals unless the owner of the home being restricted agrees to it in writing; however, HOA's may assist in helping to enforce local regulations that may exist (e.g., permits, etc.).

County (including Alta) that responded to a summer 2021 survey indicated that they provide assistance with housing (21 of 53 respondents to the question). Employers assisting with housing cover the industry spectrum, including retail, recreation, construction, lodging, and non-profit.

> *Without employee housing we wouldn't be able to operate our business.*
>
> *-2021 Employer Survey Comment*

Of employers providing help with housing:

- The most frequent type of assistance is employer-owned and employer-leased units rented to or provided as compensation to employees, amounting to about 276 beds;
- Another 15 beds are provided as temporary or relocation housing;
- A few companies offer an employee housing stipend ranging from about $400 to $1,200 per month.

When asked how providing assistance has impacted their business, respondents acknowledged the financial impact ("expensive," "reduced profitability," "made our rates higher"), but that it helps to retain qualified, trained, and trusted staff and a "happy crew."

For employers that do not provide housing assistance, the primary reason was that they cannot afford to provide assistance (53%). Only 3% indicated that assistance is not needed for their employees. Among other reasons provided include corporate limitations and "researching building."

Employer Reasons for Not Providing Housing Assistance to their Employees	
Cannot afford to provide housing or housing assistance	53%
I prefer to pay higher wages instead	38%
Do not want to be in the housing business	31%
Do not have the expertise or knowledge to help with housing	31%
Housing is the employee's responsibility	28%
Housing assistance is not needed for our employees	3%
Other	7%

Source: 2021 Employer Survey, consultant team

Sixty-six percent (67%) of employers indicated that they would be interested in providing assistance in the future. When asked what would encourage or help them provide housing, about one-half indicated that partnerships and matching grants would help. Another 38% would find benefit in joint participation with other employers.

> *We are actively considering how to mitigate this risk and are interested in learning more about our options moving forward.*
>
> *-2021 Employer Survey Comment*

With the wide range of experience and activity in the county by employers in trying to help address employee housing issues, opportunities to partner and learn from each other are ripe to continue to boost effectiveness.

What would encourage or help you to provide housing or housing assistance?	
Partnering with government, private, or non-profit entities	50%
Matching grants	48%
Opportunities to participate with other employers	38%
Low cost loans	28%
Technical assistance	14%

Source: 2021 Employer Survey, consultant team

Redevelopment

Over the past five years, nine mobile homes in Victor were either relocated or demolished due to redevelopment of the property they were on. Tracking demolition and redevelopment and comparative price points of replacement units would help understand the net growth or loss of housing over time.

Pending Development

While development since 2010 was down from the previous decade, recent activity indicates the beginning of another strong building cycle. The Teton County Assessor shows about 71 units added per year since 2010. However, the annual rate of production is likely to see a major jump this coming year, as there are over 600 units with pending, approved, or issued building permits.

Units with Pending, Approved, and Issued Building Permits, Teton County, ID

	Teton County, ID
Single Family	391
Multifamily	95
Accessory Dwelling Unit	67
Manufactured/Mobile Home	55
Total	608

Source: City of Driggs, Teton County, ID, Consultant Team
Note: data not available from the city of Victor

In addition to the units in the building permit process, the following projects are also in the pipeline.

Housing Pipeline

Project	Location	Status	Units	Unit Type	Pricing
Depot Square (LIHTC)*	Driggs		30		For rent 30-60% AMI
Stone Mountain	Driggs	Prelim Plat	40	3BR	$600,000
Creekside Apartments	Driggs	Approved (2 of 5 buildings have building permit)	36	9 1BR 18 2BR 9 3BR	1BR $1100 2BR $1400 3BR $1700
Front Street Infill (urban renewal)	Driggs		30	Studio, 1BR	~$1,000
Duplexes	Victor		10	Duplex	Market
Live/work	Victor		5	Live/work	Market
Total			151		

Source: City of Driggs, city of Victor
*See Chapter 6 – Housing Program Accomplishments and Challenges for more information on Depot Square

Chapter 5 – Housing Market

This chapter evaluates how key aspects of the housing market in Teton County, Idaho, have changed in recent years. It provides an overview of:

- Home sale and rental prices,
- Recent and current availability of homes,
- The affordability of homes to local residents and employees, and
- Real estate agent and property manager observations about housing market changes in the past 20 months during the COVID-19 pandemic.

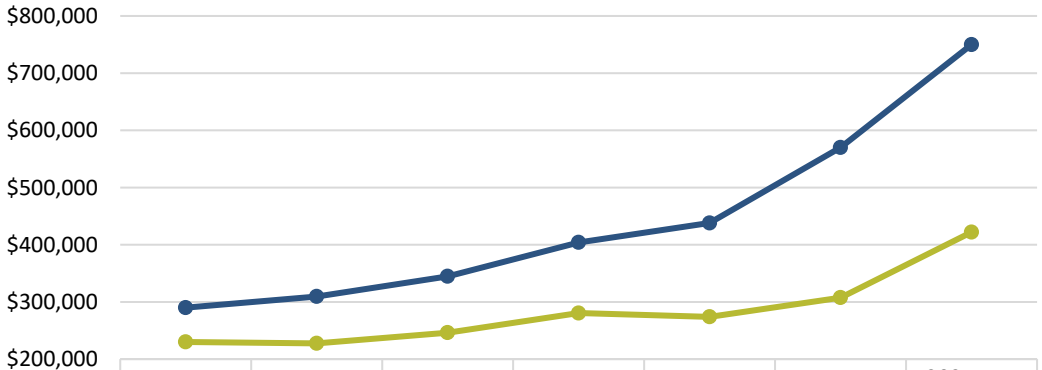
Home Ownership Market

Price Trends (2015 to October 2021)

Real estate prices have escalated over the past few years to levels that are unaffordable to most local residents and employees.

- The median sale price of attached product during the first ten months of 2021 was $422,000 and $750,000 for a single family home.
- Median sale prices have been rising an average of 14% per year since 2015 for single family homes and 6% for attached condominiums and townhomes. From 2020 to 2021, median sale prices jumped 32% and 37%, respectively.

Teton County Idaho Median Sale Prices: 2015 to October 2021



	2015	2016	2017	2018	2019	2020	2021 YTD [1]
Single Family	$290,000	$309,500	$344,750	$404,000	$438,000	$570,000	$750,000
Attached	$230,000	$227,500	$246,250	$280,500	$274,000	$307,500	$422,000

Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Price Per Square Foot

The annual average sale price per square foot from 2015 through 2020, and sales through October 2021, also shows significant increases.

- From 2015 to 2020, the price per square foot for both single family homes and attached product increased by 12% and 6% per year on average, respectively.
- The average price per square foot of single family homes sold in the first ten months of 2021 increased by 39% over the 2020 average. The increase for attached product was 41%.

Price increases far exceed the change in local average wages (4.9% per year) or median household incomes (3.7% per year) since 2015, meaning that affordability for locals is eroding.

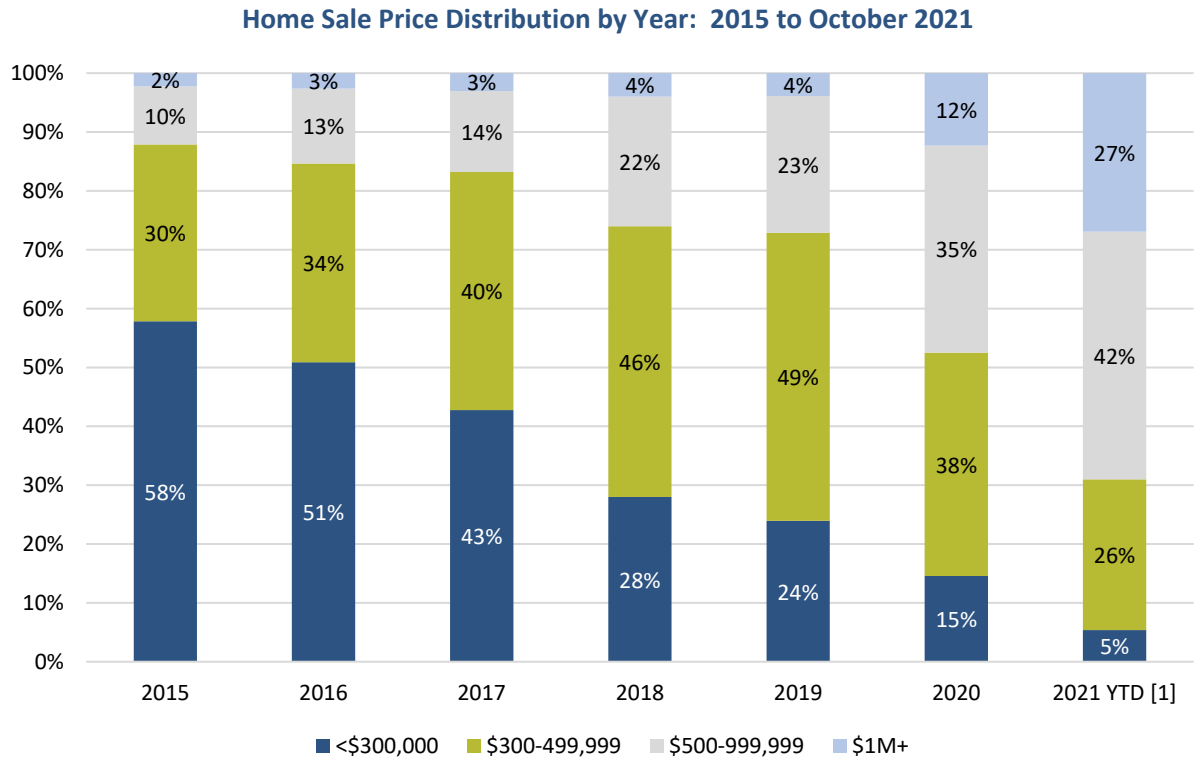
Average Sale Price Per Square Foot: 2015 to October 2021

	Single Family	Attached
2015	$164	$173
2016	$177	$190
2017	$185	$169
2018	$215	$188
2019	$227	$214
2020	$291	$231
2021 YTD [1]	$405	$326
CAGR 2015-2020	12%	6%
% change 2020 to 2021 YTD [1]	39%	41%

Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Homes for sale under $300,000 have basically disappeared from the market in recent years, and, over the last two years, homes priced between $300,000 to $500,000 have declined significantly.

- The share of sales under $300,000 fell from 58% in 2015 to 5% in 2021 – a drop of 53 percentage points. Beginning in 2020, 75% of sales under $300,000 were attached product.
- The share of sales between $300,000 and $500,000 fell from 49% in 2019 to 26% in 2021. The option of finding homes for $500,000 or less in the Teton Valley is quickly disappearing.

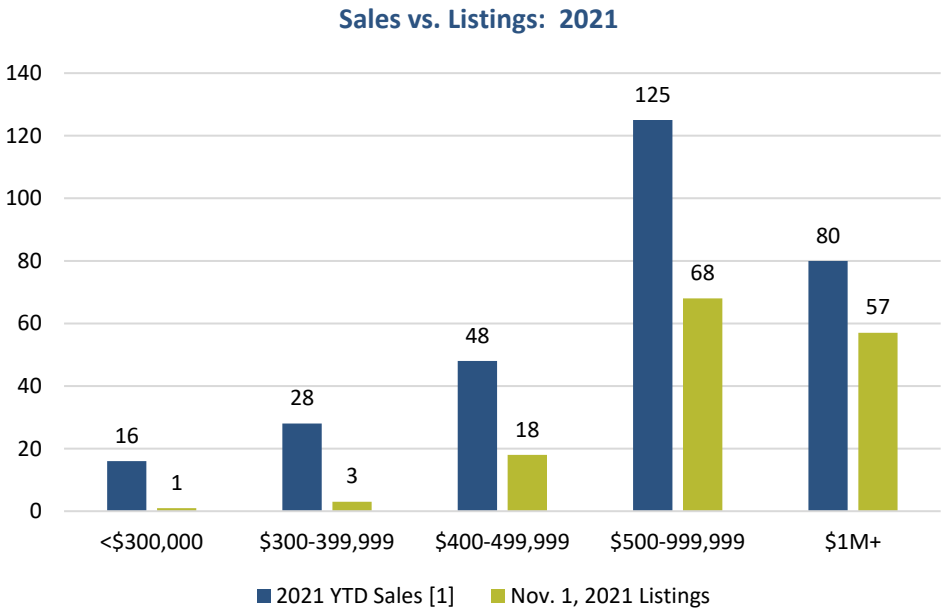


Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Availability

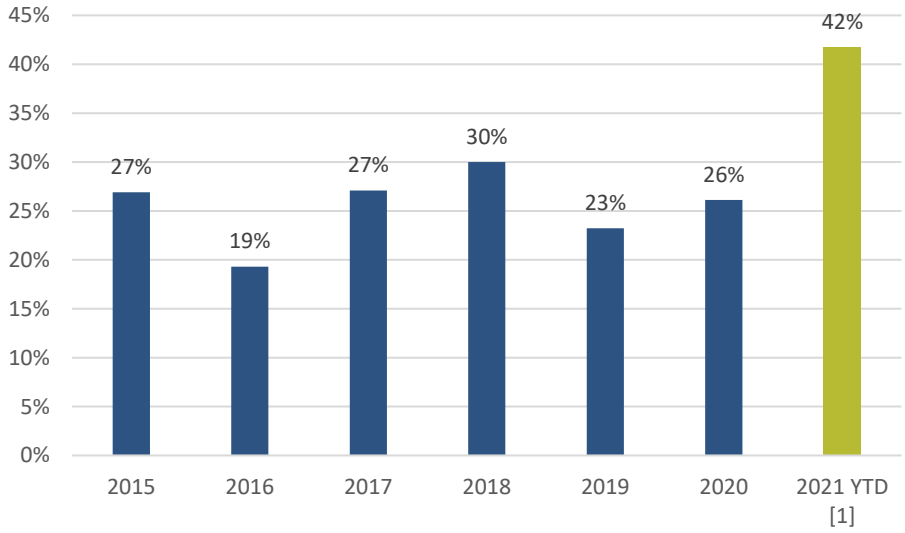
A general industry standard is that when the number of homes available for sale is below a 6-month supply, it is a seller's market – meaning that there are more buyers than homes available to purchase, resulting in rising prices.

Teton County is in a seller's market, and an extreme one for homes priced under $500,000. The number of homes listed in November 2021 shows an average supply of 4.4-months. For homes priced under $500,000, supply drops to 1.3-months. For homes above $500,000 there is a decent amount of supply, representing 7.9 months of inventory.



[1] last sale on Oct 29, 2021, inclusive of sales with a known price greater than zero
Source: MLS, consultant team

Not only is housing scarce, but the percentage of cash sales increased significantly in 2021, adding to the challenges for local residents to compete for homes. As shown below, cash purchases comprised an average of 25% of sales from 2015 through 2020, rising to 42% for sales through October 2021.



Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Local Workforce Affordability

The scarcity of homes for sale poses a challenge to all buyers, regardless of income. It is a more significant challenge, however, for local residents and employees. The majority of residents who own their home earn between 80% and 200% AMI (60%); only 13% earn above this level. Homes priced from about $600,000 to $780,000 may be of interest to some commuters from Teton County, Wyoming, where wages are higher, but most Teton Valley residents need lower priced homes.

> *There is nothing affordable. We were lucky and we're able to purchase our home from our landlord before the market skyrocketed. Would be impossible to move within the valley now.*
>
> *-2021 Employee/Household Survey Comment*

- Only four homes were listed for sale under $400,000 at the start of November 2021; homes in this price range are now essentially non-existent.
- With only 18 homes for sale in the $400,000's and 85% of listings over $500,000, the option to buy a home is increasingly out of reach for the local workforce.

Affordability of Current Listings Compared to Average Household Income

AMI	Max Affordable Price (3-person household) [1]	Owner Household Distribution	Nov. 1, 2021 Listings: Single Family	Nov. 1, 2021 Listings: Attached
0-50%	$142,900	14%	0%	0%
50.1-80%	$228,500	13%	0%	0%
80.1-100%	$285,900	9%	1%	0%
100.1-120%	$343,000	13%	0%	6%
120.1-150%	$428,800	14%	3%	9%
150.1-200%	$571,700	24%	8%	53%
200.1-300%	$1,029,100	6%	39%	31%
>300%	>$1,029,100	7%	49%	0%
Total	-	100%	115	32

Note: percentages may add to more/less than 100% due to rounding

[1] Max purchase price assumes 30-year mortgage at 4.5% with 5% down and 20% of the payment covering taxes, HOA, PMI and insurance.

Sources: HUD, Ribbon Demographics, LLC, MLS, consultant team

Changes over past 20 months (Realtors)

Since March 2020 when COVID-19 was declared a pandemic, the for sale housing market in Teton County has changed dramatically. Interviews with local real estate agents and property managers provided additional insight about recent changes.

- The number of people moving to the area outpaced the historical rate and more buyers are from out of the area. The estimated split of local to out of area buyers is now 50/50.

- Households from outside of the region bought second homes to use as a safe haven to ride out the pandemic. Most intend to rent them short- or long-term when not occupying them.
- To stay in the region, some in the Jackson/Teton County, Wyoming market sold their homes and used the proceeds to buy a home on the Idaho side of the pass, many paying cash.
- Land prices have surged. For example, the price of a lot in the Town of Driggs has roughly tripled.
- Interviewees repeatedly used the term "panic buying" to describe the mindset of current buyers.

Rental Market

Rent Trends and Local Workforce Affordability

In the 2014 housing needs assessment,[52] survey respondents from Teton County reported paying an average of $763 per month for rent. In 2021, this increased 83%, or an average of 9% per year, to $1,402. The average rent that residents report paying is still substantially lower than that reported for advertised rentals in November 2021, which was nearly $2,500. These figures indicate how quickly rents have been increasing in Teton Valley.

> *Rent just keeps skyrocketing. So we have to stay here in a cold dark basement.*
>
> *-2021 Employee/Household Survey Comment*

Local property managers stated that some units have increased up to 60% since the pandemic began, indicating that much of this rent increase has occurred in the past few years. The rate of increase depends upon home type, condition, location, and if the lease is being renewed by an existing tenant or a new tenant is moving in. Rents for existing tenants have tended to increase less than new leases over the past 20 months. This is also illustrated by the lower rent rates reported by respondents to the survey compared to advertised rentals and market rents reported by property manager in the below table. In addition:

- Current renters in the county need an income of about $56,000 on average to afford the overall average rent (about 82% AMI). Advertised rentals, which is what new households coming to the Valley are likely to find, require a household to earn 144% AMI on average, or an income of $99,000 for a 3-person household.
- As rents rise, locals increasingly need to find roommates to afford rent, regardless of household type. This means families bringing in more family members, friends, or unknown roommates to cover rent.

> *We have our adult children with good paying jobs living with us because they cannot find affordable housing in the area.*
>
> *-2021 Employee/Household Survey Comment*

[52] See Western Greater Yellowstone Area Housing Needs Assessment, 2014, by Rees Consulting, et al., Teton ID section, p. 18.

- Property managers interviewed indicated that the rental market has generally been capped at about $2,500 per month for locals. As rents rise above this, more roommates are needed, which many landlords seek to avoid.

Rent Prices by Bedroom Size: 2021

	0/1-bedroom	2-bedroom	3+-bedroom	Overall Avg.
Property manager interviews	$800-$2,200	$1,000-$2,800	$2,500-$3,300	$1,000-3,000
October-November 2021 average listed rent	$1,141[2]	$2,550	$3,311	$2,474
2021 Employee/household survey responses	$1,184	$1,322	$1,626	$1,402
AMI affordability of advertised rent[1]	75%	148%	193%	144%
Income needed to afford advertised rent	$45,640	$102,000	$132,440	$98,960
Number of average wages needed to afford rent	1.1	2.5	3.3	2.4

[1]Note: calculation assumes 2 people in a 0/1 bedroom unit and 3 people in 2- and 3-bedroom units
2 Several 0/1 bedroom unit advertised are actually rooms, some with a shared bath. When rooms are removed, the average cost rises to $1,324, affordable for a household earning 87% AMI
Source: Property manager interviews, online rental listings (Teton Valley News, JH News, Craigslist, Facebook, Zillow, Hotpads, Apartments.com), consultant team

The high and rising rents are driven by the extreme shortage of rentals and strong demand. The pandemic brought a wave of remote workers, which property managers noted are able to pay much higher rates than local wages can support. This is paired with the continuing demand from workers in Teton County, Wyoming, where average wages paid are higher than in Idaho.

Our housing prices and rents are dictated by Jackson, however, our wages are being dictated by Idaho, which does not pay good wages. These two influences contradict each other.

-Property manager interview

As shown below, rents paid by households that commute out for work pay about 10% more on average for rent than residents in the Valley in total. Particularly in a tight rental market, the ability to pay more is a competitive advantage. The competition has forced some locals to leave the area. Workers are increasingly relocating to Ashton, St. Anthony, and Idaho Falls because units are more available and affordable.

Rents Paid by Bedroom Size: Residents that Commute Out for Work, 2021

	0/1-bd	2-bd	3+-bd	Overall Average
Commute out for work	$1,256	$1,536	$1,689	$1,537

Source: 2021 Employee/Household Survey

Availability

As a general rule, vacancy rates at or below 3% are very low, double-digit vacancy rates are very high, and a vacancy rate of around 6% that is trending downward typically indicates to developers that construction of additional units should begin.

A search for advertised rentals over a two month period from October to November 2021, only produced 21 rental listings. This is equivalent to a 1.1% vacancy rate per month. This low vacancy rate was confirmed by property managers who noted that:

- Near or zero vacancy is not new to Teton County, having been commonplace for the past eight years.
- During the pandemic, one big change is that adjacent counties like Fremont and Madison also experienced extremely low to zero vacancy, meaning the option of moving further away to find lower cost rentals proved challenging.
- Units in the county are filled in a matter of hours or days, mostly by word of mouth. Property managers do not need to advertise. Competition is fierce.
- Turnover used to be more tied to seasonal changes when Grand Targhee opened or closed. Now units typically only turnover when rents are raised significantly (e.g., $1,750 to $2,800), displacing existing tenants for new ones.

When vacancy rates are this low, the rental market is near capacity and cannot absorb new residents or employees moving to the area. This results in several issues:

- Renters have difficulty moving from one unit to another as their circumstances change;
- Renters are vulnerable to increasing levels of cost burden, because there is nowhere to move to if the landlord seeks to increase their rent;
- Renters fear reporting needed repairs to landlords due to concerns of retaliation through rent increases or nonrenewal of lease;
- New employees struggle to find housing when hired by local businesses;
- Rents increase at rates much faster than incomes; and
- Landlords have little incentive to make repairs and capital investments.

Chapter 6 – Housing Program Accomplishments and Challenges

The purpose of this chapter is to capture what has been accomplished in Teton County with regard to community housing production and programs. Particular focus is on changes seen since the 2014 housing needs assessment was completed. This section reviews subsidized housing inventory, projects in the works, and structures and organizations in place to help facilitate more housing options for local residents and employees in the Teton Valley.

Deed Restricted/Subsidized Inventory

The deed restricted and subsidized housing inventory has not grown since the *2014 Housing Needs Assessment*, but several building blocks are in place that will enable future growth and creative solutions.

Teton County, ID has three income-restricted, subsidized apartment complexes, providing a combined total of 88 restricted units.[53] Most of the units (63) are restricted for very low income households (≤ 50% AMI) with 25 serving households with incomes up to 60% AMI. The 88 restricted units house 9% of the county's households. Affordability restrictions on 74 of the units will expire in 2040 and 2042.

Two of the properties, Fox Creek and Teton View, are family oriented. These properties offer two- and three-bedroom units and are in good condition. They were constructed in 2000 and 2002 utilizing Low Income Housing Tax Credits (LIHTC).

Teton Court is 42 years old. It has one-bedroom units located in a single building and was constructed with Rural Development financing. Residents pay 30% of their income for rent.

Teton County, ID Subsidized Housing Inventory

Project Name	Location	Total	Bedrooms			AMI			Subsidy
		Units	1	2	3	≤50%	51 – 80%	Mkt	Type
Fox Creek	Driggs	32		10	22	16	8	8	LIHTC
Fox Creek II	Driggs	24		20	4	12	7	5	LIHTC
Teton View Village	Victor	32		12	20	21	10	1	LIHTC
Teton Court Apts	Driggs	14	14			14			RD
Total		**102**	**14**	**42**	**46**	**63**	**25**	**14**	

Source: 2014 Housing Needs Assessment

There are no owner-occupied housing units in Teton County, ID with restrictions that make them affordable for the workforce over time. But, the 2021 T*eton County Joint Housing Authority Supply Plan* outlines a robust pipeline of potential additional income restricted housing, both for sale and for rent.

[53] The complexes have 102 units total, including 88 that are income and rent restricted and 14 that are market rate or on-site manager units.

Waitlists

Fox Creek has a waitlist of at least three years, with only about two units opening each year. The program manager reported the longest wait is for two-bedrooms.

Teton Court only has a waiting list of one person, however, there is very little turnover in residents.

Loss of Units

No deed restrictions have been lost since 2014, however, extensive loss of naturally occurring affordable housing is occurring in the community, as documented elsewhere in this report. Much of that loss occurs through incremental changes, such as price appreciation of single-family homes and long term rentals converting to short term rentals. Two recent events illustrate larger market impacts:

- Grand Targhee lost a master lease for employee units in Driggs in 2020.
- The expansion of the Teton Valley Resort in 2021 displaced nine households in the Rockin' H Mobile Home Park in Victor. These households had been paying lot rent of $500/month.

Housing Programs in Operation

The **Eastern Idaho Community Action Partnership** provides a weatherization program which covers energy efficiency measures, health and safety improvements and repairs in 10 counties, including Teton.

- The program is available to homeowners and renters with incomes no greater than 200% of the poverty level. Priority is given to individuals over 60 years of age, families with children under 6 years of age, and persons with disabilities.
- The wait list has 17 applicants (excluding multi-family), and applicants will need to wait about three years to receive assistance.
- In the past five years, 11 Teton County households received weatherization assistance. The last weatherization contract averaged $11,715; almost double the average in 2014.

Community Resource Center of Teton Valley provides numerous services, including assistance with applications for rentals and housing assistance programs, help searching for available rentals (online inventory updated weekly), assistance resolving minor issues with landlords, and referrals to temporary housing shelters in Jackson and Idaho Falls. In addition, emergency rental assistance, energy assistance, and financial assistance with rent, utilities and/or security deposits are also available.

More resources for renovation and weatherization in the valley could help community members live more affordably and in healthier conditions. Investing local resources in these programs could create greater flexibility in who is served and enhance the housing inventory to be sustainable for the long term.

Proposed Additional Inventory

The city of Driggs has contributed land and infrastructure for a LIHTC funded rental project in downtown Driggs called Depot Square. The project has received a LIHTC allocation and is in the final stages of predevelopment with construction start anticipated in spring 2022.

- Depot Square will provide 30 units, serving households from 30-60% AMI, with one market rate unit for a property manager and three market rate live-work units. The project will also include four business incubator spaces on the ground floor.
- Total project cost is projected to be $9 million. The project developer is Northwest Capital Partners, an experienced LIHTC development group based in Boise, Idaho.

Chapter 7 – Housing Resources, Opportunities and Constraints

This chapter summarize the resources available in the community, including land, funding, and development opportunities and challenges to set the stage for the next phase of policy discussions and action planning in the Teton Valley.

Government Owned Land

Identifying land and providing it at low or no cost can be a highly effective strategy for catalyzing community housing, as demonstrated by Depot Square. The *Teton County Joint Housing Authority Supply Plan* was completed in 2021 and focused on vacant government-owned lands within the cities of Driggs, Victor, and Tetonia that might be suitable for housing. Suitability was ranked based on access to transportation, retail and services, employment, walkability, zoning, and presence of infrastructure. The three highest priority sites that emerged from this process are:

1. Sherman Park site, owned by the city of Victor: the city has entered into a Memorandum of Understanding with the Joint Housing Authority to lease this 3.39-acre site for an affordable housing project.
2. Road & Bridge remnant site, owned by Teton County: the county has leased this site to the Joint Housing Authority, creating the opportunity for additional affordable housing.
3. Courthouse Parking Lot remnant site, owned by Teton County.

These sites, in combination with five lower priority sites under both public and private ownership, could yield as many as 391 homes.

The primary strategy in the Supply Plan is prioritizing publicly owned sites to catalyze the types of housing needed in the community. The Plan provides a helpful roadmap, setting the priority sites based on their suitability for housing and exploring what types of housing could serve the community.

Taking the land cost out of the development proforma is a helpful start to creating affordability; however, in the current construction environment, this alone will not be sufficient. Public/private partnerships, staff capacity at the Housing Authority, and local funding sources to fill additional cost gaps will be essential for success. Part of this includes continuing to secure land for future public/private partnerships to place the community in a good position to respond to housing needs over the long term.

Guiding Policy Documents

Affordable Housing Strategic Plan

In 2017, Teton County and city of Driggs, City of Tetonia and Victor created a technical advisory group (TAG) to recommend housing strategies to address needs not being met by the market. This group created the *Affordable Housing Strategic Plan* (AHSP), which was adopted by Teton County, city of Victor, and city of Driggs and city of Tetonia in late 2019 and early 2020. The AHSP goal is:

"To facilitate the development of diverse, permanently affordable housing options within city limits that will support public service agencies, enhance the local economy, add vibrancy to downtowns and help preserve the rural character of the area."

The Plan has prioritized tiers of strategies and assigned implementation steps. The plan also includes discussion of organizational needs and funding opportunities. This plan is an excellent accomplishment and encompasses almost all of the recommendations set forth in the *2014 Housing Needs Assessment*.

Figure 4: Affordable Housing Strategy Evaluation Matrix

CATEGORY	STRATEGY	OWNERSHIP / RENTAL	AMI CATEGORY	LEVEL OF IMPACT	COST / EFFORT	TIME FRAME
Public-Private Partnership	**LIHTC or USDA Direct Loan Project**	Rental	<60%	High	High	3 Years
Public -Non-Profit Partnership	**Habitat for Humanity / Self-Help Housing**	Ownership	<50%	High	High	5 Years
Public	**New Development Incentives**	Both	<120%	High	Medium	1 -2 Years
Public & Non-Profit	**Promote Existing Development Opportunities & Incentives**	Both	<120%	Medium	Low	1 Year
Public	**Development Exactions**	Both	<80%	Medium	Low	1 Year
Public or nonprofit	**Renter's Deposit Loan Program**	Rental	<80%	Medium	Medium	1 Year
Public	**Employer-Assisted Housing**	Rental	<120%	Medium	Medium	1-2 Years
Public-Private Partnership	**Local Buyer Pre-Listing Network**	Ownership	Market	Medium	Medium	1Year
Public or Non-Profit	**Home Buyer/Renovation Education**	Ownership	<120%	Low	Low	1 Year
Non-Profit	**Emergency Shelter Transportation**	N/A	<50%	Low	Low	1 Year
Public or Non-Profit	**Weatherization**	Both	TBD	Low	Low	2 Years
Public or Nonprofit	**Down Payment Assistance**	Ownership	<100%	Low	Medium	2 Years
Public	**Evaluate Short-Term Rentals**	Rental	Market	Low	Medium	1-2 Years
Non-Profit	**Community Land Trust**	Ownership	<80%	Medium-High	High	5 Years
Public – Private Partnership	**Cooperative Housing Project**	Ownership	<120%	Medium	High	5 Years

TIER I STRATEGIES
TIER 2 STRATEGIES
TIER 3 STRATEGIES

Source: page 12 - https://www.tetoncountyidaho.gov/use_images/pdf/additionalInfo/tetoncountyidahoaffordablehousingplan-2-12-2019.pdf

This is a strong plan that follows best practices for housing action planning.

- It was created by a cross-disciplinary group with local expertise and is grounded in market research, demographic data, and prior studies.
- It directs development activity towards incorporated areas with existing services, infrastructure and jobs, to reduce spawl and conserve the rural character of the unincorporated county.
- It takes a multi-faceted approach to housing solutions, looking at regulations, incentives, development, and preservation of inventory.
- It seeks to address the broad spectrum of housing needed for a functional housing market and the diverse demographics that serve a vibrant local economy.
- It recruits participation in solutions across public, private, and non-profit sectors.
- It has recent, buy-in from local elected officials, with adoption by all four jurisdictions.

Implementation of the AHSP is underway. The first priority in Tier 1 has been the highest priority and is coming to fruition with the Deport Square development.

We recommend continuing to implement the strategic actions. The creation of the Teton County Joint Housing Authority and hiring of an Executive Director will add capacity for implementation. Pairing with this is the need to pursue dedicated local funding sources and the public/private partnerships anticipated in the Supply Plan.

Teton County Joint Housing Authority Supply Plan

The Teton County Joint Housing Authority Supply Plan charts a path to help produce 390 homeownership units based on needs identified in the 2014 Housing Needs Assessment. This plan prioritizes a mix of public- and private-owned parcels within the three municipalities that are suitable for housing.

Local Funding Sources

With the increasing gap between the cost to buy, build, and rent and what locals can afford, local funding sources for housing are increasingly important. Local stakeholders are aware of the need to establish a local funding source. The AHSP outlines several prospective sources and the Housing Authority is exploring which options will be most viable. Tools that are currently in place include:

- Private Philanthropy – the Housing Authority has been successful in raising funds to support the new Executive Director position.
- Lodging and Short Term Rental Sales Tax – Both Driggs and Victor collect a lodging tax on hotel/motel and STR stays, and have the ability to use some of the revenue for affordable housing.
- Local government match – Driggs, Victor, and Tetonia are providing funding for Housing Authority operations, and the city of Driggs has provided interim staffing.
- Government owned land and infrastructure, described above.
- Low Income Housing Tax Credit – has been secured through Idaho Housing and Finance Authority to build 30 units in 2022.

- State and Federal Funds – the Housing Authority is also keeping a close eye on funding that might be available through ARPA or other State and Federal actions. There is a draft bill in legislation that proposes to create a state level Housing Fund of about $50 million that would fund workforce housing and help to unlock other state and federal resources.

Development Environment

City and County development requirements, zoning, incentives, and fees all contribute to making housing development more or less affordable to local residents and workers. The summary of tools provided in Appendix B outlines what is currently in use, and where potential improvements could be made to reduce development costs and support development of housing for residents and workers. In general, Driggs and Victor have adopted many best practices for encouraging community housing. Tetonia has policy statements in their Comprehensive Plan supporting housing, but has yet to implement those actions in their code.

Cost of Residential Development

The cost to build residential units has increased dramatically since the Affordable Housing Strategic Plan was prepared in 2019, posing a significant constraint to building housing that the local workforce can afford. The cost to develop housing varies by multiple factors, including location, target demographic, density, and product type. In addition, many costs are in flux and still rising, meaning that prices estimated today will be outdated in the near future. The information below, however, provides a general cost of residential development in Teton County, and illustrates the rising trend.

Cost estimates were obtained through a combination of information in the 2019 Affordable Housing Strategic Plan and through recent interviews with local developers and contractors. Based on discussions, the challenge to build affordably in the area has never been greater. These challenges include high land, labor, and construction materials costs, increasing the gap between cost to build and what local wage earners can afford. As shown in the table below:

The estimated cost to develop has increased significantly since 2019.

- Hard costs (materials and labor) have increased from about $150 per square foot in 2019 for a 1,400 square foot single family home to an estimated range of $225 to $275 per square foot for a multi-family or single-family product that would be starting today. This represents at least a 50% rise in hard costs in just a few years.
- Because costs are continuing to rise, local developers recommend adding a 15% escalator going forward.
- In comparison, developers and contractors who are primarily working in Teton County, Wyoming report that a townhome or multifamily product with medium end finishes ranges from $375-$450 per square foot, which includes materials and labor only (i.e., land, soft costs, site

> *"We have seen lots of turmoil in the material costs over the past 2 years. We have been told to anticipate the following in 2022: 30% rise for drywall, 10% for electrical, and 15% for HVAC. Lumber is going to be the biggest problem."*
>
> *-Developer interview*

work, and development management are excluded). In their experience, working in Teton County, Idaho, is only nominally more affordable to build than in Teton County, Wyoming, as all contractors are competing in the same regional labor and materials pool.

Estimated Cost of Construction, 2014 to 2021

	2014 Plan	2019 Affordable Housing Strategic Plan	Depot Square Estimates	2021 Estimate
Price per square foot	$145-$199	$150	$200	$225-275
Type	Single Family	Single Family	Multifamily	Both
Price includes	Home price - "all in" including land, construction, soft costs, profit	Hard costs only, labor and materials	Hard costs only, labor and materials	Hard costs only, labor and materials

Sources: 2014 Housing Needs Assessment, developer/builder/stakeholder interviews, consultant team

Assuming the cost to construct is $250 per square foot, a 1,400 square foot home now costs $350,000 to build. When land, City fees, design, financing, and developer profit are added, this home will cost in excess of $550,000 as shown below.

Cost to Build – 1,400 square foot single family home: 2021

	Assumptions	Cost
Labor and Materials (hard costs)	$250/sq ft	$350,000
Land and infrastructure [1]	$100,000 per lot	$100,000
Design, fees, financing (soft costs)	20% of hard costs	$70,000
Developer fee	10% of hard costs	$35,000
Total Development Costs		**$555,000**
Price affordable for 3-person household at the median income [2]	100% AMI,	$285,900
Gap (subsidy needed)		**$269,100**

[1] Conservative estimate. Lot prices are rising fast and vary significantly based on location, size, etc.
[2] Max purchase price assumes 30-year mortgage at 4.5% with 5% down and 20% of the payment covering taxes, HOA, PMI and insurance.
Source: consultant team

A household would need an income of about $135,000 per year (about 195% AMI) to afford it, making it unaffordable to about 85% of households in Teton County, Idaho. As a result, the market will increasingly be unable to build new housing that the local workforce can afford without involvement of the public sector, including actions like providing land.

Land Acquisition

The price of raw land is a component of residential development costs. Land costs can vary considerably, depending on the location of the parcel, zoning, and access to infrastructure. The *2021 Housing Supply Plan* provides an inventory of sites potentially suitable for housing.

> *The cost of a typical lot in Driggs has doubled or even tripled since March 2020.*
>
> *-Realtor, Builder and Property Manager Interviews*

Land costs have historically been more attainable in Teton Idaho compared with Teton Wyoming; however, costs have escalated rapidly in the past three years. Developers and real estate agents that observe development ready lots have seen prices double or triple in value. Where the 2019 Plan assumed $40,000 per lot, this is now likely at least $100,000.

Infrastructure Alignment

The *Affordable Housing Strategic Plan 2019* and the *Supply Plan* prioritize locating new housing in existing municipalities, close to existing infrastructure. Local jurisdictions can take this one step further by aligning general infrastructure improvements with desired affordable housing outcomes, for example, prioritizing expanding water and sewer capacity or upgrading streets in areas that have been identified as suitable for medium and higher density housing and mixed-use development. This can be an important step to reduce costs for projects when they become development ready.

Housing Organizations

Some of the local and regional resources available in the Teton Valley are shown below. Some are already helping to produce units, manage housing and otherwise assist residents with housing. Future collaboration with and expansion of Teton Valley resources, as well as exploring opportunities with partners throughout the Teton Region, could help expand these efforts.

Teton County Joint Housing Authority

The Teton County Joint Housing Authority was formed in 2019 by Teton County and the cities of Driggs, Tetonia, and Victor. The Housing Authority will facilitate implementation of many of the Affordable Housing Strategic Plan and Supply Plan activities.

The four jurisdictions have provided the seed money to start the agency, as well as appointing Board members and providing staff time. The Housing Authority recently secured a local philanthropic commitment for the funding for an Executive Director position. The hiring process is anticipated to begin in early 2022.

Community Resource Center of Teton Valley

The Community Resource Center of Teton Valley was formed in 2016 to help individuals and families assess their needs and connect them to housing and supportive services. Services provided include emergency rental assistance, energy assistance, and rental security deposits, among others.

Eastern Idaho Community Action Partnership

The Eastern Idaho Community Action Partnership provides a weatherization program available to both homeowners and renters with incomes no greater than 200% of the poverty level. See Chapter 6 for program details.

Habitat for Humanity

There is a need for a mission driven organization that can provide homeownership opportunities at price points affordable to the local workforce and other residents. Currently, there is no active Habitat for Humanity affiliate working in the valley, or other similar non-profit. Habitat for Humanity of the Greater Teton Area considers Teton County, Idaho, to be in its service area, but is not currently working in the valley. If that affiliate or the Idaho Falls Area Habitat for Humanity were willing to extend their geographic reach and/or services to the valley, it could be a tremendous benefit. If this is not an option, we recommend having the Housing Authority lead affordable for sale development or establishing another entity with that mission.

Chapter 8 – Housing Units Needed

This section addresses the question:

> *How many additional housing units are needed to address housing deficiencies for residents and support the labor force needed to sustain businesses and the economy.*

Needs are projected through 2027 and quantified in two categories:

- Catch-Up Needs – the number of housing units needed now to address current deficiencies in housing based on employees needed to fill unfilled jobs and the number of units needed for a functional rental supply.
- Keep-Up Needs – the number of units needed to keep-up with future housing demand through 2027 based on job growth and jobs vacated by retiring employees. Housing shortages worsen when local job growth and the need for more workers exceeds the growth in available housing units.

This section estimates housing units needed to support employers, keep up with future job growth and improve housing options for area residents based on information presented in other sections of this report. Estimates are a subset of the total demand for housing in the county. Estimates do not include current waitlists for housing, overcrowding, or households that will be forced to leave due to housing conditions.[54] Nor do figures represent the entire housing market – remote workers or retirees moving in from elsewhere, second homeowner purchases, and other market segments, which are outside the scope of this analysis.

Catch-up Needs (Current Conditions)

Unfilled jobs

Labor is in short supply, both locally and nationally. In such a competitive environment, the near-zero rental vacancy rates, and high and rising home prices and rents, make it even more difficult to attract the already scarce labor pool to the area. Eighty-percent (80%) of employers stated that the lack of housing affected their ability to find and keep employees. More housing that local employees can afford is needed for businesses to hire and retain the workers they need to thrive.

Employer survey respondents reported that 19% of jobs were unfilled this summer, which is high and has been affecting business operations and employee satisfaction. Because 100% of jobs are rarely filled, the following estimate seeks to lower the unfilled job rate to 5%, which was more typical prior to the pandemic.

About 80% of employees reside in the Teton Region. If this pattern is maintained, then the number of homes needed locally is about 335 to bring the current 19% unfilled job rate down to a 5% rate.

[54] See Regional Overview – Housing Problems

Units needed to help fill jobs	
A. Current unfilled jobs (19%)	1,400
B. Reduced unfilled jobs (5%)	360
Jobs to fill (A – B)	1,040
Jobs per employee	1.3
Employees per household	1.9
Housing units needed	420
% of employees living in the Teton Region	80%
Housing needed for Teton County, ID, employees to live in the Teton Region	335

While this catch up need is important to understand for relieving current business employee shortages, much of this figure is also incorporated in the estimate of future job growth. This potential for double-counting is addressed in the summary of housing needs later in this section.

Functional Rental Supply

The current rental supply in the county is not functional because vacancies are below 1%, placing substantial upward pressure on rents. When vacancy rates are this low, the rental market is near capacity and cannot absorb new residents or employees moving to the area, much less provide opportunities for current residents to find more suitable rentals as their housing needs change. Renters are "stuck" in their homes, and subject to burdening rent increases.

- A 5% vacancy level, while still low, provides some choice and availability of units for residents and employees. To increase the vacancy rate to 5%, approximately 50 additional rental units are needed.
- To also provide housing for persons who are now camping or living in motel rooms would require about 120 additional units.

Rentals Needed for a Functional Market	
Total rentals (2021)	990
Number of rentals if 5% vacancy rate	1,040
New rental units needed	50
Units needed for unhoused persons	120
Total rentals needed	170

Future (Keep-Up) Needs

Retiring employees

Employers will need to fill the jobs vacated by retirees in addition to any newly created jobs. Some retirees will leave the area upon retirement; however, when they sell their homes, the majority will be purchased by second-home owners or remote workers rather than local employees.

About 15% of employee/household survey respondents that work in Teton County, Idaho, stated they expect to retire over the next five years. Assuming that 80% of retiree homes will not be available to new employees filling vacated jobs, 335 homes will be needed to house employees filling jobs vacated by retirees.

About 80% of employees reside in the Teton Region. If this pattern is maintained, then 265 homes are needed within the Region.

Retiring employees	
% to retire by 2027	13%
# to retire	3,200
Employees per household	1.9
Total housing units	420
Needed housing units (80%)	335
% of employees living in the Teton Region	80%
Housing needed for Teton County, ID, employees to live in the Teton Region	265

New Jobs

To keep up with estimated job growth over the next five years (2,284 new jobs), approximately 920 additional housing units will be needed. Because the regional nature of this study focuses on the Teton Region as a whole, the below estimate shows how many housing units are needed to keep new workers in the Region based on current commuting patterns. The next section shows how many of these units may be needed in Teton County based on various assumptions.

About 80% of employees reside in the Teton Region. If this pattern is maintained, then 730 homes are needed locally.

Estimated Housing Needed by the Workforce Filling New Jobs, 2021 – 2022

	Low
Increase in Jobs between 2021 to 2027	2,284
Jobs per Employee	1.31
Employees per household	1.9
Housing needed	920
% of employees living in the Teton Region	80%
Housing needed for Teton County, ID, employees to live in the Teton Region	730

Regional Distribution of Catch-Up and Keep-Up Needs

Based on estimated catch-up and keep-up needs in Teton County through 2027, an additional 1,165 housing units will be needed. The number of housing units needed in Teton County will vary depending upon whether the total housing need is provided locally, or if current commuting patterns within the

Teton Region are retained and units are constructed based on where employees presently live. As a bedroom community for Teton County, Wyoming, if current commute patterns are retained, then the number of units needed within Teton County increases because Teton County, Wyoming, employees will need homes.

- If each county in the Region addresses their full housing need locally, 1,165 homes are needed in Teton County.
- If current commuting patterns are retained, the number of units rises to 1,580.

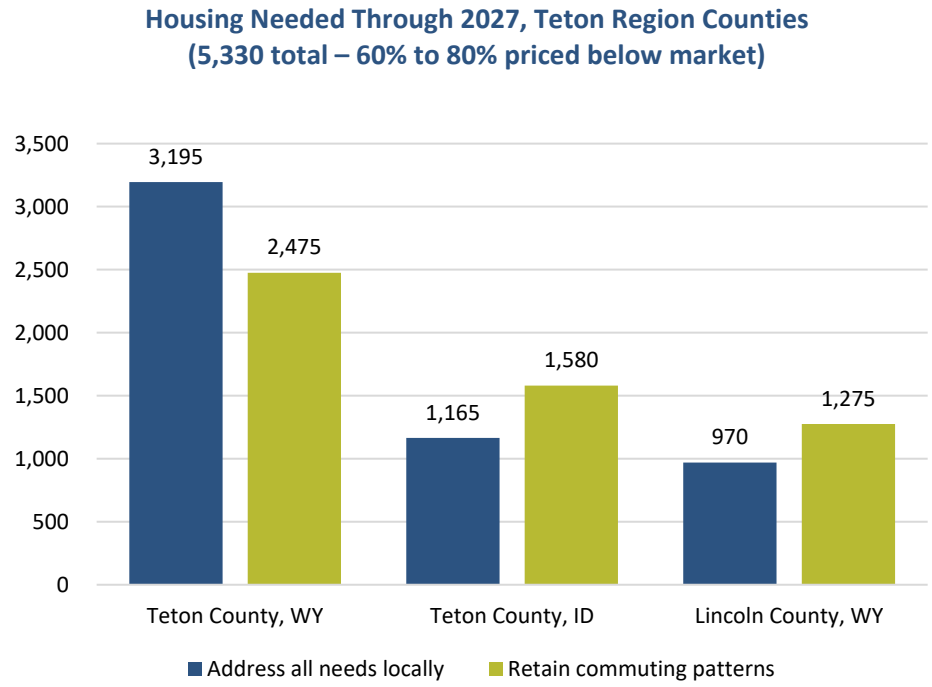
In Teton County, Idaho, about 60% of the housing needed should be priced below-market. As discussed further below, this means ownership housing priced below $500,000 (150% AMI) and rentals priced below $1,500 per month (90% AMI).

Summary of Housing Needs Through 2027

	Address All Needs Locally	Retain Commuting Patterns
Catch-Up	**170**	**170**
Unfilled Jobs (reduce from 19% down to 5% unfilled)*	*335*	*475*
Functional rental supply	170	170
Keep-Up	**995**	**1,410**
New jobs (4.8% growth)	730	1,035
Retiring employees (15% retiring)	265	375
TOTAL through 2027	**1,165**	**1,580**
Below market (60% of units)	700	950
Market rate (40% of units)	465	630

*Housing needed to fill currently unfilled jobs is shown in the table to illustrate the existing shortage of housing related to filling current positions. This number, however, is largely a subset of the new job growth estimate so is not included in the overall total to conservatively prevent double-counting.

The figure below shows the total housing needs through 2027 in the study area based on whether all needs are addressed locally or if current commuting patterns are retained.



Needs by Own/Rent and Income

Ownership and rental housing for local employees and residents is needed. On the rental side, the majority of workers filling new jobs will rent homes (about 70%). Conversion of rentals to short term is also impacting renters in the region (an estimated 180 renter households had to move in the past three years due to this problem). On the ownership side, a significant percentage of current renters (44%) want to buy homes.[55] If ownership opportunities are provided, this can then free up rentals for occupancy. These dynamics support providing a higher ratio of rentals than currently exist, at about a 50:50 split.

The precise ratio, however, is dependent upon the community's desired direction and housing policy. Rentals are needed to help recruit new workers and residents to the region; ownership is needed to retain year-round residents and support community stability.

[55] See Regional Overview – Housing Problems for additional information

Summary of Housing Needs by Own/Rent Through 2027

	Low (housing aligned with job location)	High (housing aligned with current commute patterns)
Units needed through 2027	**1,165**	**1,580**
Ownership	580	790
Rental	585	790

The following table shows the income targeting for the additional units needed based on the income distribution of renter households that work in Teton County. As shown below:

- Market rate rentals in the county currently serve households earning about 90% AMI. The majority of rentals need to be priced below this, and about 50% should be priced below 80% AMI.
- There are 99 rentals in the pipeline for development, ranging from 30% AMI through market unrestricted prices. Rental development is hitting the core rental price points needed and will address 22% of identified need below 100% AMI. This supply will add an important boost to supply at this range.

Rental Units Needed by AMI through 2027, Teton County, ID

	AMI				
	≤50%	50.1% - 80%	80.1% - 100%	100.1% - 120%	>120%
Max. Income	$34,400	$55,000	$68,800	$82,560	>$82,560
Max. Affordable Rent	$850	$1,400	$1,700	$2,050	>$2,050
Renter Income Distribution	22%	30%	14%	8%	26%
Rental Units Needed by AMI*	**150**	**205**	**95**	**55**	**180**
Pipeline development	72		27	0	

Incomes at each AMI are reported for a 3-person household

* Units Needed total is based on the mid-point of the low and high housing need estimates

The following table shows the income targeting for the additional units needed based on the income distribution of owner households that work in Teton County.

- The majority of owners earn under 200% AMI. The current housing market provides some attached product that households earning 150% AMI could afford, but single family homes are generally priced for households earning 200% or more. The shift to this higher price point occurred largely within the past two years.[56]
- When considering ownership product for local residents and employees, most should be priced between $200,000 up to $550,000 (80% to 200% AMI). For housing policies that focus on providing homes for renters that want to buy, entry level product primarily between 50% AMI up to 120% should be the focus ($150,000 to $300,000).

[56] See Chapter 5 - Housing Market

- Fifty-five (55) units of ownership are in the development pipeline, about 75% of which will be priced for owners earning over 200% AMI, meeting about 33% of the estimated need in this income range. Another 15 homes are anticipated to be priced between $300,000 to $500,000, providing homes for upper-middle income buyers in the Valley. Homes from $300,000 up to $780,000, is also a prime purchase range for commuters from Teton County, Wyoming.

Ownership Units Needed by AMI through 2027, Teton County, ID

	AMI					
	≤50%	50.1% - 80%	80.1% - 120%	120.1 - 200%	200.1 - 300%	>300%
Max. Income	$34,400	$55,000	$82,560	$137,600	$247,680	>$247,680
Max. Affordable Purchase Price*	$142,900	$228,500	$343,000	$571,700	$1,029,100	>$1,029,100
Owner Income Distribution	11%	13%	20%	38%	14%	4%
Ownership Units Needed by AMI**	**75**	**90**	**135**	**260**	**95**	**25**
For sale listings	0	0	3	33	55	56
Pipeline development	0	0	0	15	40	-

Incomes at each AMI are reported for a 3-person household

*Assumes 4.5% interest rate 30-year loan, 5% down, and 20% of costs to taxes, insurance, HOA

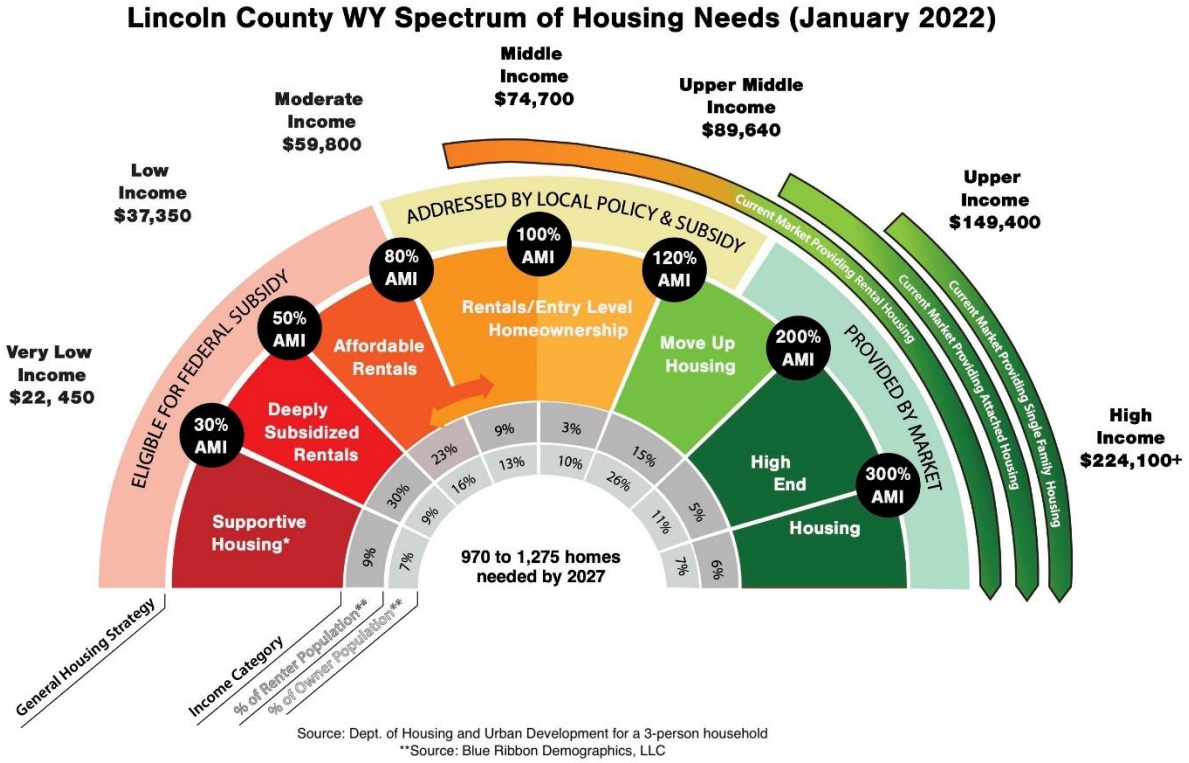
** Units Needed total is based on the mid-point of the low and high housing need estimates

Northern Lincoln County, Wyoming

Chapter 1 – Report Snapshot and Recommendations

Overview of the Northern Lincoln County, Wyoming, Housing Needs Assessment

This Assessment centers on the understanding of what households can afford for housing in Northern Lincoln County (N. Lincoln County), and explores where their needs are being met, and where there are gaps. It uses the definition that housing is affordable when monthly housing costs (rent or mortgage, plus utilities, insurance, and property taxes) is equal to no more than 30% of a household's gross income (i.e., income before taxes).



Source: Dept. of Housing and Urban Development for a 3-person household
**Source: Blue Ribbon Demographics, LLC

The housing bridge, illustrated above, presents a picture of what affordability in N. Lincoln County, for its residents and workforce should look like. The bridge portrays a spectrum of housing that is affordable and most likely to be sought out by households in different income groups. It indicates the percentage of households earning incomes in each area median income range and the type of housing likely to be needed at the different income levels. The bridge depicts what may be ideal for most communities – the availability of housing that is affordable to households at all income levels and provides options for changing life circumstances.

It is from this perspective that the housing needs assessment was conducted. The housing bridge summarizes what you are about to read. It illustrates the mix of housing needed by residents making their living in the county and at which income level. It shows where the market is providing housing and

where it is not; and how much housing is needed to address current shortfalls and keep up with future job growth. More specifically:

- The rental housing market for residents and local employees searching for homes has gotten expensive for local wage earners. A three-person household earning about $70,000 per year coming to N. Lincoln County may find something that meets the definition of affordable on the market.
- Households making their living locally can find attached homes to buy (condominiums, townhomes, etc.) for around $440,000 (150% AMI). Market rate single family homes are now mostly over $600,000 (200% AMI). This is a big shift from just two years ago when three-fourths of homes were priced under $500,000.
- To address the amount of housing needed to catch up to current shortfalls and keep up with future job growth, ***about 60% of the approximately 970 to 1,275 homes needed by 2027 in N. Lincoln County will need to be priced below market***. This will require local policies, subsidies, and creative partnerships with local organizations, employers, and the private sector to produce.

Recommendations

The Path Forward

There is good momentum and foundation for addressing housing needs in the Teton Region. And continued momentum is needed to help address the gap of up to 1,275 homes. ***The magnitude of the issue requires a robust and regional response from all sectors of the community (public, private, non-profit) working collaboratively to engage community support and accelerate housing solutions.***

Recommendations

The below recommendations can be revised, expanded, and made more actionable through community conversations and policy direction by elected and appointed officials.

Regional Nature of Housing

The demand for homes in N. Lincoln County from local residents and employees, as well as workers in Teton County, Wyoming, is extensive and will continue. This means that, the extent to which each county in the Teton Region addresses their housing needs will affect housing needs in other communities in the Region. It is important to maintain a regional dialogue about the problem, recognize the local and regional implications of housing polices, and work together on solutions and policies that carry benefits and impacts across jurisdictions.

Develop a Housing Plan and Build Capacity

Develop a plan for expanding local resident and employee housing opportunities. Establish shared housing goals and objectives, inventory existing organizations and resources, build support and leadership through community outreach and education, and establish a prioritized plan of tasks to undertake. Several considerations are listed below.

- Establish an effective housing deed restriction to ensure homes that are produced, particularly with public land or subsidies, are occupied by local residents and employees. This includes local occupancy, employment, income and/or price appreciation limits. Several examples exist from the other counties in the Teton Region; learn from their experience.
- Build capacity to implement and manage the housing plan. Establish a housing authority or organization to take the lead on housing projects and programs by providing the time and expertise needed to plan, design, and implement identified strategies, as well as manage the housing that is produced. Housing created for local resident occupancy and long term affordability need to be actively monitored or they will be lost.

Increase the Diversity of Housing

The vast majority of housing in N. Lincoln County are single family homes. Increasing the diversity of housing types will support greater affordability and mobility in the market.

- Build rental housing. More rentals are needed. Provide stable rental housing in the community, meaning apartments that cannot be short-term rented. Low Income Housing Tax Credits (LIHTC) are a good source of financing for private developers, public agencies or public/private partnerships and will provide rentals affordable for households earning under 80% AMI; the core need in the county.
- Zone for multi-family. Ensure multi-family development is permitted in or near town centers and where services are available. This includes townhomes, multi-plexes, and higher densities for condominiums and apartments.
- Incentivize development of housing for residents. Provide development concessions for developers that restrict all or a portion of their development for occupancy by local residents and employees. This includes effective density bonus provisions (e.g., Teton County, Wyoming, 2-for-1 program); fee waivers or deferrals; lot setback, height, and design variances; parking reductions.
- Work with Habitat for Humanity of the Greater Teton Area to expand homeownership opportunities for lower income residents. Habitat's work in Teton County could potentially be expedited by efforts to engage the community and organize contributions of volunteer labor.
- Allow Accessory Residential Units in all or most zones. Provide incentives for units that owners agree to restrict for rental to local residents and employees, such as tap fee waivers and pre-approved designs.
- Protect and improve mobile home opportunities.
- Align infrastructure investments to support and facilitate affordable housing. Access federal funds and state passthroughs as infrastructure recovery funds become available. This includes American Rescue Plan Funds (ARPA) and Infrastructure and Jobs Act funding.
- Improve senior housing opportunities. Smaller, lower maintenance homes near town services, patio homes and attached product. Pair with targeted research to determine number, locations, unit types and service needs.

Identify Land and Partnership Opportunities

Inventory public, institutional, and private lands suitable for housing development. Explore partnership opportunities to develop needed resident and employee housing – rentals and ownership. Using a

RFP/RFQ process for locating experienced developers of LIHTC or affordable deed restricted ownership product is recommended.

Funding

The most successful housing programs have a layer of funding strategies, including revenue from housing rents and sales, transaction fees, local government sources, grants, loans, philanthropy, among others. Specific considerations include:

- Traditional state and federal resources - CDBG, HOME, USDA/Rural Development, Section 8.
- Low income housing tax credits (LIHTC) for rental development.
- American Rescue Plan Funds (ARPA) and Infrastructure and Jobs Act funding can be leveraged to help produce needed housing.
- Local funding options. Utilize funding structures already in place and explore expanded options, such as transient occupancy tax, excise and sales taxes, local general fund, development mitigation fees, private donations/philanthropy.
- Take advantage of Wyoming housing resources, such as Wyoming Community Development Authority and Wyoming Housing Network. These organizations offer guidance on establishing and funding housing programs.

Housing Programs

Establish programs that help local residents get into existing homes, keep their homes, and conduct needed renovations and repairs. Federal and state grants and loans – CDBG, HOME, USDA/Rural Development, Section 8 – are options to help finance programs. Funds are limited to households earning under 80% AMI. Examples include:

- Down payment assistance to help renters purchase and compete for homes;
- Rent, deposit, and utility assistance to help renters get into and retain rentals as costs rise; and
- Low interest home rehabilitation loans and grants to help current owners repair older homes or modify homes to meet growing family needs.

Transportation Investment

- Commuting and location preference data indicate that a significant share of the population will continue to commute to Teton County, WY for work. Locating development near transit stops and increasing transit frequency/duration will provide commute options for residents and help reduce the impact that commute costs have on housing affordability.
- Engage leaders and stakeholders locally and regionally to help mitigate impacts associated with a commuting workforce. Improve funding for a more robust regional public transit system.

Chapter 2 – Community Demographics

This chapter describes a few key characteristics of the people and households in N. Lincoln County, including growth over time, age, ethnicity, the mix of owner and renter households, and household income. These metrics provide a picture of community change over time and informs the size, type, and tenure mix of housing needed.

Population and Households

The population of N. Lincoln County, WY, increased by about 2,200 residents from 2010 to 2020 and almost 1,000 households. This amounts to a population increase of 1.7% per year on average, which is much higher than that of Wyoming (0.2%) over the same time period.

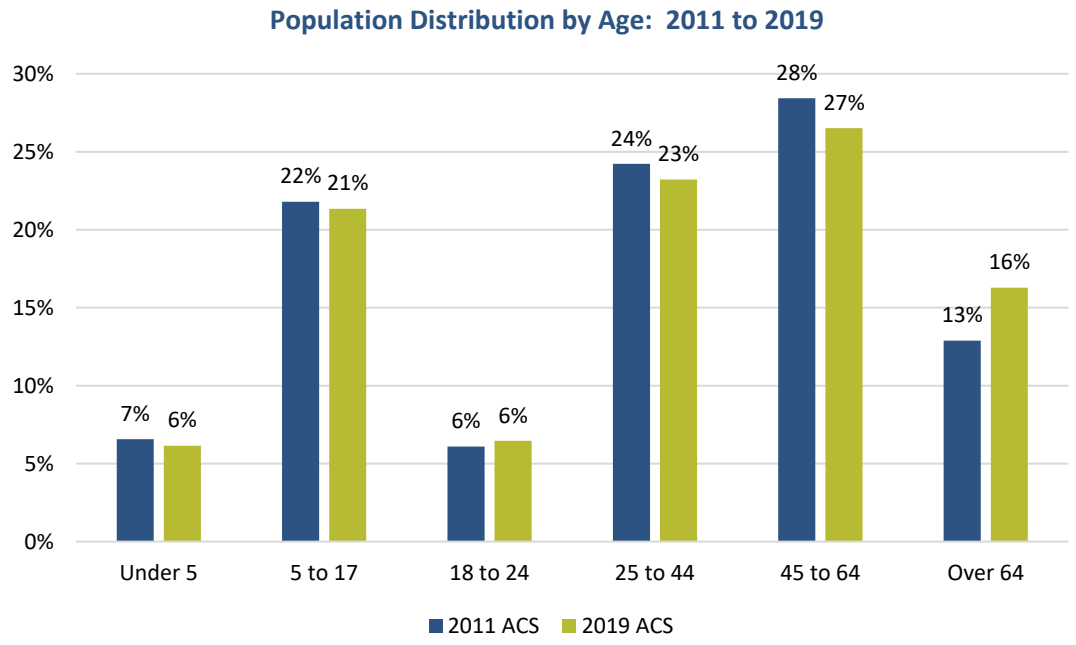
	2010	2020	% growth (2010 to 2020)
Population	12,578	14,817	18%

Sources: 2010 Census, 2020 Census

Age

The median age of N. Lincoln County residents increased from 38 to 40 years of age since 2011. This is mostly due to a modest increase in persons over 65, rather than any significant change in younger age groups.

The core workforce age 18 to 64 has changed very little since 2011. And persons under 18 shows little change, indicating that families are relatively stable.



Sources: 2011 and 2019 5-year ACS

Ethnicity

The racial and ethnic composition of N. Lincoln County has changed little in the last decade based on census information. The number of people who identify as Hispanic or Latino showed the largest increase in the county, growing by 71% to about 750 persons. This still represents a comparatively low 5% of the population. This demographic comprises a much higher percentage of the population in Teton County, Idaho (14%), and Teton County, Wyoming (17%).

As discussed in other sections of this report, Hispanic/Latino households have generally had a more difficult time locating suitable housing in the county than other households. On average, these households tend to be lower income and have larger households, contributing to their housing challenges.[57]

Hispanic or Latino Population: 2010 to 2020

	2010	2020	% change in population (2010 to 2020)
Hispanic or Latino	3.5%	5.0%	71%

Sources: 2010 Census, 2020 Census

Tenure (own or rent)

Owner-occupancy of homes in N. Lincoln County has been about 82% since 2000. This is a higher ownership rate than the other Teton Region counties. Homeownership helps build stability, security, and satisfaction among residents making their living in the region.[58]

The majority of households that commute into Teton County, Wyoming, for work from Lincoln County also own their homes (72%), supporting the long observed trend that when employees desire to purchase, they look to nearby lower-cost markets to do so.

Percent of Resident-Occupied Households by Tenure: 2011 - 2019

	Ownership		Rental	
	2010	2019	2010	2019
N. Lincoln County, WY	80%	82%	20%	18%

Source: 2010 Census, 2019 5-Year ACS

Unit Type

The 2021 employee/household survey asked respondents what type of home they occupy. About 85% of respondents from N. Lincoln County have least one person in their home that commutes into Teton County, Wyoming, for work. This information, therefore, provides insight into the extent to which commuters may compete with other residents for different types of homes.

[57] See Regional Overview – Housing Problems for more information
[58] See Regional Overview – Housing Problems for more information

- Overall, 78% of all households and 51% of renters live in single-family homes or cabins. About one-third of renters also reside in attached homes (e.g., apartments, townhomes/multi-plexes or condominiums).
- About 2% of respondents indicated they are currently not permanently housed, but rather couch surfing, camping, or living in a vehicle.
- Basement, shop, and cabin (no foundation) were among "other" types of units occupied by respondents.

Type of Housing Occupied by Tenure: N. Lincoln County, 2021

	Own	Rent	Total
Apartment or condominium	2%	18%	6%
Townhome/multi-plex	6%	15%	8%
Single-family house/Cabin	89%	51%	78%
Mobile home	3%	5%	3%
Accessory dwelling/in-law/caretaker unit	0%	1%	0%
Motel/Hotel or Dormitory housing	0%	1%	0%
Not permanently housed (couch surfing, car, tent, etc.)	1%	4%	2%
Other*	1%	4%	2%
TOTAL	100%	100%	100%

Source: 2021 employee/household survey

Household Size

The distribution of households by number of people per household by tenure helps to illustrate the size of homes needed by residents. The 2019 ACS estimates that there are about 2.9 persons per home on average in N. Lincoln County, which has remained fairly stable since 2011.

Average Household Size: 2011 to 2019

	2011 ACS	2019 ACS
Total households	2.9	2.9
Own	2.9	2.9
Rent	2.7	2.8

Sources: 2011 and 2019 5-year ACS

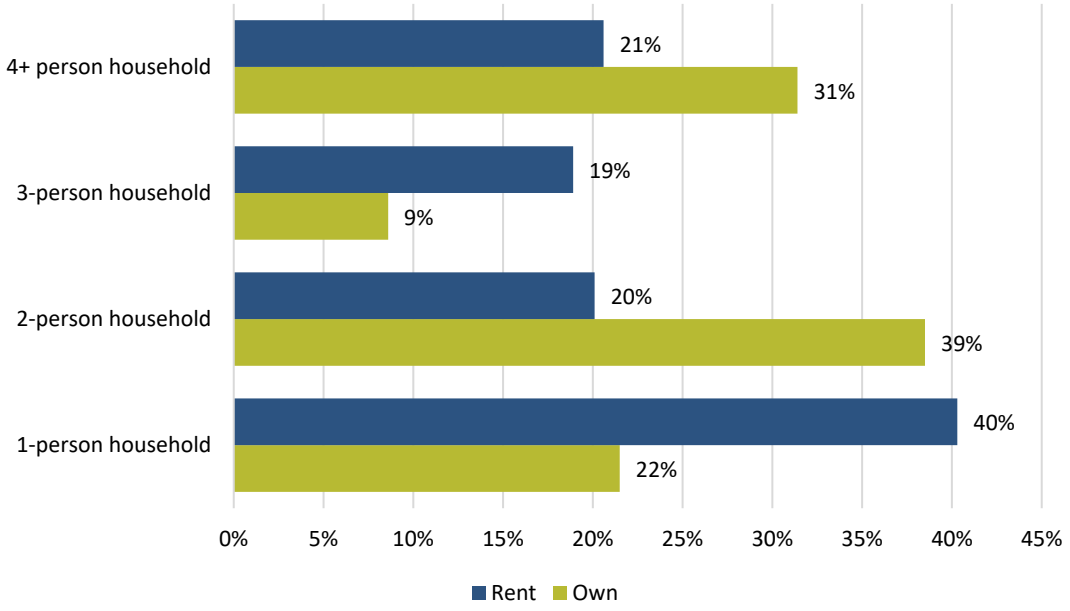
The recent fast rise in the cost of home both for rent and for sale and extremely short supply has forced many households to double-up or move in with family, if they have been able to stay in the area.[59] While these emergency housing measures have likely impacted the size of homes in the near term, when considering housing for local residents moving forward, household sizes prior to COVID are a better reflection of needs.

[59] See Regional Overview and Chapter 5 – Housing Market

The below chart reports the pre-COVID household size distribution, showing that:

- Renters are primarily 1-person (40%) households.
- Owners are also predominately 2-person (39%) and 4-or-more-person (31%) households. About one-third of households in the county are families with children, which is reflective of the high proportion of larger owners households.[60]

Household Distribution by Size and Tenure: 2019



Sources: 2019 5-year ACS

Household Income

The median family income reported by the U.S. Department of Housing and Urban Development (HUD) for a family of four increased from $76,100 in 2015 to $83,000 in 2021, an increase of 1.5% per year on average.

Median Family Income for N. Lincoln County, WY, 2021

Persons per Household	50% AMI	80% AMI	100% AMI	120% AMI
1	$29,050	$46,500	$58,100	$69,720
2	$33,200	$53,150	$66,400	$79,680
3	$37,350	$59,800	$74,700	$89,640
4	$41,500	$66,400	$83,000	$99,600
5	$44,850	$71,750	$89,700	$107,640
6	$48,150	$77,050	$96,300	$115,560

Source: HUD

[60] See Regional Overview

An understanding of how much households earn across the income spectrum is important in informing the availability and need for housing that N. Lincoln County residents and employees can afford.

The table below equates the median income of households in N. Lincoln County to the equivalent AMI level for a 3-person household, which is the average size of households in the county. There are clear distinctions between owners and renters in terms of income.

- Well over half of renters (61%) earn below 80% AMI.
- Owners are relatively evenly distributed among the below categories. About 23% earn between 80% and 120% AMI, which are typical income ranges for first time homebuyers.

Lincoln County, Wyoming, Household Distribution by AMI: 2021

	3-person AMI	Own	Rent	Total
<50%	$37,350	16%	38%	20%
50 - 80%	$59,800	16%	23%	17%
80% - 100%	$74,700	13%	9%	12%
100% - 120%	$89,640	10%	3%	8%
120% - 150%	$112,050	13%	6%	12%
150% - 200%	$149,400	13%	9%	13%
200% - 300%	$224,100	11%	5%	10%
>300%	>$224,100	7%	6%	7%
Total %	100%	100%	100%	100%
Total #	-	4,720	1,030	5,750

Note: percentages may add to other than 100% due to rounding
Source: HUD, Blue Ribbon Demographics, LLC, consultant team

Chapter 3 – Jobs, Seasonality and Commuting

Jobs Estimates and Projections

There are about 7,400 jobs in N. Lincoln County, comprising about 66% of jobs in the county overall. Growth of jobs in N. Lincoln County has been stronger than the southern part of the county, rising 3.7% per year on average since 2001, whereas jobs in the south declined slightly. The growth rate in the county as a whole was only 1.9%.

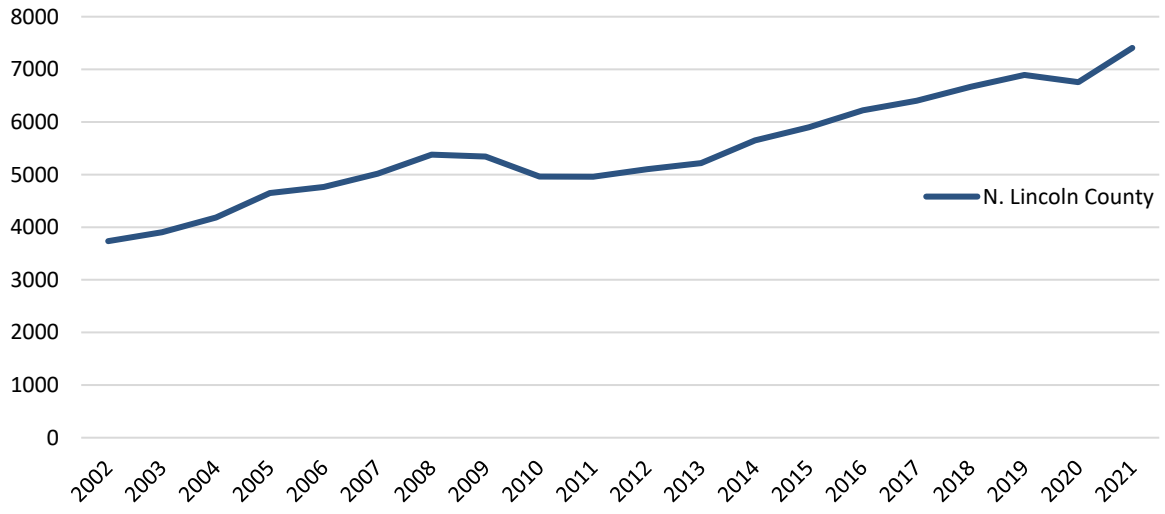
Job Estimates and Projections, N. Lincoln County, WY: 2010 to 2027[61]

					Annual Growth Rate	
	2010	2015	2021 (est.)	2027	2011-2019	2021-2027
N. Lincoln County, WY	4,963	5,899	7,407	9,196	4.2%	3.7%

Source: QCEW, BEA, LEHD, Consultant Team

Jobs in N. Lincoln County were growing rapidly since 2011 (the low point of the prior recession) through 2019, at just over 4% per year. The Covid pandemic introduced a short-term drop in the number of jobs in 2020, but jobs more than recovered by the end of that year. Jobs through the first six months of 2021 increased 6% compared to the same period in 2019. Looking forward, job growth is expected to continue to be strong.[62]

Job Estimates: 2002 to 2021



Source: QCEW, BEA, LEHD, Consultant Team

[61] Estimates are calculated by adjusting the QCEW count of wage jobs by the BEA percentage of jobs held by proprietors to ensure all jobs (wage and proprietor) are included in the estimate.

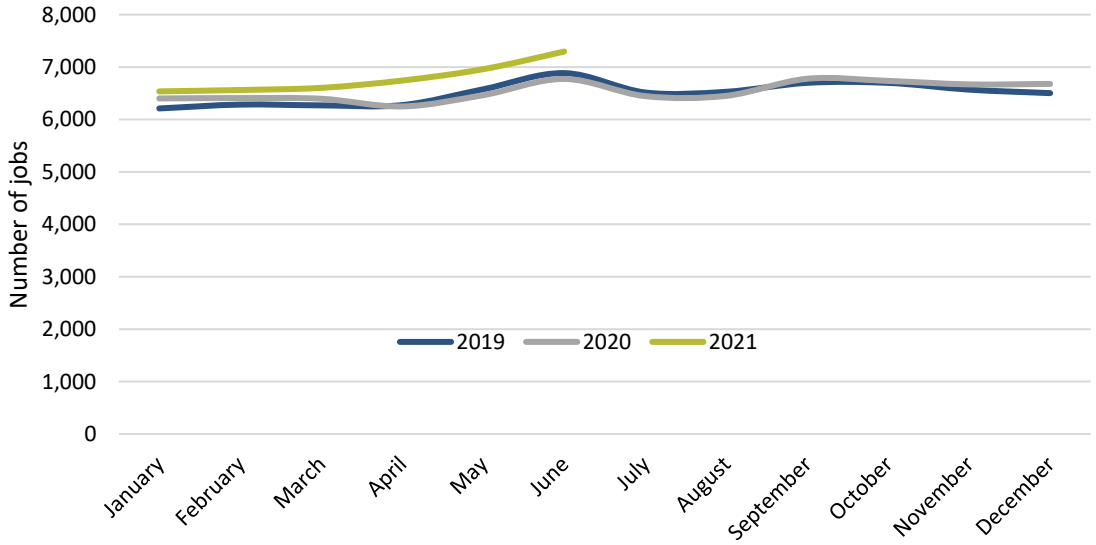
[62] The long term growth rate from 2001 through 2019 was used to estimate future growth (3.7%).

Seasonality of Jobs

June is the peak employment month, but it is not a dramatic peak compared to Teton County, Wyoming, and Teton County, Idaho, rising about 11%, or 675 jobs in 2019. The seasonality characteristics of Lincoln County have been quite consistent for the past 20 years.

The summer rise is mostly driven by construction jobs, with modest contribution from accommodation and food services and retail.

Jobs by Month: Lincoln, WY (entire County): 2019 - 2021



Source: QCEW

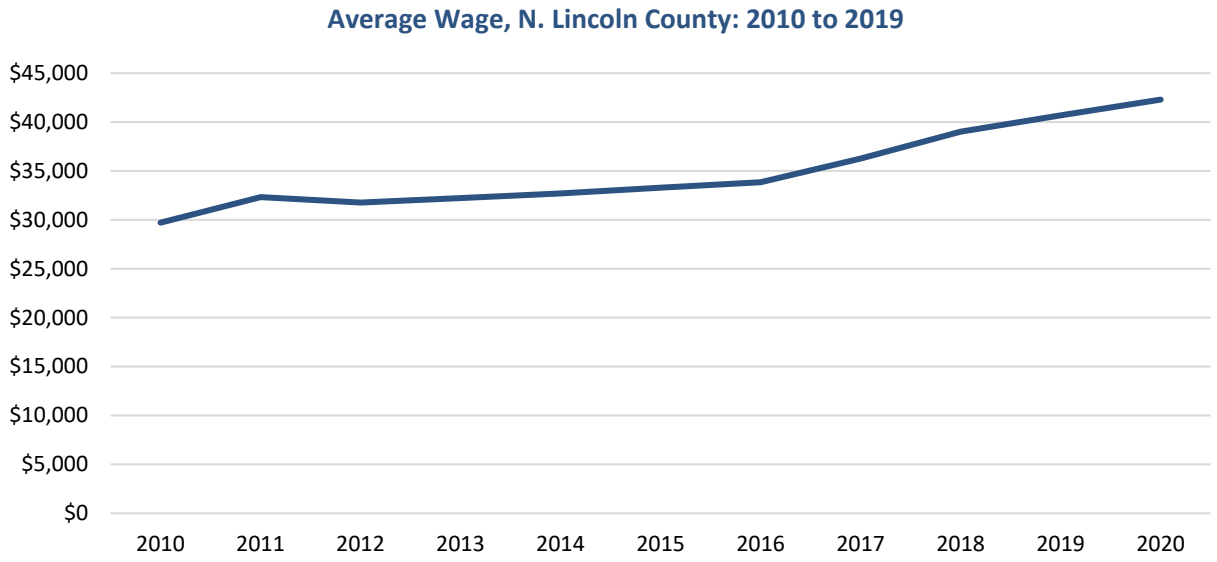
Baseline and Peak Employment, 2019

	Year-round Baseline Jobs	Peak Jobs (June)	Peak % over base
Lincoln County, WY	6,210	6,885	11%

Source: QCEW

Wages and Jobs by Sector

The average wage paid in N. Lincoln County, Wyoming, in 2020 was about $42,300, which is about 30% lower than in Teton County, Wyoming, but similar to that paid in Teton County, Idaho. Overall wage growth has picked up in the past 5 years, following recovery from the Great Recession, increasing an average of 4.9% per year since 2015. Preliminary 2021 wage data indicates growth will continue.

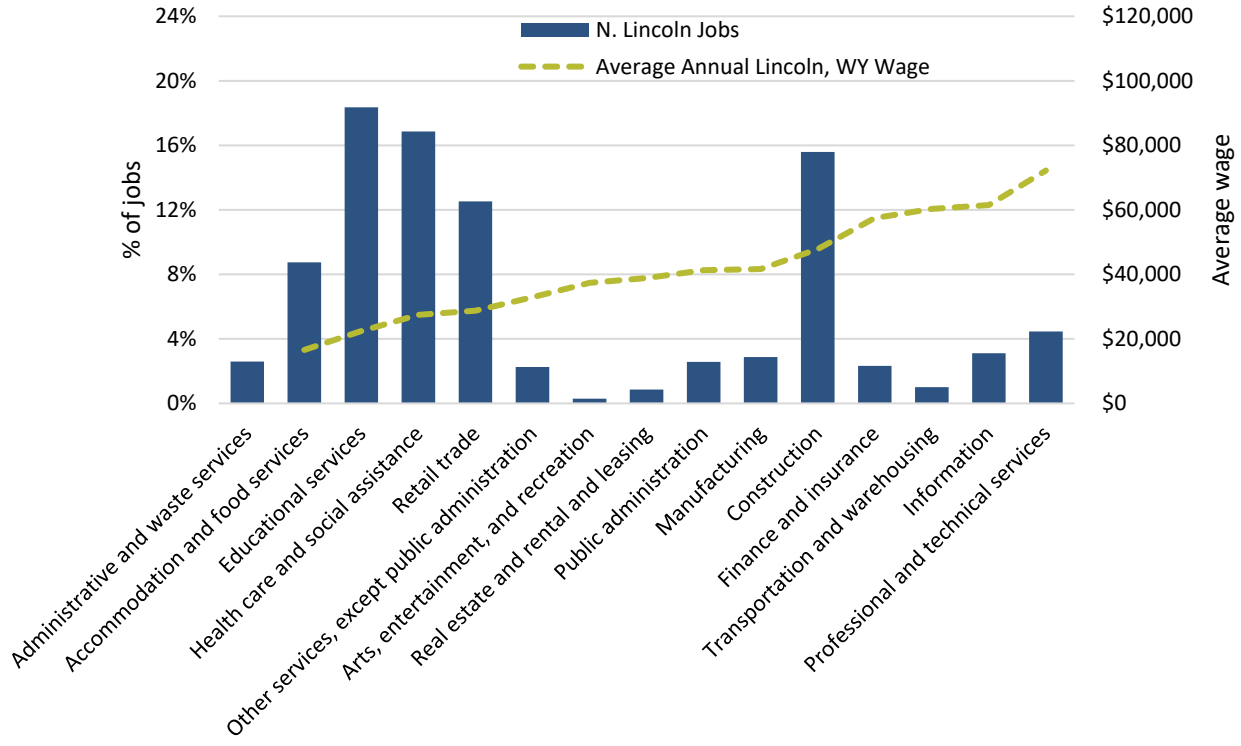


Source: QCEW

Three N. Lincoln County industries account for 51% of the jobs.

- Educational services account for over 18% of jobs, but it is one of the lowest paying industries. It is also a sector that has declined over the past 5 years.
- Health care and social services, also a low paying industry, accounts for another 17% of jobs.
- Construction, which pays more than the average wage, is the third largest sector, accounting for 16% of jobs in 2019. Construction jobs have increased the past couple of years.

Jobs (2019, N. Lincoln County) and Wages (2020, Lincoln County) by Industry Sector



Source: QCEW, LEHD

Jobs per Employee and Employees per Household

The number of jobs per employee and the number of employees per employed household are used to translate job growth into the number of housing units needed by workers to fill new jobs.

- Workers in the Teton Region, hold about 1.3 jobs on average during the year. Households in N. Lincoln County have about 1.7 employees per household.
- The number of jobs held fluctuates with the seasons. Employees hold an average of 1.4 jobs over the summer and 1.3 jobs over the winter. Many employees, particularly in lower paid service positions, hold more than one job. This was noted both by employers, as well as respondents to the survey.

Average Jobs per Employee by Season: Teton Region

Year-round Jobs per Employee	Additional Summer Season Jobs	Additional Winter Season Jobs	Average jobs held during the year
1.1	0.3	0.2	1.3

Source: 2021 Employee Survey

Employees per Household with Earnings, 2019

	N. Lincoln County, WY
Households with Earnings	3,849
Employed Population Age 16 and Over	6,521
Employees per Household	1.7

Source: 2019 5-Year ACS

Based on these estimates, employees filling the 7,400 jobs in N. Lincoln County, Wyoming, reside in about 3,345 households.

	2021
Total N. Lincoln County, WY, jobs	7,400
Jobs per employee	*1.3*
Total employees filling jobs	5,650
Employees per household	*1.7*
Total employee households	3,345

Source: QCEW, BEA, 2019 5-Year ACS, 2021 employee/household survey, Consultant Team

Commuting

About 17% of employees who work in N. Lincoln County commute into the area for work from homes outside of the county. This reflects average year-round commuting, meaning it includes employees filling year-round and seasonal jobs. This equates to about 935 workers traveling into the county for work.

# of commuters:	N. Lincoln County, WY
Total jobs (2021)	7,400
Jobs/employee	1.3
Employees filling jobs	5,650
% commuting in for work	17%
# commuting in for work	935

Source: QCEW, BEA, 2019 5-Year ACS, LEHD, consultant team

To the extent employees are commuting into Lincoln County, they are coming from areas outside the Teton Region. Very few commute from Teton County, Wyoming, where housing costs are much higher.

Conversely, about 65% of workers living in N. Lincoln County commute to Teton County, Wyoming for work. Lincoln County represents an informal bedroom community to the large employment center in Teton County, Wyoming, providing less expensive ownership and rental options for Teton County, Wyoming, workers than available nearer their job. With escalating

> *"I live in Afton but work in Jackson because I can't afford to work in Afton and live in Afton..."*
>
> *-2021 Employee/household survey comment*

housing costs N. Lincoln County, however, these opportunities are diminishing, as well as pushing local residents and workers out to lower cost housing markets.[63]

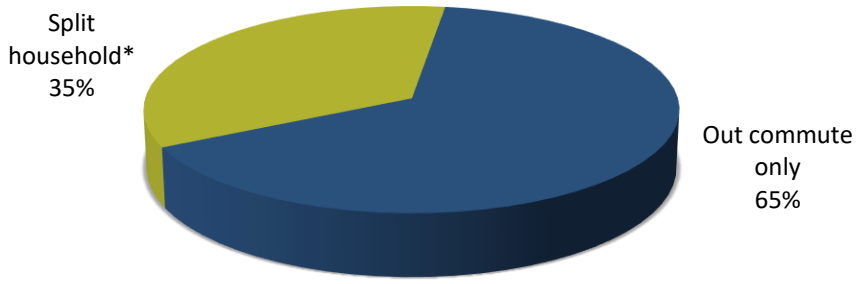
	Where Workers in N. Lincoln County, WY, Live	Where Residents in N. Lincoln County, WY, Work
Teton County, WY	1%	27%
Teton County, ID	<1%	<1%
Lincoln County, WY	83%	65%
Other	15%	7%
TOTAL %	100%	100%
TOTAL #	5,650	7,610

Source: LEHD, QCEW, LAUS, 2021 Employer survey, Consultant Team

When workers find homes in N. Lincoln County, often household members end up also taking jobs locally, which benefits local businesses when unemployment rates are low and labor is scarce. This is shown below, where about one-third of households that have an adult that commutes to Teton County, Wyoming, for work, also has at least one adult who also works in N. Lincoln County. When workers get weary of the commute, all household members may take jobs locally.

> *"When our landlord sold their house in Jackson we decided to buy in Alpine... It was the best decision ever... If I can find a good paying good in Alpine, I'll never go to Jackson again."*
>
> *-2021 Employee/household survey comment*

Employment Mix of Households with Out-Commuters to Teton Wyoming: 2021



Source: 2021 Employee/household survey
*In a "split household" at least one adult works in N. Lincoln County and one commutes out for work

The primary commute mode used by N. Lincoln County residents that commute to Teton County, Wyoming, for work is to drive alone. About 12% of respondents utilized bus service. A few noted they would use the bus more if better options (e.g., times, frequency) existed. Primary complaints include the long distance, hours, difficulty in bad weather, and expense.

[63] See Chapter 5 - Housing Market for more information

How Out-Commuters Travel to Teton County, WY for Work: 2021

	% respondents
Car	88%
Bus	12%
Carpool	22%
Bike/Walk	2%
Telecommute	7%
Other	1%

Source: 2021 Employee/Household Survey, consultant team

"It gets exhausting spending 3 hours a day commuting. I am grateful that we no longer have children at home …" [Thayne resident]

"Living in Alpine wouldn't be so bad, if there were more bus schedule options available. Only able to take the bus if you work an 8-5 job."

"[H]ave second job to pay for gas to commute to Jackson."

-2021 Employee/household survey comments

Unfilled Jobs

With unfilled positions, businesses struggle to provide quality services and operate profitably. Because employees need housing, which is scarcely available in the Teton Region, increasing housing options for local workers provides an important competitive advantage for attracting employees to fill vacant positions.[64]

Although a handful of Lincoln County employers responded to the survey (10 businesses), respondents reported that 16% of jobs were unfilled, which is similar to that reported by Teton County, Idaho, and Teton County, Wyoming, employers. This aligns with other information above, indicating that changes in jobs and the N. Lincoln County economy are more in line with the Teton Region rather than counties to the south or east.

	Unfilled Jobs
# jobs unfilled	1,185
% jobs unfilled	16%

Source: 2021 Employer survey

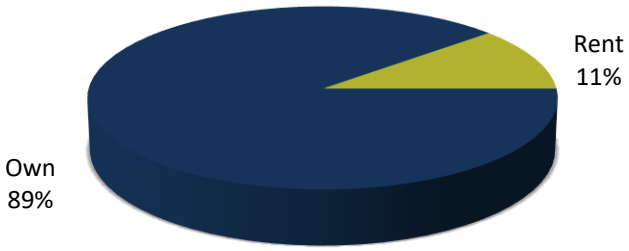
[64] See Regional Overview; see also Teton County reports Chapter 3 – Jobs, Seasonality, and Commuting for a summary of 2021 Employer survey results on how the scarcity and high cost of housing impacts their ability to fill jobs and recruit and retain employees.

Retiring Employees

Ten (10) percent of survey respondents working N. Lincoln County, and 16% of employees living in N. Lincoln County in total, expect to retire within five (5) years.

- Pending retirees tend to hold more senior positions and be skilled staff.
- Housing is a primary concern. Nearly all of employees that expect to retire have stable housing because they own their homes. Many purchased 10 or 20 years ago or during the 2007/08 recession. New employees struggle to find homes to rent and the vast majority will not earn enough to purchase.
- Some retiring employees will stay in the community. For those that decide to move, the homes they vacate likely not be affordable for the employees who follow.

Tenure of Employees in the Teton Region that Plan to Retire Within 5 Years:



Source: 2021 Employee/Household Survey

Pending retirees and the aging population present potential other challenges. For retired residents that prefer to age in place, lower maintenance, smaller patio homes or attached product are often desired as residents age. The need for senior care services and life care or assisted care options will also increase. Finally, rising property taxes are a burden on income-earning households in fast rising home price markets, and can be a particular challenge for senior households on fixed incomes.

"Have to sell in order to retire. Cost of living is too high for a fixed income."

-2021 Employee/household survey comment

Chapter 4 – Housing Inventory

Housing Units – Number and Occupancy

N. Lincoln County, WY has 6,998 housing units. Housing units have been added at a rate of about 1.9% per year since 2015, which is over four times the rate during the previous five years (about 0.4% on average).

Housing Unit Estimates, N. Lincoln County, WY: 2010 to 2021

	2010	2015	2021 (est)	2015-2021 Annual Growth Rate
Housing Units	6,113	6,246	7,000	1.9%

Source: 2010 Census, 2020 Census, Consultant Team

Occupancy

About 82% of N. Lincoln housing units are occupied by resident households. The other 18% are second homes, short-term rentals, or vacant in the transition of being sold or rented. Occupancy of homes in N. Lincoln County increased from 76% in 2010.

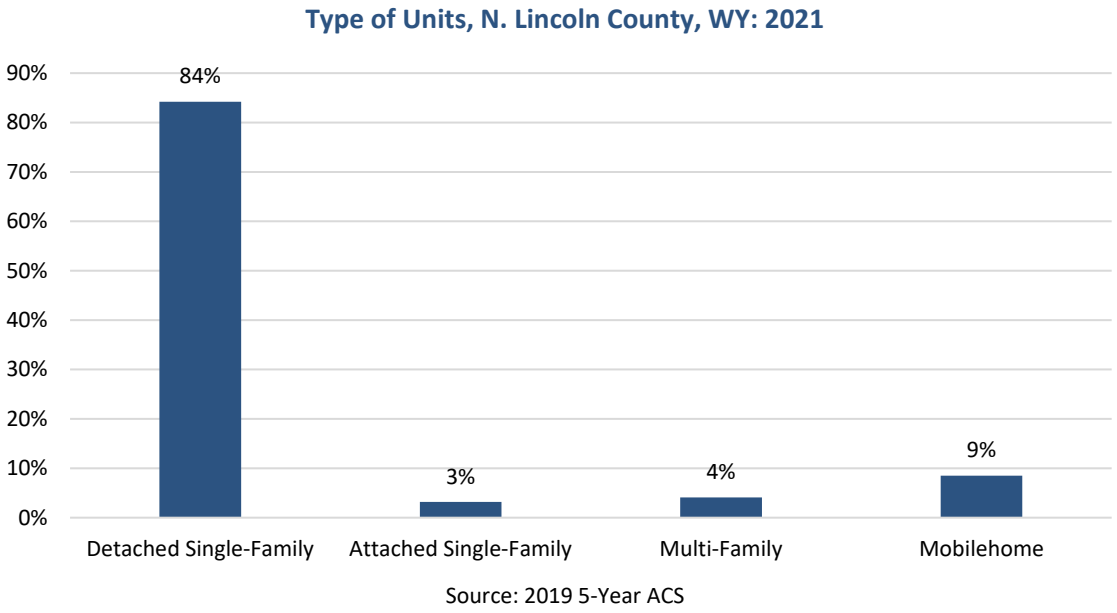
Housing Occupancy, N. Lincoln County, WY: 2000-2020

	2000	2010	2020
Occupancy Rate	75%	76%	82%

Source: 2000, 2010, 2020 Census

Types of Units

There is little diversity in the housing stock in N. Lincoln County. Housing units are predominately single-family homes (84%). About 4% of units are multi-family and 9% are mobile homes, which are more affordable options for local employees. Increasing the diversity of housing types would support greater affordability and mobility in the market.



Housing unit occupancy by income level indicates the extent to which different housing types may provide "naturally occurring" affordable housing. When considering policies that can improve affordability for residents, ensuring that zoning codes allow more affordable product types to be built is important.

The below table shows the type of housing units occupied by income level (AMI) in the Teton Region based on 2021 employee/household survey responses. The sample includes respondents that are residing in market rate housing, meaning that the table excludes respondents that are living in employer-assisted or income-, employment-, rent- or price-limited homes. As shown:

- Households with incomes greater than 120% AMI are more likely than other households to live in single family homes and less likely to live in multi-family units.
- Just over one-third of households earning between 80% and 120% AMI are occupying multi-family units (apartments, condominiums, or townhomes/multi-plexes). Almost one-half (45%) of households earning under 50% AMI occupy attached product.
- Accessory dwelling units predominately provide housing for households earning between 50% to 120% AMI.
- Households earning under 80% AMI are the most likely to reside in mobile homes. They are also most likely to not be permanently housed currently, but rather couch surfing, camping, or living in a vehicle.

Type of Unit Occupied by AMI: Teton Region, 2021
(Respondents Residing in Market Rate Homes)

	Less than 50%	50 to 80%	80 to 120%	120 to 200%	Over 200%
Apartment or condominium	33%	25%	22%	10%	9%
Townhome/multi-plex	12%	12%	13%	12%	11%
Single-family house/Cabin	38%	46%	58%	74%	79%
Mobile home	7%	4%	1%	1%	0%
Accessory dwelling/in-law/caretaker unit	2%	6%	3%	1%	1%
Motel/Hotel or Dormitory housing	0%	1%	1%	0%	0%
Not housed (couch surfing, car, etc.)	5%	4%	1%	0%	0%
Other	2%	3%	1%	1%	0%
TOTAL	100%	100%	100%	100%	100%

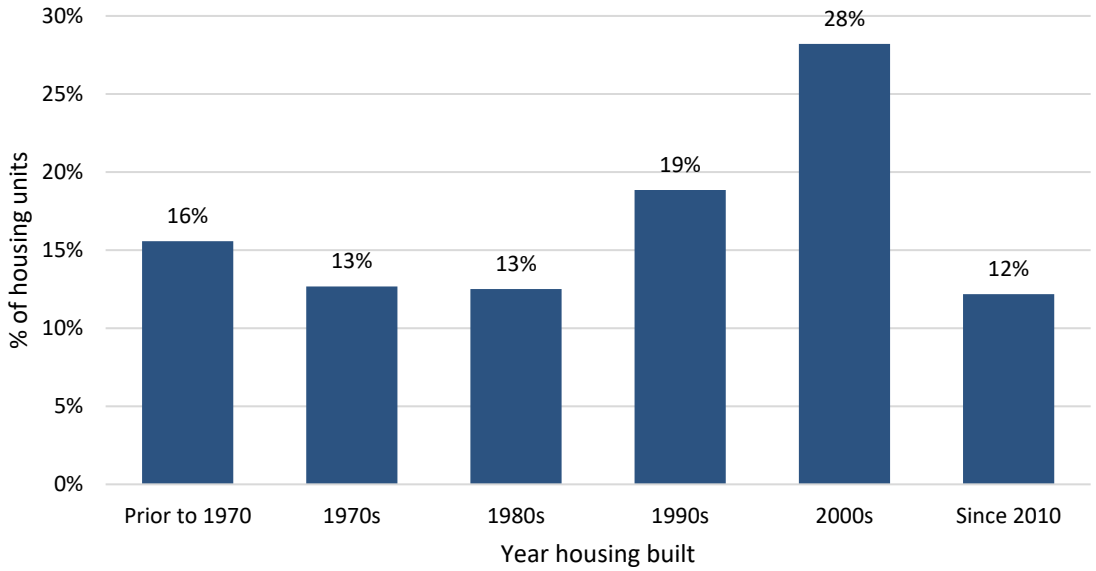
Source: 2021 employee/household survey

Age of Units

Development in N. Lincoln County accelerated in the 2000's, when about 28% of the area's housing stock was constructed. Development slowed significantly during the 2007/08 recession, but beginning in 2015, construction has again picked up.

This is different from development patterns in Teton County, Wyoming, in which the largest percentage of housing stock was constructed in the 1990's (25%), and construction slowed down in the 2000's (20% of units built).

Age of Units, N. Lincoln County, WY: 2021



Source: 2019 5-Year ACS, 2020 Census, Consultant Team

Income Restricted/Subsidized Housing

There is one apartment complex in N. Lincoln County that is income- and rent-restricted to remain affordable for residents. Alpine Park Apartments is a low-income housing tax credit project (LIHTC) that was put into service in 2019. The 24 units are priced affordable for households earning below 80% AMI (or about $60,000 for a 3-person household). Units are 100% occupied.

N. Lincoln County, Subsidized Housing Inventory

	# units	1-bedroom	2-bedroom	3-bedroom	Income level
Alpine Park Apartments	24	8	8	8	<80% AMI

Source: HUD LIHTC database

Chapter 5 – Housing Market

This chapter evaluates how key aspects of the housing market in Teton County, Idaho, have changed in recent years. It provides an overview of:

- Home sale and rental prices,
- Recent and current availability of homes,
- The affordability of homes to local residents and employees, and
- Real estate agent and property manager observations about housing market changes in the past 20 months during the COVID-19 pandemic.

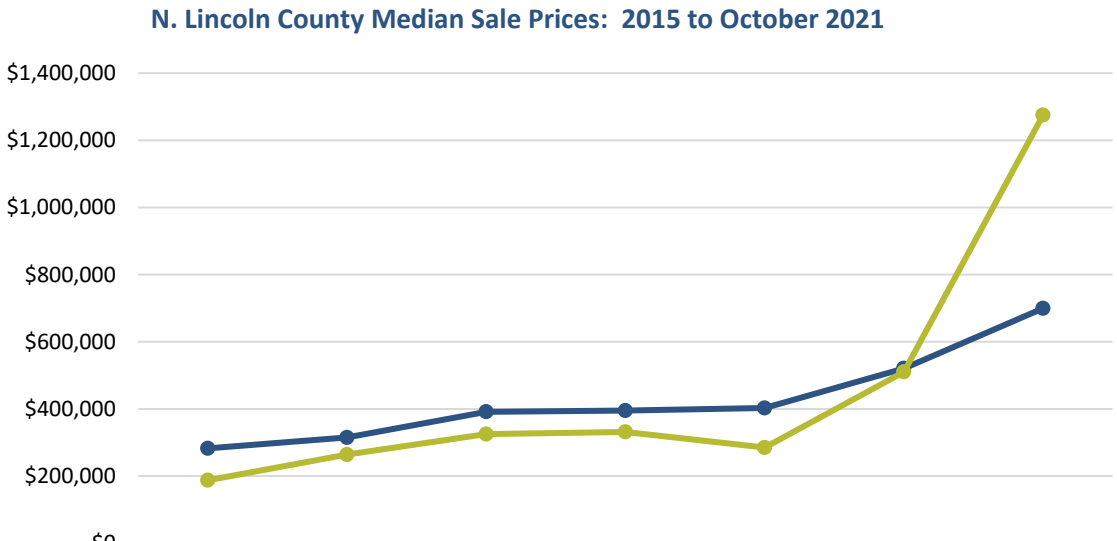
Home Ownership Market

The housing market in N. Lincoln County is relatively small, consisting of only about 75 home sales per year on average from 2015 to 2020, or roughly 6 per month. Therefore, readers should note that percentages included herein are based on relatively small numbers of transactions.

Price Trends (2015 to October 2021)

Home sale prices have escalated over the past few years to levels that are unaffordable to most local residents and employees.

- From 2015 to 2020 the median price of a single family home increased by 13% per year on average; condos and townhomes (attached product) increased by 22% per year on average.
- The median sale price of attached product during the first ten months of 2021 was $699,500 for a single family home.
- Only 9 attached homes (i.e., condominiums or townhomes) sold through October 2021. The median sale price was over $1 million. Most were luxury properties complete with an airplane hanger. Only two units sold for under $500,000.



	2015	2016	2017	2018	2019	2020	2021 YTD [1]
Single Family	$282,500	$315,000	$391,500	$395,000	$402,500	$520,500	$699,500
Attached	$187,500	$264,000	$325,000	$331,250	$285,000	$510,000	$1,275,000

Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Price Per Square Foot

To better understand price trends and to normalize differences in home size, the table below evaluates changes in the average annual sale price per square foot from 2015 through sales in the first ten months of 2021. As shown:

- From 2015 to 2020, the price per square foot of single family homes and attached product increased by 10% per year on average, respectively.
- The average price per square foot of single family homes sold in the first ten months of 2021 increased by 54% over the 2020 average, and 185% for attached product.

Price increases far exceed the change in local average wages (4.9% per year) since 2015, meaning that affordability for locals is eroding.

Average Sale Price Per Square Foot: 2015 to October 2021

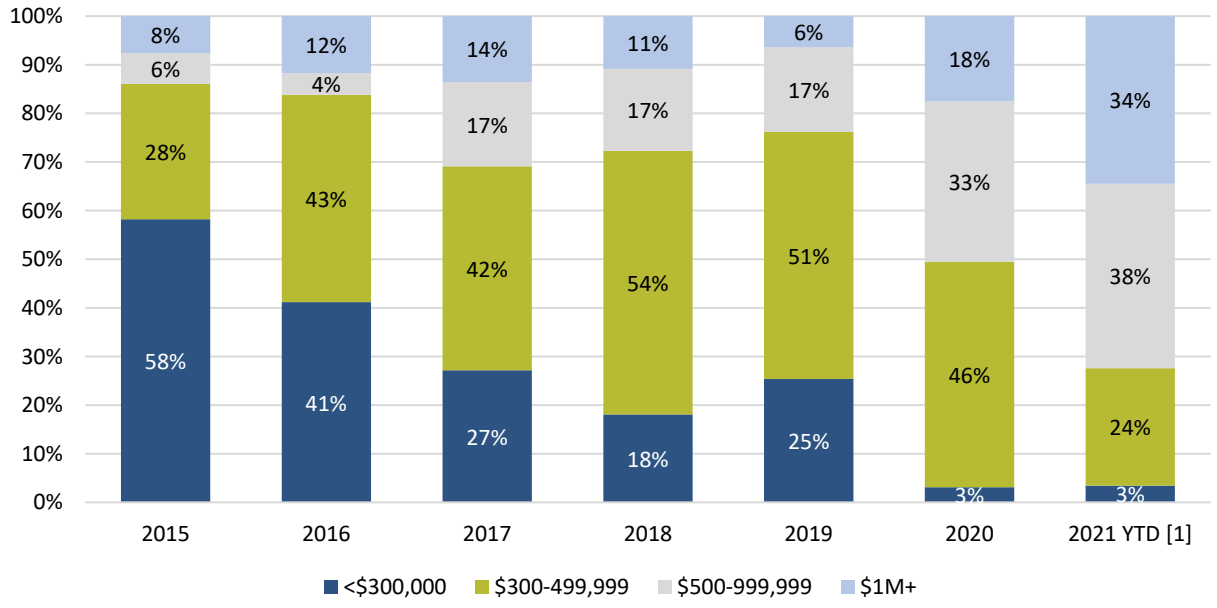
	Single Family	Attached
2015	$187	$125
2016	$229	$188
2017	$269	$135
2018	$232	$178
2019	$225	$216
2020	$296	$201
2021 YTD [1]	$456	$572
CAGR 2015-2020	10%	10%
% change 2020 to 2021 YTD [1]	54%	185%

Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Homes for sale under $300,000 have all but disappeared from the market in recent years, and, over the last two years, homes priced between $300,000 to $500,000 have significantly declined.

- The share of sales under $300,000 fell from 58% in 2015 to 3% in 2021 – a drop of 55 percentage points. Forty-six (46) sales under $300,000 occurred in 2015, down to only 3 sales in 2020.
- The share of sales between $300,000 and $500,000 fell from 51% in 2019 to 24% in 2021. The option of finding homes for $500,000 or less in N. Lincoln County is quickly disappearing.

Home Sale Price Distribution by Year: 2015 to October 2021

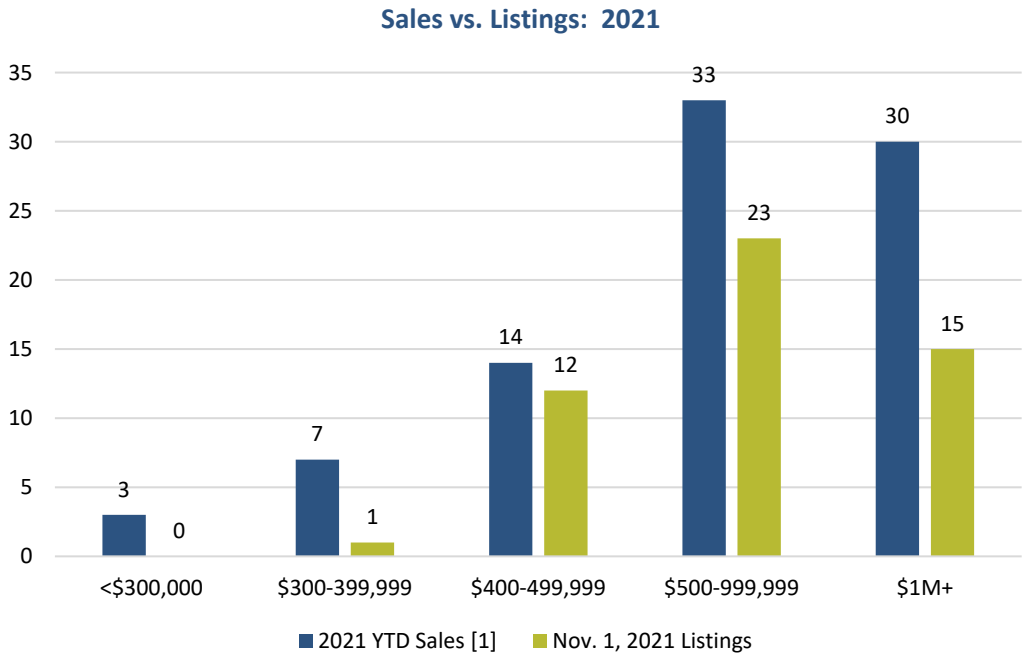


Note: inclusive of sales with a known price greater than zero
[1] last sale on Oct 29, 2021
Source: MLS, consultant team

Availability

From 2015 through 2019, about 75 homes were sold each year on average in N. Lincoln County. This rose by about 30% (97 homes sold) in 2020. The pace of buying continued to be high in the first 10 months of 2021 with 87 home sales.

There were 51 homes listed for sale as of November 1, 2021, only 13 of which (25%) were priced below $500,000. Ten of these were condos and townhomes listed for about $440,000 each.



Source: MLS, consultant team

A general industry standard is that when the number of homes available for sale is below a 6-month supply, it is a seller's market – meaning that there are more buyers than homes available to purchase, resulting in rising prices.

The 51 homes listed in November 2021 equates to 6.3-months of supply, generally indicating a good supply of homes for sale. The inventory drops, however, to 3.3-months for homes priced under $500,000. In other words, homes at prices that residents and area employees can afford are in short supply. Conversely, homes priced over $500,000 represent 9.3-months of inventory. The local housing market is not meeting local resident and employee needs.

Local Workforce Affordability

The scarcity of homes for sale poses a challenge to all buyers, regardless of income. It is a more significant challenge, however, for local residents and employees. The majority of residents who own earn between 50% up to 200% AMI (65%); only 18% earn above this level. Homes priced above $600,000 may be of interest to commuters from Teton County, Wyoming, where wages are higher, but most N. Lincoln County residents need lower priced homes.

> *"I cannot afford to buy or rent a home. when our child graduates in the next couple of years we will be moving."*
>
> *-2021 Employee/household survey comment*

- Only four homes were listed for sale under $400,000 at the start of November 2021. Homes in this price range are now essentially non-existent.
- With only 18 homes for sale in the $400,000's and 85% of listings over $500,000, the option to buy a home is increasingly out of reach for the local workforce.

Affordability of Current Listings Compared to Average Household Income

AMI	Max Affordable Price (3-person household) [1]	Owner Household Distribution	Nov. 1, 2021, Listings	
			Single Family	Attached
0-50%	$155,200	16%	0%	0%
50.1-80%	$248,500	16%	0%	0%
80.1-100%	$310,400	13%	0%	0%
100.1-120 %	$372,500	10%	3%	0%
120.1-150%	$465,600	13%	3%	77%
150.1-200%	$620,800	13%	13%	8%
200.1-300%	$931,100	11%	37%	8%
>300%	>$931,100	7%	45%	8%
Total	-	100%	38	13

Note: percentages may add to more/less than 100% due to rounding

[1] Max purchase price assumes 30-year 4.5% mortgage, 5% down, 20% of the payment for taxes, HOA, PMI and insurance.

Sources: HUD, Ribbon Demographics, LLC, MLS, consultant tea

Rental Market

Rent Trends and Local Workforce Affordability

Compared to local wages, the rents in N. Lincoln County are more affordable than in Teton County, Idaho, or Teton County, Wyoming. That does not, however, mean that rents are generally affordable for residents.

- Recent rent rises have occurred in the Teton Region at rates of 9% or more per year over the past several years.
- Renters on the 2021 survey report that their recent yearly rent increase was anywhere from $200 to $1,200 per month, averaging $470.
- Rent increases far exceed increases in wages (4.9% per year on average since 2015), meaning that rentals are becoming less affordable for residents.

> *"We have always worked full time jobs sometimes more than one. It's heart breaking the more we save it still never enough to afford a home because of the pricing increases."*
>
> *-2021 Employee/household survey comment*

Based on survey responses, current renters in the county need an income of about $63,000 on average to afford the overall average rent (about 84% AMI). Advertised rentals, which is what new households coming to the county are likely to find, require a household to earn 91% AMI on average, or an income of $68,000 for a 3-person household.

Rent Prices by Bedroom Size: 2021

	0/1-bedroom	2-bedroom	3+-bedroom	Overall Avg.
October-November 2021 average listed rent	$995*	$1,467	$2,229	$1,702
2021 Household Survey Average Rent	$1,324	$1,525	$1,829	$1,570
AMI affordability of advertised rent[1]	58%	79%	119%	91%
Income needed to afford advertised rent	$38,200	$58,680	$89,160	$68,080
Number of average wages needed to afford rent	0.9	1.4	2.1	1.6

*Four advertised for rent, two of which were rooms rather than full units.
[1]Note: calculation assumes 2 people in a 0/1 bedroom units and 3 people in 2- and 3-bedroom units
Source: Online rental listings (JH News, Zillow, Apartments.com, Craigslist) consultant team

Availability

As a general rule, vacancy rates at or below 3% are very low, double-digit vacancy rates are very high, and a vacancy rate of around 6% that is trending downward typically indicates to developers that construction of additional units should begin.

Perhaps more significant to the struggles of renters in N. Lincoln County is the lack of supply and the resulting continued upper pressure on rents. The high and rising rents are driven by the extreme shortage of rentals and strong demand. The pandemic brought a wave of remote workers to the Teton Region, which property managers noted are able to pay much higher rates than local wages can support. This is paired with the continued demand from workers in Teton County, Wyoming, particularly as more are forced to move out of the county due to loss of rental supply.[65]

A search for advertised rentals over a two month period from October to November 2021, only produced 14 rental listings. This is equivalent to less than a 1% vacancy rate per month, which is extremely low. When vacancy rates are this low, the rental market is near capacity and cannot absorb new residents or employees moving to the area. This results in several issues, all of which are being experienced throughout the Teton Region:

- Renters have difficulty moving from one unit to another as their circumstances change;
- Renters are vulnerable to increasing levels of cost burden, because there is nowhere to move to if the landlord seeks to increase their rent;
- Renters fear reporting needed repairs to landlords due to concerns of retaliation through rent increases or nonrenewal of lease;
- New employees struggle to find housing when hired by local businesses;
- Rents increase at rates much faster than incomes; and
- Landlords have little incentive to make repairs and capital investments.

"My daughter pays $800 for a studio in Afton and it is all she can find to rent. Small, old, and expensive but there is nothing else to rent."

"Due to housing be so high in demand, the landlord feels justified in raising the rent an additional $700 per year."

-2021 Employee/household survey comment

[65] See Regional Overview – Forced to Move

Chapter 6 – Housing Units Needed

This section addresses the question:

> *How many additional housing units are needed to address housing deficiencies for residents and support the labor force needed to sustain businesses and the economy.*

Needs are projected through 2027 and quantified in two categories:

- Catch-Up Needs – the number of housing units needed now to address current deficiencies in housing based on employees needed to fill unfilled jobs and the number of units needed for a functional rental supply.
- Keep-Up Needs – the number of units needed to keep-up with future housing demand through 2027 based on job growth and jobs vacated by retiring employees. Housing shortages worsen when local job growth and the need for more workers exceeds the growth in available housing units.

This section estimates housing units needed to support employers, keep up with future job growth and improve housing options for area residents based on information presented in other sections of this report. Estimates are a subset of the total demand for housing in the county. Estimates do not include current waitlists for housing, overcrowding, or households that will be forced to leave due to housing conditions.[66] Nor do figures represent the entire housing market – remote workers or retirees moving in from elsewhere, second homeowner purchases, and other market segments, which are outside the scope of this analysis.

Catch-up Needs (Current Conditions)

Unfilled jobs

Labor is in short supply, both locally and nationally. In such a competitive environment, the near-zero rental vacancy rates, and high and rising home prices and rents, make it even more difficult to attract the already scarce labor pool to the area. Eighty-percent (81%) of Teton Region employers responding to the 2021 employer survey stated that the lack of housing affected their ability to find and keep employees. More housing that local employees can afford is needed for businesses to hire and retain the workers they need to thrive.

Employer survey respondents reported that 16% of jobs were unfilled this summer, which is high and has been affecting business operations and employee satisfaction. Because 100% of jobs are rarely filled, the following estimate seeks to lower the unfilled job rate to 5%, which was more typical prior to the pandemic.

About 85% of employees reside in the Teton Region. If this pattern is maintained, then 310 homes are needed locally to bring the current 16% unfilled job rate down to a 5% rate.

[66] See Regional Overview – Housing Problems

Units needed to help fill jobs	
A. Current unfilled jobs (16%)	1,185
B. Reduced unfilled jobs (5%)	370
Jobs to fill (A – B)	815
Jobs per employee	1.3
Employees per household	1.7
Housing units needed	365
% of employees living in the Teton Region	85%
Housing needed for N. Lincoln County employees to live in the Teton Region	310

While this catch up need is important to understand for relieving current business employee shortages, much of this figure is also incorporated in the estimate of future job growth. This potential for double-counting is addressed in the summary of housing needs later in this section.

Functional Rental Supply

The current rental supply in the county is not functional because vacancies are about 1%, placing substantial upward pressure on rents. When vacancy rates are this low, the rental market is near capacity and cannot absorb new residents or employees moving to the area, much less provide opportunities for current residents to find more suitable rentals as their housing needs change. Renters are "stuck" in their homes, and subject to burdening rent increases.

A 5% vacancy level, while still low, provides some choice and availability of units for residents and employees. To increase the vacancy rate to 5%, approximately 55 additional rental units are needed.

Rentals Needed for a Functional Market	
Total rentals (2021)	1,030
Number of rentals if 5% vacancy rate	1,085
New rental units needed	55

Future (Keep-Up) Needs

Retiring employees

Employers will need to fill the jobs vacated by retirees in addition to any newly created jobs. Some retirees will leave the area upon retirement; however, when they sell their homes, the majority will be purchased by second-home owners or remote workers rather than local employees.

About 10% of employee/household survey respondents that are employed in Lincoln County stated that they expect to retire over the next five years. Assuming that 80% of retiree homes will not be available to new employees filling vacated jobs, 335 homes will be needed.

About 85% of employees reside in the Teton Region. If this pattern is maintained, then 230 homes are needed locally.

Retiring employees	
% to retire by 2027	10%
# to retire	570
Employees per household	1.7
Total housing units	335
Needed housing units (80%)	270
% of employees living in the Teton Region	85%
Housing needed for N. Lincoln County employees to live in the Teton Region	230

New Jobs

To keep up with estimated job growth over the next five years (1,789 new jobs), approximately 805 additional housing units will be needed. Because the regional nature of this study focuses on the Teton Region as a whole, the below estimate shows how many housing units are needed to keep new workers in the Region based on current commuting patterns. The next section shows how many of these units may be needed in N. Lincoln County based on various assumptions.

About 85% of employees reside in the Teton Region. If this pattern is maintained, then 685 homes are needed locally.

Estimated Housing Needed by the Workforce Filling New Jobs, 2021 – 2022

	Low
Increase in Jobs between 2021 to 2027	1,789
Jobs per Employee	1.31
Employees per household	1.7
Housing needed	805
% of employees living in the Teton Region	85%
Housing needed for N. Lincoln County employees to live in the Teton Region	685

Regional Distribution of Catch-Up and Keep-Up Needs

Based on estimated catch-up and keep-up needs in N. Lincoln County through 2027, an additional 970 housing units will be needed to support employees, residents, and businesses in N. Lincoln County. The number of housing units needed in N. Lincoln County will vary depending upon whether the total housing need is provided locally, or if current commuting patterns within the Teton Region are retained and units are constructed based on where employees presently live. As a bedroom community for Teton County, Wyoming, if current commute patterns are retained, then the number of units needed within N. Lincoln County increases because Teton County, Wyoming, employees will need homes.

- If each county in the Region addresses their full housing need locally, 970 homes are needed in N. Lincoln County.

- If current commuting patterns are retained, the number of units rises to 1,275.

In N. Lincoln County, Wyoming, about 60% of the housing needed should be priced below-market. As discussed further below, this means ownership housing priced below $600,000 (200% AMI) and rentals priced below $1,600 per month (90% AMI).

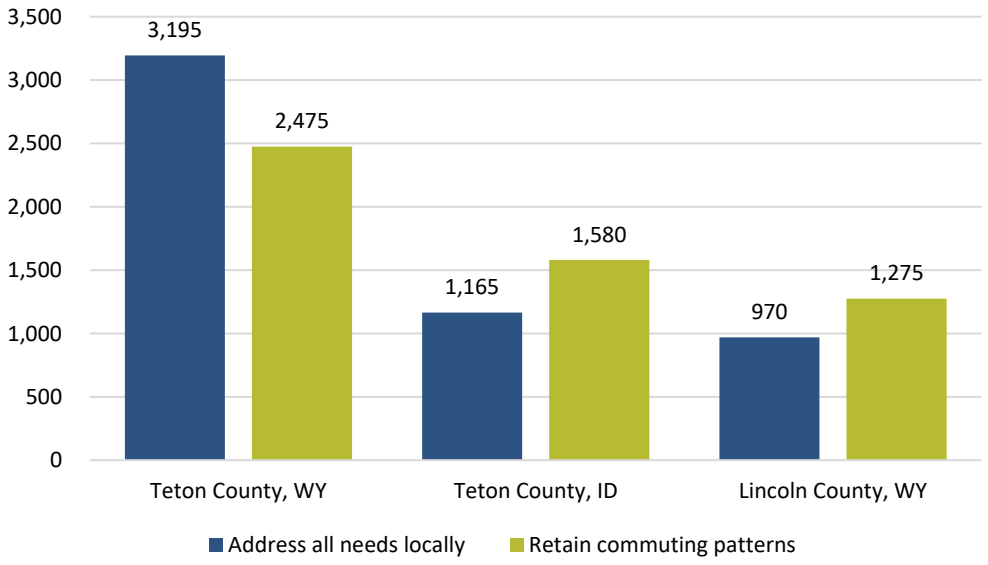
Summary of Housing Needs Through 2027

	Address All Needs Locally	Retain Commuting Patterns
Catch-Up	**55**	**55**
Unfilled Jobs (reduce from 16% down to 5% unfilled)	*310*	*415*
Functional rental supply	55	55
Keep-Up	**915**	**1,220**
New jobs (3.7% growth)	685	915
Retiring employees (10% retiring)	230	305
TOTAL through 2027	**970**	**1,275**
Below market (60% of units)	580	765
Market rate (40% of units)	390	510

*Housing needed to fill currently unfilled jobs is shown in the table to illustrate the existing shortage of housing related to filling current positions. This number, however, is largely a subset of the new job growth estimate so is not included in the overall total to conservatively prevent double-counting.

The figure below shows the total housing needs through 2027 in the study area based on whether all needs are addressed locally or if current commuting patterns are retained.

Housing Needed Through 2027, Teton Region Counties
(5,330 total – 60% to 80% priced below market)



Needs by Own/Rent and Income

Ownership and rental housing for local employees and residents is needed. On the rental side, the majority of workers filling new jobs will rent homes (about 70%). On the ownership side, a significant percentage of current renters residing in the Teton Region want to buy homes (43%).[67] If ownership opportunities are provided, this can then free up rentals for occupancy. These dynamics support providing a higher ratio of rentals than currently exist, at about a 50:50 split.

The precise ratio, however, is dependent upon the community's desired direction and housing policy. Rentals are needed to help recruit new workers and residents to the region; ownership is needed to retain year-round residents and support community stability.

Summary of Housing Needs by Own/Rent Through 2027

	Low (housing aligned with job location)	High (housing aligned with current commute patterns)
Units needed through 2027	**970**	**1,275**
Ownership	485	635
Rental	485	640

The following table shows the income targeting for the additional units needed based on the income distribution of renter households residing in N. Lincoln County. As shown below:

- Market rate rentals in the county currently serve households earning about 90% AMI.[68] Resident renters primarily earn under 80% AMI (62%), which is where most rentals should be targeted.
- New development in the pipeline should be considered in light of the below to assess where the current market is providing rentals compared to the price points that residents and employees can afford. For example, new rentals in Teton County, Wyoming, can be built at about the 120% AMI level for that county without subsidy; new unsubsidized rentals in Teton County, Idaho, are averaging about 90% AMI.

Rental Units Needed by AMI Through 2027, N. Lincoln County, WY

	AMI				
	≤50%	50.1% - 80%	80.1% - 100%	100.1% - 120%	>120%
Max. Income	$37,350	$59,800	$74,700	$89,640	>$89,640
Max. Affordable Rent	$935	$1,495	$1,870	$2,240	>$2,240
Renter Income Distribution	39%	23%	9%	3%	26%
Rental Units Needed by AMI*	**220**	**130**	**50**	**15**	**145**

Incomes at each AMI are reported for a 3-person household

* Units Needed total is based on the mid-point of the low and high housing need estimates

[67] See Regional Overview – Housing Problems

[68] See Chapter 5 – Housing Market

The following table shows the income targeting for additional units needed based on the income distribution of owner households that reside in N. Lincoln County.

- The majority of owners earn under 120% AMI; however producing homes for ownership for households earning under 60% AMI is often not feasible except through self-help build programs, such as Habitat for Humanity.
- The core first-time homebuyer market earns between 50% up to 120% AMI, comprising close to 50% of owners in N. Lincoln County. Only one home is currently listed for sale at a price affordable at this income range (e.g., below $400,000).
- The current housing market provides some attached product that households earning up to 150% AMI could afford (e.g., priced between $400,000 and $600,000), but single family homes are generally priced for households earning 200% or more. The shift to this higher price point occurred largely within the past two years.[69]
- When considering ownership product for local residents and employees, most should be priced between $200,000 up to $600,000 (80% to 200% AMI); very few resident owners have incomes above this amount. For renters looking to buy, product priced for households earning primarily between 50% AMI up to 120% should be the focus ($160,000 to $400,000). Homes priced from $300,000 up to $750,000 is also a prime purchase range for Teton County, Wyoming, employees that are wanting to buy homes.

Ownership Units Needed by AMI Through 2027, N. Lincoln County, WY

	AMI					
	≤50%	50.1% - 80%	80.1% - 120%	120.1 - 200%	200.1 - 300%	>300%
Max. Income	$37,350	$59,800	$89,640	$149,400	$224,100	>$224,100
Max. Affordable Purchase Price*	$155,200	$248,500	$372,500	$620,800	$931,100	>$931,100
Owner Income Distribution	16%	16%	23%	26%	11%	7%
Ownership Units Needed by AMI**	**90**	**90**	**135**	**145**	**60**	**40**
For sale listings	0	0	1	17	15	18

Incomes at each AMI are reported for a 3-person household

*Assumes 4.5% interest rate 30-year loan, 5% down, and 20% of costs to taxes, insurance, HOA

** Units Needed total is based on the mid-point of the low and high housing need estimates

[69] See Chapter 5 – Housing Market

Appendices

Appendix A – Study Methodology, Data Sources, Definitions, and Acknowledgements

Primary Research

Primary research was conducted to generate information beyond that available from existing public sources and included:

- 2021 Employee/Household Survey
- 2021 Employer Survey
- Interviews/focus group

The survey instruments, data output, and open ended comments from these surveys are attached as an appendix to this report

2021 Employee/Household Survey

To obtain responses needed for the depth of analysis conducted, several distribution methods were utilized and included outreach to both the English- and Spanish-speaking community. Outreach occurred throughout Teton County, Wyoming, and Teton County, Idaho, with significant assistance from these communities, as follows:

- An on-line survey in English and Spanish. The link for the survey was distributed by:
  - Chambers of commerce to their membership;
  - Major employers to their employees;
  - Media (newspapers and radio stations);
  - Sharing via social networks; and
  - Social service and housing organizations to persons they serve.
- Outreach to the Spanish-speaking community. The consultant team worked closely with members of the housing stakeholder group and local organizations to do targeted outreach to the Spanish-speaking community. Our goal was to receive a representative response from this population. We procured the services of Voices JH for this purpose. Voices JH worked with 6 community leaders from the Latinx community to assist in this outreach. These individuals gathered responses to the survey through a variety of means, including texting the survey, calling personal contacts and helping them fill it out over the phone, meeting them at their homes to assist them in taking the survey, working with community organizations to reach their clients, and canvassing outside public spaces. Outreach was conducted in Jackson, Victor, Driggs, Tetonia, Alta, and Alpine.
- Survey instruments. Two employee/household survey instruments were used. At the recommendation of local organizations conducting outreach to the Spanish-speaking community, a shortened version of the Spanish version of the survey was created to make it easier to conduct via personal interviews in a timely manner. Care was taken to ensure that core questions needed for this analysis were retained to maintain data integrity and representation.

- A total of 3,478 valid responses were received from residents, representing 23% of households and 19% of employees in Teton County, Wyoming, and Teton County, Idaho. Most responses were from employees in the local workforce. Responses received from Lincoln County respondents primarily work in Teton County, Wyoming, or Teton County, Idaho given that outreach for the survey was conducted within these two counties.

The table below shows the number of surveys received based on where respondents live and by survey type:

	Regional Total	Teton County, WY	Teton County, ID	N. Lincoln County, WY	Outside of Region
Online English	3,478	2,143	659	254	39
Online Spanish	81	273	97	13	0
Interviews – Spanish	302				
Total	3,478	2,416	756	267	39

Source: Consultant team

Survey results were compared to the 2010 US Census for key variables and weighted, where needed, to ensure that responses represent the population as a whole in each county and the region. Weighting occurred by whether respondents own or rent their homes, type of household (E.g., live alone, couples with children, etc.), age, and income/AMI level.

Importantly, weighting for the Hispanic/Latino community was not needed, which is rare. The representative sample received through local outreach assistance means that there are sufficient responses to conduct crosstabs with multiple questions to learn more about their specific housing needs. While this study reports on big picture observations where responses from this and other populations differ from the Region overall, it is beyond the scope of this study to conduct a specific analysis on this population. Importantly, however, this data is available for a deeper dive if a specialized study is conducted.

The margin of error for survey tabulations is within 1.5% at the 95% confidence level. This means that, for tabulations involving the entire Region, there would be 95% confidence that any given percent reported is no more than plus or minus 1.5 percentage points from what is actually the case. When results are provided independently for Teton County, Idaho, and Teton County, Wyoming, tabulations are within 2% to 3%.

2021 Employer Survey

The employer survey was distributed to businesses in Teton County, Wyoming, and Teton County, Idaho. Distribution occurred through direct outreach from the Housing Stakeholder Group and their connections, local Chambers, economic development groups, newspapers, and social media. The survey probed the number of employees, where workers live (commute patterns), employee retention and

recruitment issues, unfilled jobs, retiring employees, and specifics on the provision of housing units and/or assistance to employees.

A total of 262 businesses responded, representing 8% of businesses in both Teton County, Wyoming, and Teton County, Idaho, and 33% of jobs. A total of 206 have locations in Teton County, Wyoming (excluding Alta); 64 have locations in Teton County, Idaho and Alta; and 10 have locations in Lincoln County, Wyoming.

Interviews and focus group

Interviews were conducted with numerous employers, real estate agents, property managers, non-profits, government organizations, community residents, builders/developers, elected officials, and other stakeholders to supplement data needs and gather local perspectives on community housing concerns, issues, impacts, and observations. A focus group was also conducted with the Young Professionals of the Tetons to understand their particular challenges with building careers and families in the Teton Region.

Secondary Data

A variety of sources of published information were used in the preparation of this report, including but not limited to:

- 2000, 2010, 2020 (limited) US Census data and population projections. This information is used to identify changes in the Teton Region residents and households over time and identify the demographics of the Area.
- American Community Survey data (ACS) to understand general trends since the 2010 Census.
- Employment information from the Quarterly Census of Employment and Wages (QCEW) and US Bureau of Economic Analysis (BEA).
- 2021 Area Median Income from the Federal Department of Housing and Urban Development (HUD).
- Current MLS listings, recent home sales and historic sale trends acquired through local real estate agent assistance.
- Property ownership and residential records acquired through the respective Assessor offices.
- Various records from Teton Region planning and building departments, including Teton County, Wyoming, the town of Jackson, Teton County, Idaho, and the city of Driggs and city of Victor.
- Existing reports, including the 2014 Western Greater Yellowstone Region Housing Needs Assessment (Rees Consulting, et al), 2021 Jackson & Teton County Annual Housing Supply Plan, Teton County Joint Housing Authority Supply Plan.

Consultant Team Responsibilities

Wendy Sullivan of WSW Consulting served as the project manager for the Regional Housing Needs Assessment.

Numerous firms assisted WSW Consulting in preparation of this report:

- Williford LLC (Willa Williford)
- Navigate, LLC (Christine Walker)
- Urban Rural Continuum (Andrew Coburn)
- OPS Strategies (Alex Norton)

TEAM ROLES
Wendy Sullivan, **Project Manager**
Willa Williford, Senior Associate
Christine Walker, Local Associate
Andrew Coburn, Research Analyst
Alex Norton, Research Analyst

Definitions/Terminology

Affordable Housing	As used in this report, housing is affordable if the monthly rent or mortgage payment is equal to or less than 30% of gross household income (before taxes). This definition may vary from federal or state programs, which may include utilities, homeowners association fees, or other housing costs.
Area Median Income (AMI)	A term that generally refers to the median incomes published annually for counties by the US Department of Housing and Urban Development (HUD). AMI is used to set income and rent limits for affordable housing programs statutorily linked to HUD income limits (e.g. low-income housing tax credit rentals). Common affordability categories used are as follows: • Extremely Low Income – At or below 30% AMI • Very Low Income –Between 31% and 50% AMI • Low Income – From 51% to 80% AMI • Moderate Income – From 81% to 120% AMI *Note: Jackson/Teton County Affordable Housing Department uses slightly different figures derived from those published annually by HUD. Reference to AMI or equivalent household incomes in the Teton County, Wyoming section use these figures rather than HUD unless stated otherwise.*
American Community Survey (ACS)	The ACS is part of the Decennial Census Program of the U.S. Census. The survey was fully implemented in 2005, replacing the decennial census long form. Because it is based on a sample of responses, its use in smaller areas (under 65,000 persons) is best suited for monitoring general changes over time rather than for precise estimates due to margins of error.

Average household size	This refers to the number of persons living in a housing unit and includes all adults and children.
Catch-up Needs	The number of housing units needed to catch up to meet the current shortfall in housing available for residents.
Cost Burdened	When housing costs exceed 30% of a household's gross (pretax) income. Housing costs include rent or mortgage and may or may not include utilities, homeowner association fees, transportation or other necessary costs depending upon its application.
COVID-19 / COVID	Coronavirus disease 2019, causing global pandemic starting March 2020 and extensive local public health precautions.
Employee Housing	Housing intended for and affordable to employees and households earning local wages.
FHA	Federal Housing Administration, provides secondary market for residential mortgages.
HOA	Home Owners Association, typically part of condominium developments.
HUD	Housing and Urban Development; federal agency providing funding and regulations for low income housing.
Keep-up Needs	Keep-up refers to the number of housing units needed to keep up with job growth and retiring employees to ensure housing is available for employees filling new or vacated jobs through 2027.
LAUS	Local area unemployment statistics
LEHD	Longitudinal Employer-Household Dynamics
LIHTC	Low Income Housing Tax Credit – a federal program to stimulate capital investment in affordable rental housing, administered in Colorado by the Colorado Housing and Finance Authority.
Local Resident Housing	For the purpose of this report, housing that is intended to be affordable or suitable for Teton Region employees and full-time

	residents. The term encompasses the full range of affordability levels for local residents – from very local income to 120% AMI or more.
MLS	Multiple Listing Service used for purchase and sale of residential real estate
Occupied housing unit	Occupied housing unit means housing units that are occupied by persons that consider the South Shore Region as their usual place of residence or that have no usual place of residence elsewhere. (US Census definition). Occupied units are also referred to as resident households in this report.

Acknowledgements

We would like to thank everyone who gave their time, assistance, knowledge, and expertise to this process. Information in this report relied on participation from many individuals and organizations through interviews, data sharing, focus groups, outreach, etc. We are grateful for the time given by everyone we reached out to. We would like to give particular thanks to the Housing Stakeholder Committee, who were instrumental in this entire process.

Housing Stakeholder Committee

Adrian Croke - Community Safety Network
Ali Cohane - Local Restauranteur
Alison Lee - Jackson Hole Housing Trust
Anna Olsen - Jackson Hole Chamber
Anne Cresswell - Jackson Hole Housing Trust
Anne Schuler - Small Business Owner, Planning Commissioner
April Norton - Town of Jackson/Teton County WY Housing
Brett McPeak - Real Estate
Chris Neubecker - Teton County Planning Dept
Cristina Briones - Voices JH
Elizabeth Hutchings - Shelter JH
Gillian Chapman - Teton County School District (TCSD)
Isabel Zumel - One22
Ivan Jimenez - JH Food Rescue
John Frechette - Local Small Business Owner
John Kren - St. John's Health
Jordan Rich - Voices JH
Kris Greenville - Teton Habitat

Housing Stakeholder Committee
Kristi Malone - Tonw of Jackson/Teton County WY Housing
Kyle Fowler - Jackson Hole Conservation Alliance
Laura West Soltau - Teton Literacy Center
Laurie Andrews - Community Foundation
Marina Chapeton - Teton Literacy Center
Mary Kate Buckley - Jackson Hole Mountain Resort (JHMR)
Melissa Turley - Teton Village Association
Rob Deslauries - Teton Village Developer
Sharel Lund - One22
Skye Schell - Jackson Hole Conservation Alliance
Stacy Stoker - Jackson Hole Affordable Housing
Stephanie Thomas - TC Seach & Rescue
Tyler Davis - Local Developer, JH Working
Tyler Sinclair - Town of Jackson Planning and Building Dept
Wendy Martinez - Teton Habitat, Planning Commission
August Christensen - Teton Valley Housing Crisis Task Force
Betsy Hawkins - Community Resource Center
Brian McDermott - Teton Regional Economic Coalition (TREC)
Doug Self - City of Driggs, Community Development Director
Shawn Hill - Valley Advocates for Responsible Development

Information presented in this report is as much based on data and numbers as it is on the experiences and observations of those living in the community, which would not have been possible without local participation. We appreciate the opportunity to work with dedicated communities seeking to better understand and address the housing needs of local residents and employees for the benefit of the communities, economy, and health of the Teton Region.

Appendix B - Teton County WY/Jackson Housing Tools Matrix

Tools / Programs	Definition or Overview	Notes	In Use In		Units Since 2014
LAND USE PLANNING			**Jackson**	**Teton County**	
Accessory Residential Units	Allow Accessory Residential in all or most zones. Provide incentives to build/convert space to ARUs, can be in form of additional density, tap fee waiver or reduction, subsidy to owner, etc. Note that ARUs here do not include units accessory to commercial uses, just accessory to single-family homes (traditional ADUs).	ARU Pilot Program – will launch Q2 2022 Housing may begin compliance on ARU and Town considering adding deed restriction requirement. County ARUs not typically used for long term rentals.	Yes. Town has allowed ARUs in all zones since 2015; allowed in most zones except single family since 1994	Yes. County allows ARUs in all zones except S-TC; primarily considered guesthouses. Employee residency would be more beneficial.	Teton County: 168 town of Jackson: 45
Aligning Planning Documents	Strategic Priority on Affordable housing in all local planning documents, budget setting, and work plans. Consistent recognition of housing as policy priority and alignment between all Planning and Housing Documents.	Priority Driven Budget Process for town of Jackson. Greater alignment of funding for infrastructure, transit, complete neighborhoods, etc could also support housing efforts.	Yes. Some.	Yes. Limited	
Aligning Community Infrastructure Investments	Strategic alignment of infrastructure investments to support affordable housing. Recommend being aggressive in accessing federal funds and state passthroughs as infrastructure recovery funds become available.	Town has moved up and provided infrastructure funding to support housing i.e. Westview townhomes, Hidden Hollow, etc. Town will complete an Impact Investment category (CP Policy 4.3.b) in our 5-year Capital Improvement Plan	Yes, some with more in Process.	Yes, with additional opportunities to support connect to water and sewer, support “complete neighborhoods” and transit.	
Annexation Policies	Negotiating affordable housing as part of annexation agreements.	Prohibited by the State in 2021 at request of Teton County large landowner	No.	No.	
Density Bonus 2:1	2:1 – Ability to maximize building envelope – two market rate square feet for every affordable square foot.	Implemented in 2018. Applies in Jackson Transitional Zones NH-1, NM-2, OR, CR-1, CR-2, CR-3 & DC-2, DC (LDR Div. 7.8)	Yes	No.	Jackson: 140
Density Bonus PUD process			Eliminated in 2018.		

Tools / Programs	Definition or Overview	Notes	In Use In		Units Since 2014
LAND USE PLANNING			**Jackson**	**Teton County**	
Fast Track Processing	Gives priority to development applications with affordable and/or workforce housing.	Implemented in 2018 in Jackson (LDR Sec. 7.8.3.C) No public hearings required. Design review still required in Town.	Yes.	No.	Jackson: 84
Height Variance	Fourth Floor allowed	Allowed in CR-3 zone (LDR Sec. 2.2.13.E.4) This code was a migration from PUD rules in 2018. Hasn't been used in new form yet, minimum lot size is two acres. Consider allowing on smaller lots.	Yes – limited.	n/a	Mi
Fee Waivers or Deferrals	Water/sewer tap fees, building permit or other fees waived in part or whole to reduce cost to build affordable or locals housing. General funds or other sources need to cover cost of fees waived. Deferred fees/taxes (use, property) can take risk away from development by requiring payment upon sale or occupancy of a unit.	Town of Jackson fees waived for 100% deed restricted housing as of July 2021 County allows fee waivers if an application "demonstrates bona-fide community benefit for the whole of Teton County." Is not guaranteed nor automatically waived	Yes – codified in 2020, and has been used on all 100% DR projects in recent years.	No. Nothing codified – can be requested through community benefit category.	Jackson: greater than 300 County: no recent examples.
Inclusionary Zoning (IZ)	Requiring a percentage of residential units in new subdivisions to be affordable housing. Market homes support development of affordable units.	Eliminated in 2018 for both Town and County. Had been in place since 1995.	No	No	

Tools / Programs	Definition or Overview	Notes	In Use In		Units Since 2014
Parking Reductions	Reduced parking requirements for workforce and affordable housing	Town allows parking reductions through Administrative Relief. Implemented in 2018; most DR projects seek it. County also allows parking requirements to be adjusted through administrative relief, with demonstration that a lesser standard is workable due to anticipated parking demand and alternative transportation is available.	Yes -	Yes - limited	
Widespread Zoning for multifamily housing (over eight units/building)	Community or Deed Restricted Housing is allowed by right in most.	Town Zoning allows residential buildings with 8 or more units in zones NH-1, NM-2, CR-1, CR-2, CR-3, DC and DC-2 County allows multifmaily in WC, BC-TC, but few properties have this zoning.	Yes – potential to further expand?	No	
REQUIREMENTS			**Jackson**	**Teton County**	
Residential Mitigation	Requiring new homes to contribute to housing for employees relative to demand generated by residential units. Mitigation rate may increase with house size. Fees in lieu provide revenue stream that fluctuates with building activity. Nexus required.	LDR Division 6.3	Yes	Yes	Generally fee-in-lieu, which is reinvested by Housing Department

Tools / Programs	Definition or Overview	Notes	In Use In		Units Since 2014
Commercial Mitigation	Requiring new commercial development to provide housing for a portion of employees generated. Nexus required. Alternatives in application and compliance methods (on site, off site, land, fees in lieu) create flexibility yet complexity.	LDR Division 6.3	Yes	Yes	108 deed-restricted since 2016 across Town and County
FUNDING			**Jackson**	**Teton County**	
Real Estate Transfer Fee		Currently not allowed by State; working to allow at State level			
Lodging Tax		Does not directly fund housing	Yes – but not for housing	Yes – but not for housing	
LIHTC		WY QAP requirements are hard for Jackson projects to be competitive. Applied multiple times without success, currently have application in to WCDA.	Maybe – Flat Creek Apts currently under consideration	No.	
Federal and State Funds		Apply for LIHTC, HOME, NHTF and CDBG regularly, rarely receive awards	Habitat received $500k HOME for 445 E Kelly, Flat Creek Apts applied for CDBG, HOME, NHTF, LIHTC pending ARPA –$3million pending	$4 million ARPA pending	
Community Foundation		One-off grants thus far. The Jackson/Teton County Affordable Housing Department has been working with them to create some kind of PRI or other loan fund for housing.	Yes – limited	Yes - limited	

Tools / Programs	Definition or Overview	Notes	In Use In		Units Since 2014
Economic Development / Chambers		Tourism Improvement District is being considered at state level, Chamber is actively supporting.	No	No	
General Fund Allocations		ACTIVE – details from April	Yes. $1m - $2m/year	Yes. $1m/year	
Private Donations		Housing Trust and Habitat Jackson/Teton Affordable Housing Department	Yes	Yes	
Below market debt		Jackson St. Apartments	Yes	Yes	
Program-related investment		Jackson St. Apartments	Yes	Yes	
Realtors/Voluntary Transfer		Community Housing Fund Created in 2021	Yes	??	
Special Purpose Excise Tax		$5.5 million passed in 2019, long history of support, and several SPET that did not pass.	Yes	??	
PARTNERSHIP TOOLS			**Jackson**	**Teton County**	
RFQ/RFP process	RFQ/RFP process effective for selecting development partners on government or institutionally owned land. Can also be used with subsidy funds, in addition to or in place of land.	Jackson/Teton County Affordable Housing Department Supply Plan	Yes. 3 projects with Town property	Yes. 1 project with County property	114 units since 2017

Tools / Programs	Definition or Overview	Notes	In Use In		Units Since 2014
Employer Assisted Housing / Partnerships	Master leasing new development, mortgage assistance, units for temporary relocation. Public/non-profit sector can provide technical assistance to help develop projects. Housing for emergency services personnel and seasonal workers often provided by employers. • Lots of employers are providing housing assistance • Jackson/Teton County Affordable Housing Department & Housing Trust conduct housing needs assessments for businesses (HD is free, HT charges a nominal rate)	Lots of activity in the space… not specifically codified or incentivized. For those building units, may bank units for future mitigation requirements (think: Hotel Jackson, JHMR, etc.) Other partnerships are underway.	Yes, for example Westview TH – Town allowed 8 units to be employer owned Workforce Rental restricted.	Yes, for example Mercill Condos – County allowed 12 units to be employer owned Workforce Rentals.	
PRESERVATION TOOLS			**Jackson**	**Teton County**	
Acquisition of Market Units	Usually involves buying down units with public funds. Deed restrictions imposed for permanent affordability.		No	No	
Compliance Management	Monitoring deed restrictions eligibility and ongoing compliance, collecting data, ensuring program integrity.	Performed by Housing Dept.	Yes	Yes	
Expiring Deed Restriction Preservation		Performed by Housing Dept.	Yes	Yes	1 recently, several being monitored
Deed Restriction Purchase	Preservation Program lead by JTCHA is to deed restrict existing units for rental or homeownership to local employees. Must make 75% of income in Teton County. Program also implements an appreciation cap.	Preservation Program implemented by the Jackson/Teton County Affordable Housing Department in February 2021. $1 million set aside.	Yes	Yes?	3 units secured and with 1 pending
Housing Rehabilitation and Weatherization	Repairing, updating, enlarging, improving energy efficiency, and providing handicapped accessibility, typically with Federal or State grants. Staff/time intensive.	Discussed during Landlord-Tenant stakeholder group meetings, but ultimately not pursued due to staff capacity	No	No	

Tools / Programs	Definition or Overview	Notes	In Use In		Units Since 2014
No-Net Loss/Redevelopment Policy	Requiring replacement of housing occupied by the workforce and residents when redevelopment occurs. Similarly priced units should be replaced on site or another site, or a fee-in-lieu of replacement could be allowed.	Debated by electeds in 2017 and not included	No	No	
Property Management	Contracting to provide property management of rental units for local employees. Could work both ways – public/non-profit sector hires private firm or private sector hires public/non-profit. Could be used with Employer Assisted Housing and conversion of STR's to LTR's.	Yes – Redmond Street Rentals, partnered with Housing Trust to provide. Flat Creek Apts, partner with BlueLine Development to provide.	No	No	
Right of First Refusal	Non-profit, HA or government entity securing right of first refusal on key multi-family properties or mobile home parks to ensure the chance for affordability of the property ever sells.		No	No	
STR Conversion	Providing rent guarantees and property management in exchange for renting units long term that were vacant or rented short term.		No	No	
STR Restrictions	Requiring licensing, limiting number of permits, limiting the number in defined areas, occupancy requirements based on local housing or income, prohibiting STR of deed restricted housing etc.	More enforcement may be needed.	Permit and License; limited locations	No.	

Appendix C - Teton County Idaho Housing Tools Matrix

Tools / Programs	Definition or Overview	In Use In		
LAND USE PLANNING		**Driggs**	**Victor**	**Teton County / HA**
Accessory Residential Units	Allow Accessory Residential in all or most zones. Providing incentives such as additional density, tap fee waiver or reduction, subsidy to owner, etc can enhance the tool.	Yes. Allowed in all zones. Tap fees waived.	Yes. Allowed in all zones. Tap fees waived.	HA is preparing an ADU guide and permit-ready ADU plans, and is considering a shared-equity model like Dweller.com
Aligning Planning Documents	Strategic Priority on Affordable housing in all local planning documents, budget setting, and work plans.	Yes – partially. Teton County Affordable Housing Strategic Plan adopted and referenced in new Comprehensive Plan. Housing is an eligible use of local sales tax. Still formulating budget & work plan to meet strategic priorities.	Yes – partially. Teton County Affordable Housing Strategic Plan adopted and referenced in new Comprehensive Plan. Housing is an eligible use of local sales tax. Still formulating budget & work plan to meet strategic priorities.	Yes – partially. Adopted AHSP, but 2012 Comp Plan not updated. Prioritizing affordable housing in work plans & budgeting.
Aligning Community Infrastructure Investments	Strategic alignment of infrastructure investments to support affordable housing. Access federal funds and state passthroughs.	Using CDBG funds to support LIHTC housing project. Urban Renewal Agency supporting with TIF revenue.	No.	No.
Annexation Policies	Negotiating affordable housing as part of annexation agreements.	Policy included in adopted TCAHSP, and is being implemented, but lacks clear standards or guidance on what to negotiate.	Policy included in adopted TCAHSP. No implementation to date.	N/A.
Density Bonus	Increased density in exchange for building affordable/workforce housing.	Only in PUDs currently. As part of adopted TCAHSP policy, negotiate affordable component with any zone change to increased density.	No.	No.

Tools / Programs	Definition or Overview	In Use In		
Fast Track Processing	Gives priority to development applications with affordable and/or workforce housing.	No.	No.	No.
Height Variance?	Workforce/affordable housing able to better utilize land through set back, height, other variances.	In mixed-use zones, allow 10ft height bonus if any residential use on upper floors, but no income or occupancy restriction.	No.	No.
Fee Waivers or Deferrals	Water/sewer tap fees, building permit or other fees waived in part or whole to reduce cost to build affordable or locals housing. General funds or other sources need to cover cost of fees waived. Deferred fees/taxes (use, property) can take risk away from development by requiring payment upon sale or occupancy of a unit.	Impact fees waived for affordable housing as defined in state statute (<80% AMI). Possible use of sales tax to cover fees. No deferred tax program.	No.	No.
Inclusionary Zoning (IZ)	Requiring a percentage of residential units in new subdivisions to be affordable housing. Market homes support development of affordable units.	No adopted policy, but City has started requesting at least 50% workforce housing restriction in large-scale (>20 units) developments. Voluntary.	No.	No.
Parking Reductions	Reduced parking requirements for workforce/affordable housing.	No. 1/1BR, 1.5/2BR+ multi-family.	No, but only 1 per unit across all residential.	No.
Widespread Zoning for multifamily housing	Within Cities and Towns, most zone districts allow for attached product that makes efficient use of land and is cost effective to build, including duplexes, townhouses, apartments and condos.	Yes. Multi-family is allowed in all mixed-use zones. Comp Plan enables widespread multi-family via rezoning.	Yes. Multi-family is allowed in all mixed-use zones. Comp Plan enables widespread multi-family via rezoning.	No; dense development is directed to cities.

Tools / Programs	Definition or Overview	In Use In		
Voluntary Agreements	Seek developer participation in providing workforce housing as part of the entitlement process.	Current practice (developing policy) at any rezone application is to negotiate workforce housing mitigation and adopt conditional zone change agreement.	TBD	TBD
REQUIREMENTS		**Driggs**	**Victor**	**Teton County / HA**
Residential Mitigation	Requiring new homes to contribute to housing for employees relative to demand generated by residential units. Mitigation rate may increase with house size. Fees in lieu provide revenue stream that fluctuates with building activity. Nexus required.	No. Not legal in Idaho, except through negotiation at annexation, conditional zone change or possibly large scale subdivision.	No.	No.
Commercial Mitigation	Requiring new commercial development to provide housing for a portion of employees generated. Nexus required. Alternatives in application and compliance methods (on site, off site, land, fees in lieu) create flexibility yet complexity.	No. Not legal in Idaho, except through negotiation at annexation, conditional zone change or possibly large scale subdivision.	No.	No.
FUNDING FOR HOUSING		**Driggs**	**Victor**	**Teton County / HA**
Local Lodging Tax	Some or all local lodging tax dedicated to workforce housing	Yes. 3% Housing is an eligible use; may designate a portion for housing to enable bond repayment.	Yes. Increased lodging tax to 6% and included housing as an eligible use of funds.	No.
Community Foundation		No. Driggs does not receive funding through CFTV.	No.	Housing Authority is eligible to receive funding through CFTV
Economic Development/Chambers		TREC helps with research and lobbying as a Chamber.		

Tools / Programs	Definition or Overview	In Use In		
General Fund Allocations		Not cash, but pays salary for staff to support Housing Authority.	Yes, $5000 operating funds to Housing Authority.	Yes, $40,000 operating funds to Housing Authority
Private Donations		No.	No.	Yes. Foundation funding expected for new Executive Director position.
Realtors/Voluntary Transfer		No.	No.	Yes – Housing Authority funded from CommunityHousingFund.com
Special Purpose Excise Tax		No.	No.	No.
Urban Renewal		Yes. Can help fund public improvements for projects in district. Helping w/ Depot Square LIHTC project currently.	Yes, has a URA.	No.
Real Estate Transfer Fee		Real Estate Transfer Tax not legal in Idaho, but Grand Targhee in WY has a transfer tax of .5% that is for affordable housing that can be built in Driggs.	No.	No.
LIHTC		Yes. 1 Active. 2 Previous.	1 previous project.	No.
Federal and State Funds		Idaho Governor announced Gap Financing program will be launched in 2022. Idaho Housing Trust Fund remains unfunded despite state surplus.		Considering allocation of ARPA funding for affordable housing development.

Tools / Programs	Definition or Overview	In Use In		
PARTNERSHIP TOOLS		**Driggs**	**Victor**	**Teton County / HA**
Land Banking	Use publicly owned land for workforce/affordable development. Make strategic purchases of land for future housing development.	Yes. Driggs donated 1ac for LIHTC project.	Yes. Victor donating 3ac to Housing Authority.	Yes, County donating .6 acre to Housing Authority.
RFQ/RFP process	RFQ/RFP process effective for selecting development partners on public land that is currently land banked. Can also be used with subsidy funds, in place of land.	Yes; in partnership with Joint Housing Authority.	Yes; in partnership with Joint Housing Authority.	Yes; in partnership with Joint Housing Authority.
Employer Assisted Housing/Partnerships	Master leasing new development, mortgage assistance, units for temporary relocation. Public/non-profit sector can provide technical assistance to help develop projects. Housing for emergency services personnel and seasonal workers often provided by employers.	No partnerships; large employers (Grand Targhee, Teton Valley Health, City) providing/building employee housing.	No partnerships; large employers (Grand Targhee, Teton Valley Health) providing/building employee housing.	No partnerships; large employers (Grand Targhee, Teton Valley Health) providing/building employee housing.
Downpayment Assistance	Support first time homebuyers with downpayment loans or grants.	Not yet; identified as a strategy to consider. CRCTV operates a rental deposit loan program.	Not yet; identified as a strategy to consider. CRCTV operates a rental deposit loan program.	Not yet; identified as a strategy to consider. CRCTV operates a rental deposit loan program.
PRESERVATION TOOLS		**Driggs**	**Victor**	**Teton County / HA**
Acquisition of Market Units	Usually involves buying down units with public funds. Deed restrictions imposed for permanent affordability.	No.	No.	No.
Compliance Management	Monitoring deed restrictions eligibility and ongoing compliance, collecting data, ensuring program integrity.	Not yet; HA will serve this function.	Not yet; HA will serve this function.	Not yet; HA will serve this function.
Deed Restriction Purchase	Purchase a deed restriction from an existing owner; property may continue as homeownership or long-term rental.	No.	No.	No.

Tools / Programs	Definition or Overview	In Use In		
Housing Rehabilitation and Weatherization	Repairing, updating, enlarging, improving energy efficiency, and providing handicapped accessibility, typically with Federal or State grants. Staff/time intensive.	Regional via EICAP: https://www.eicap.org/	Regional via EICAP: https://www.eicap.org/	Regional via EICAP: https://www.eicap.org/
No-Net Loss/Redevelopment Policy	Requiring replacement of housing occupied by the workforce and residents when redevelopment occurs. Similarly priced units should be replaced on site or another site, or a fee-in-lieu of replacement could be allowed.	No.	No.	No.
Property Management	Contracting to manage affordable rental units. Could work both ways – public/non-profit sector hires private firm or private sector hires public/non-profit. Could be used with Employer Assisted Housing and conversion of STR's to LTR's.	No.	No.	No.
Right of First Refusal	Securing a right of first refusal on "naturally occurring affordable housing" properties, so public sector or non-profit can purchase and preserve, forestalling condo and STR conversions.	No.	No.	No.
STR Conversion	Providing rent guarantees and property management in exchange for renting units long term that were vacant or rented short term.	No.	No.	No.

Tools / Programs	Definition or Overview	In Use In		
STR Restrictions	Requiring licensing, limiting number of permits, limiting the number in defined areas, occupancy requirements based on local housing or income, prohibiting STR of deed restricted housing etc.	Require permit and have standards for safety, parking, trash, etc., and collect lodging tax. Idaho statute prohibits a ban (and potentially a cap, which can be found equivalent to a ban). Negotiating prohibitions in some new developments and in all deed-restricted housing.	Requires business license; collects lodging tax.	No.

Note: Tetonia is a participating jurisdiction in the Teton County Joint Housing Authority. Tetonia has set intentions in their Comprehensive Plan to make land use regulations more favorable for a variety of housing types and price points.

Appendix D – Survey Instruments

Employee Survey – Housing Needs, Challenges, and Preferences

1. In which community do you live in or nearest to?

	Where do you live?
Lincoln County, WY	
Alpine	☐
Etna	☐
Star Valley Ranch	☐
Thayne	☐
Afton, Fairview, Smoot	☐
Other Lincoln County, WY _____	☐
Teton County, ID	
Driggs	☐
Victor	☐
Tetonia	☐
Other Teton County, ID _____	☐
Teton County, WY	
Jackson	☐
Alta	☐
Hoback	☐
Kelly, Moran, Colter Bay	☐
Rafter J Ranch, South Park	☐
Teton Village	☐
Wilson, Moose Wilson Road	☐
Teton or Yellowstone National Parks	☐
Other Teton County, WY _____	☐
Other Location _____	☐

2. Do you live in the region:
   - ☐ Year round or most of the year (i.e., 8-months or more)
   - ☐ Part time - How many months in each season? #____ Spring/Summer #____ Fall/Winter
     If part time – are you: ☐ part time resident ☐ seasonal employee ☐ Other_____

3. How long have you resided in the region and your current home?

	Lived In Region	Lived in Current Home
Less than 1 year	☐	☐
1 to 2 years	☐	☐
3 to 5 years	☐	☐
6 to 10 years	☐	☐
More than 10 years	☐	☐

4. When you last moved, how hard was it to find housing that met your needs and that you could afford?
   - ☐ Not difficult
   - ☐ Moderately difficult
   - ☐ Very difficult
   - ☐ I have yet to find such housing

5. How do you feel about the issue of people who work in the region being able to find suitable housing they can afford?
   - ☐ It is the most critical problem
   - ☐ One of the more serious problems
   - ☐ A problem among others needing attention
   - ☐ One of our lesser problems
   - ☐ I don't believe it is a problem

6. In what type of home do you live?
   - ☐ Single-family house/Cabin
   - ☐ Apartment or condominium
   - ☐ Townhome/duplex/triplex/fourplex
   - ☐ Mobile home
     - ☐ on rented space ☐ on owned land
   - ☐ Accessory dwelling/in-law/caretaker unit
   - ☐ Dormitory housing
   - ☐ Motel/Hotel
   - ☐ Tent/Camper/RV/Car/Van
   - ☐ Couch surfing/staying with friends
   - ☐ Other _____

7. How many bedrooms are in your home? #____

8. Which of the following best describes your current household (include yourself and others living in your home or dorm room)?
   - ☐ I live alone
   - ☐ Single parent with child(ren) at home
   - ☐ Couple, no child(ren) at home
   - ☐ Couple with child(ren) at home
   - ☐ Unrelated roommates
   - ☐ Immediate and extended family members
   - ☐ Family members and unrelated roommates
   - ☐ Other: _____

9. How many people live in your household? _____ # people in total ____ # under 18

10. Where within the region would you most like to live if housing you could afford is available?

	Where Do You Most Want to Live?
Lincoln County, WY	
Alpine	☐
Etna	☐
Star Valley Ranch	☐
Thayne	☐
Afton, Fairview, Smoot	☐
Other Lincoln County, WY _____	☐
Teton County, ID	
Driggs	☐
Victor	☐
Tetonia	☐
Other Teton County, ID _____	☐
Teton County, WY	
Jackson	☐
Alta	☐
Hoback	☐
Kelly, Moran, Colter Bay	☐
Rafter J Ranch, South Park	☐
Teton Village	☐
Wilson, Moose Wilson Road	☐
Teton or Yellowstone National Parks	☐
Other Teton County, WY _____	☐
Other Location _____	☐

11. Do you:
    - ☐ Own
    - ☐ Rent
    - ☐ Lease to own
    - ☐ Caretake
    - ☐ Other _____

12. Do you live in:
    - ☐ Free market housing
    - ☐ Restricted housing or employer-provided housing (such as deed restricted ownership; rentals with price, income or employment limits; etc.)

13. Within which age categories do household members fall (check all that apply)?
    - ☐ Under 5
    - ☐ 5 to 17
    - ☐ 18 to 29
    - ☐ 30 to 44
    - ☐ 45 to 64
    - ☐ 65 and over

14. Which choice best describes your satisfaction with your current residence?

Very Dissatisfied	Somewhat Dissatisfied	Somewhat Satisfied	Very Satisfied
1	2	3	4

15. Why are you not fully satisfied with your residence? (Respond if 1, 2, or 3 above)
    (Check all that apply)
    - ☐ Currently rent, prefer to buy
    - ☐ Too small/overcrowded
    - ☐ Too expensive
    - ☐ Needs repairs/poor condition (GOTO Q16)
    - ☐ Pets not allowed
    - ☐ Too far from work
    - ☐ Disturbance from nearby short term rentals
    - ☐ I need to have roommates and would prefer not to
    - ☐ Other reason _____

16. (IF "Needs repairs" checked in Q15) If your home needs repairs, why have repairs not been made? (CHECK ALL THAT APPLY)
    - ☐ Cost of repair - too expensive
    - ☐ Do not want to spend more money on the home
    - ☐ Unable to get qualified contractor
    - ☐ Landlord not taking responsibility
    - ☐ Have not notified the landlord – concerned I might lose my rental or have rent increased
    - ☐ Other_____

17. If you rent your home, have you been forced to move for any of the following reasons within the past 3 years? (MARK ALL THAT APPLY)
    - ☐ I do not rent my home
    - ☐ Had to move when rental was sold
    - ☐ Had to move when rental was converted into a short term/vacation rental
    - ☐ Had to move when the owner of my rental moved in
    - ☐ Had to move due to significant rent increase → how much was your last rent increase $_____
    - ☐ Other reason _____
    - ☐ NONE OF THE ABOVE – I have not been forced to move

18. (if any of b thru f selected above) How many times have you been forced to move over the past 3 years?
    #_____

19. Within the next 5 years do you plan to:
    - ☐ Stay in your current residence
    - ☐ Move into a different home within the region ---- Because you: ☐ want to ☐ have to (ANSWER Q20 to 23)
    - ☐ Leave the region ---------- Because you: ☐ want to ☐ have to (GOTO Q24)

      (if leaving) -> Why are you leaving the region? _____

IF YOU PLAN TO MOVE INTO A DIFFERENT HOME IN THE REGION:

20. If you will be moving within the region, do you prefer to:
    - ☐ Own
    - ☐ Rent
    - ☐ Either own or rent

21. How many bedrooms does your household need? #_____

22. Since land is expensive, sites suitable for housing are limited and construction costs are high, it may not be possible to build or provide the home you desire at your preferred price in the community where you most want to live. Trade-offs may be necessary, such as paying a higher price for a smaller home in your preferred community. Please rank the following home considerations, with 1 being the consideration that is most important to you (and that you are least willing to compromise on) and 4 being least important.

    Rank from 1 "most important" to 4 "least important"

    - ____ Location - a home in the community where you most want to live
    - ____ Price - a home that is the most affordable option for the minimum size you need; the best value.
    - ____ Size – number of bedrooms and space is important.
    - ____ Type – you want to live in your preferred home type (e.g., single family home, townhome, condominium, etc.).

23. Would you have interest in purchasing a deed restricted home in your preferred community/county of residence? This is home priced below market value so that it is affordable to purchase (affordable means that you pay no more than 30% of your income for mortgage). The deed restriction would limit resale price appreciation (typically to no more than 3% per year on average) and require that homes be sold to households with at least one person who works in your preferred county of residence.
    - ☐ I would purchase a deed restricted home to live in my preferred community
    - ☐ I would not purchase a deed restricted home
    - ☐ Unsure/need more information

24. How much do you have available for a down payment? *Include the portion of home equity you could spend on a down payment if you were to sell a home you now own.*

    $_____

25. How many adults (18 and over) in your household, including yourself, are:

_____# Employed
_____# Unemployed and looking for work
_____# Retired

If no one is employed in your household, please skip to Q. 40

26. How many full-time plus part-time jobs do employed adults in your household (persons 18 or over only) work year round and in each season? Enter the number of jobs you work and the number of combined jobs all other adults in your household work.

	Adult #1 (You)	Adult #2	Adult #3	Adult #4
# Year Round job(s)				
# Summer seasonal job(s)				
# Winter seasonal job(s)				

27. Where do you and other adults (persons 18 or over only) in your household work? (MARK ALL THAT APPLY) Please note the primary location of your job(s) for each season. If you work at the same job year round, please mark BOTH boxes.

YOU			OTHER WORKERS	
Summer	Winter	Work Location	Summer	Winter
		Lincoln County, WY		
☐	☐	Alpine	☐	☐
☐	☐	Etna	☐	☐
☐	☐	Star Valley Ranch	☐	☐
☐	☐	Thayne	☐	☐
☐	☐	Afton, Fairview, Smoot	☐	☐
		Teton County, ID		
☐	☐	Driggs	☐	☐
☐	☐	Victor	☐	☐
☐	☐	Tetonia	☐	☐
		Teton County, WY		
☐	☐	Jackson	☐	☐
☐	☐	Alta	☐	☐
☐	☐	Hoback	☐	☐
☐	☐	Kelly, Moran, Colter Bay	☐	☐
☐	☐	Rafter J Ranch, South Park	☐	☐
☐	☐	Teton Village	☐	☐
☐	☐	Wilson, Moose Wilson Road	☐	☐
☐	☐	Teton or Yellowstone National Parks	☐	☐
☐	☐	Other Location _____	☐	☐

28. In what type of job/industry are you and others in your household employed? (MARK ALL THAT APPLY for jobs held by YOU and OTHERS in your household)

YOU			OTHER WORKERS	
Summer	Winter		Summer	Winter
☐	☐	Accommodations / lodging	☐	☐
☐	☐	Bar / restaurant	☐	☐
☐	☐	Construction / trades	☐	☐
☐	☐	Recreation, arts, entertainment (incl. ski areas)	☐	☐
☐	☐	Home services (housekeeping, landscaping, snow removal, etc.)	☐	☐
☐	☐	Other services (personal, daycare, auto repair, security, etc)	☐	☐
☐	☐	Retail trade (grocery, clothing, etc.)	☐	☐
☐	☐	Health care, social assistance	☐	☐
☐	☐	Educational services (public/private schools, training programs, etc)	☐	☐
☐	☐	Government/civic service (excluding public schools)	☐	☐
☐	☐	Professional, scientific, technical (computers, legal, accounting, etc)	☐	☐
☐	☐	Finance, Banking, Insurance	☐	☐
☐	☐	Real estate, property management	☐	☐
☐	☐	Non-profit	☐	☐
☐	☐	Utilities, transportation, warehousing	☐	☐
☐	☐	Information (newspaper, radio, etc.)	☐	☐
☐	☐	Other _____	☐	☐

29. Do employed adults in your household:
    - ☐ Work at home/home office
    - ☐ Travel to a job/office for work
    - ☐ Both work at home and travel to another job/office location

30. If some adults in your household work at home, will they continue to work at home in the future? (MARK ALL THAT APPLY)
    - ☐ Yes, will work exclusively at home
    - ☐ Yes, will split time between home and business/job location
    - ☐ No, will no longer work at home
    - ☐ It depends upon the work policies of employer

31. When do you plan on retiring?
    - ☐ Within 2 years
    - ☐ Within 3 to 5 years
    - ☐ Within 6 to 10 years
    - ☐ More than 10 years from now

32. When commuting to work, how many days per week do you use each of the following modes of travel in an average week?

	Enter # days/week
1) Car (One person)	_____
2) Bus	_____
3) Carpool/Vanpool (2+ people)	_____
4) Bike or walk	_____
5) Telecommute.....	_____
6) Other: _____	_____

33. Please indicate which of the following types of help with housing you would consider for you and your household. *Use a scale of 1 =Would not consider to 5=Would definitely consider.*

	Would not consider/ do not need		Might consider		Would definitely consider	Don't know
Down payment assistance to buy a home	1	2	3	4	5	dk
Rent assistance to lower the amount you pay for rent	1	2	3	4	5	dk
Low interest rehabilitation loan for home improvements	1	2	3	4	5	dk
Assistance with security deposit/first month rent	1	2	3	4	5	dk
Utility payment assistance	1	2	3	4	5	dk
Other _____	1	2	3	4	5	dk

34. What is the race/ethnicity of all household members? Please check all that apply
    - ☐ Caucasian/Non-Hispanic White
    - ☐ Hispanic/Latino
    - ☐ African American/Black
    - ☐ American Indian
    - ☐ Asian
    - ☐ At least one household member is two or more races
    - ☐ Other _____

35. Do you speak a language other than English as your first language? ☐ Yes ☐ No

It is very important that we know about your income and housing expenses to fully understand housing needs. Please remember that this survey is confidential.

36. What is your household's estimated monthly cost of housing? (please enter "$0" if you do not pay any of the below)

$_____ Monthly Rent or Mortgage Payment
$_____ Monthly Taxes & Insurance (if not included in mortgage payment)
$_____ Monthly Utilities – gas, electric, water (if not included in rent)
$_____ Monthly HOA Fees, if applicable
$_____ Monthly Child care, if applicable

37. What is the estimated gross annual income of all household members combined (before taxes)? Please remember that this survey is CONFIDENTIAL.

$_____ per year

38. Do you have any additional comments related to housing in the area?_____
_____

Thank you very much for your participation!

Encuesta de Alojamiento

¿Dónde vive?

- ☐ Alpine
- ☐ Etna
- ☐ Star Valley Ranch
- ☐ Thayne
- ☐ Afton, Fairview, Smoot
- ☐ Otro lugar en Condado Lincoln, WY: _____
- ☐ Driggs
- ☐ Victor
- ☐ Tetonia
- ☐ Otro lugar en Condado Teton, ID: _____
- ☐ Jackson
- ☐ Alta
- ☐ Hoback
- ☐ Kelly, Moran, Colter Bay
- ☐ Rafter J Ranch, South Park
- ☐ Teton Village
- ☐ Wilson, Moose Wilson Road
- ☐ Teton or Yellowstone National Parks
- ☐ Otro lugar en Condado Teton, WY: _____
- ☐ Otra ubicación: _____

Yo vivo en la región

- ☐ Todo el año → **¿Cuánto tiempo ha vivido en la región?**
    - ☐ Menos de un año
    - ☐ 1 a 2 años
    - ☐ 3 a 5 años
    - ☐ 6 a 10 años
    - ☐ Mas de 10 años
- ☐ Tiempo parcial →

    ¿Cuántos meses en cada temporada?

    Primavera/Verano: # _____
    Otoño/invierno: #_____

    ¿Cuantas temporadas seguidas usted ha vivido en esta región?
    He venido aquí cada primavera/verano por los últimos: #____
    He venido aquí cada otoño/invierno por los últimos: #____

¿Cuántas personas viven en su hogar?

personas en total _____
personas menos de 18 años _____
personas mas de 65 años _____

¿Cuántos dormitorios hay en su casa? #_____

¿En qué tipo de hogar vive?

- ☐ En una casa unifamiliar/ cabaña
- ☐ Apartamento o condominio
- ☐ Casa de pueblo/ dúplex/ tríplex / cuaduplex
- ☐ Casa móvil
- ☐ Dormitorio
- ☐ Motel/Hotel
- ☐ Tienda de campar/RV/Van/Coche
- ☐ Con amigos
- ☐ Otra razón: _____

Es su casa móvil

☐ En espacio alquilado ☐ En tierras propias

¿Cuánto tiempo ha vivido en hogar actual?

- ☐ Menos de un año
- ☐ 1 a 2 años
- ☐ 3 a 5 años
- ☐ 6 a 10 años
- ☐ Mas de 10 años

¿Cuál de las siguientes opciones describe mejor su hogar actual (seleccione todos los que aplican)

- ☐ Vivo Solo
- ☐ Pareja sin niños
- ☐ Pareja con niño en casa
- ☐ Madre/Padre soltera/o con niño en casa
- ☐ Otros miembros de la familia
- ☐ Vivo con otras personas que no son parientes míos
- ☐ Otra razón: _____

Lo que mejor describe su situación de vivienda:

☐ Dueño/a ☐ Alquilo ☐ Otra razón:_____

¿Su empleador le ofrece o le ayuda con su vivienda?

☐ No ☐ Sí - en caso que si por favor cuéntenos en qué manera le ofrece ayuda su empleador: _____

¿Cuántos adultos (mayores de 18 años) en su casa tienen trabajos? #_____

¿Cuántos trabajos tienen los adultos (mayores de 18 años)? Especifique sison trabajos año completo o solo por temporada?

	Adulto #1 (Tú)	Adulto #2	Adulto #3	Adulto #4
# Trabajo (s) todo el año				
# Trabajo (s) de temporada de verano				
# Trabajo (s) de temporada de invierno				

¿Dónde trabaja usted y otros adultos de su hogar (solo personas mayores de 18 años)? (MARQUE TODO LO QUE CORRESPONDA) Tenga en cuenta la ubicación principal de su (s) trabajo (s) para cada temporada. Si trabajam en el mismo trabajo durante todo el año, marque AMBAS casillas.

	Verano	Invierno
Condado Lincoln, WY		
Alpine	☐	☐
Etna	☐	☐
Star Valley Ranch	☐	☐
Thayne	☐	☐
Afton, Fairview, Smoot	☐	☐
Otro lugar en Condado Lincoln, WY _____	☐	☐
Condado Teton, ID		
Driggs	☐	☐
Victor	☐	☐
Tetonia	☐	☐
Otro lugar en Condado Teton, ID _____	☐	☐
Condado Teton, WY		
Jackson	☐	☐
Alta	☐	☐
Hoback	☐	☐
Kelly, Moran, Colter Bay	☐	☐
Rafter J Ranch, South Park	☐	☐
Teton Village	☐	☐
Wilson, Moose Wilson Road	☐	☐
Teton or Yellowstone National Parks	☐	☐
Otro lugar en Condado Teton, WY _____	☐	☐
Otra ubicación _____	☐	☐

¿Qué tipo de trabajos tienen? (seleccione todos los que aplican)

- ☐ Agricultura
- ☐ Servicios de comida/Restaurante
- ☐ Personal de limpieza/Conserje
- ☐ Área de esquiar/Recreación
- ☐ Construcción/Jardinería
- ☐ Hoteles
- ☐ Gerencial/Capataz
- ☐ Otro: _____

¿Cómo llegan a su trabajo? (seleccione todos los que aplican)

- ☐ Coche (una persona)
- ☐ Autobús
- ☐ Comparto el vehículo con 2 personas o más
- ☐ Ando en bicicleta o camino
- ☐ Viajo al trabajo de otra forma: _____

¿La última vez que busco vivienda qué tan difícil fue encontrar una?

☐ No fue difícil ☐ Algo difícil ☐ Muy difícil

Si algo difícil o muy difícil, ¿Por qué? (SELECCIONE TODO LO QUE APLIQUE)

- ☐ Demasiado caro
- ☐ No es donde quería vivir --> ¿Dónde quiere vivir usted?: _____
- ☐ No había muchas viviendas disponibles
- ☐ Barrera de idioma
- ☐ ¿Otras razones?: _____

¿Ha pasado por los siguientes problemas en los ultimos 3 años mientras usted estaba viviendo en la región? (seleccione todos los que aplican)

- ☐ Incapaz de pagar facturas– renta, comida, utilidades, asistencia medica
- ☐ Incapaz de pagar la renta debido a crédito malo
- ☐ La renta aumentó mucho
- ☐ Desalojo o lo obligaron a moverse → ¿Cuantas veces?: #_____

¿Qué tan satisfecho en el hogar donde vive ahorita?

Muy insatisfecho	Algo insatisfecho	Algo satisfecho	Muy satisfecho
1	2	3	4

¿Por que no está muy satisfecho en su residencia? Por favor marque todas las respuestas que le apliquen.

- ☐ Actualmente rento, pero prefiero comprar
- ☐ Demasiado pequeño / viven muchas personas
- ☐ Muy caro
- ☐ Necesita reparaciones / mal estado → ¿Qué tipo de reparaciones necesita su casa? _____
- ☐ No se admiten mascotas
- ☐ Demasiado lejos del trabajo
- ☐ Disturbio de vecinos/uso de cercas
- ☐ Necesito tener compañeros de cuarto pero preferiría no tener los
- ☐ Otra razón: _____

¿Cuánto paga usted y los miembros de la casa por la vivienda de su hogar cada mes? (renta o hipoteca)? _____

¿Cuál es el total de salario que usted y los miembros de su hogar ganan cada mes?

_____

¿Qué otros comentarios nos puede compartir sobre cómo es vivir y/o trabajar en esta región?

_____

¡Gracias!

1. Type of business:

- ☐ Construction
- ☐ Bar/restaurant
- ☐ Retail sales (grocery, sporting goods, etc.)
- ☐ Recreation/ entertainment/ arts
- ☐ Health care and social assistance
- ☐ Government, public service
- ☐ Education, school district
- ☐ Non-profit
- ☐ Finance/banking/insurance
- ☐ Lodging/hotel/accommodation
- ☐ Real estate/property management

  How many rooms/units do you manage? _____ rooms or units
- ☐ Home care services (landscaping, snow removal, housekeeping, etc.)
- ☐ Child care/day care services
- ☐ Personal/commercial services (massage, hair care, laundry, car repair, etc.)
- ☐ Professional/technical services (legal, architectural, consultant, event planning, computers, etc.)
- ☐ Marketing/media, information
- ☐ Transportation, utilities, manufacturing
- ☐ Other: _____

2. What is the approximate square footage of floor area your business occupies (include all locations in the region)? Please estimate your space as accurately as possible.

None – I do not operate my business out of a physical location

OR _____ sq. ft.

3. Where in the region is your business or organization located? (select all that apply)

Lincoln County, WY	
Alpine	☐
Etna	☐
Star Valley Ranch	☐
Thayne	☐
Afton, Fairview, Smoot	☐
Other Lincoln County, WY _____	☐
Teton County, ID	
Driggs	☐
Victor	☐
Tetonia	☐
Other Teton County, ID _____	☐
Teton County, WY	
Jackson	☐
Alta	☐
Hoback	☐
Kelly, Moran, Colter Bay	☐
Rafter J Ranch, South Park	☐
Teton Village	☐
Wilson, Moose Wilson Road	☐
Teton or Yellowstone National Parks	☐
Other Teton County, WY _____	

4. **How long has your business or organization been in operation?**
   ☐ <1 year ☐ 1-2 years ☐ 3-5 years ☐ 6-10 years ☐ Over 10 years

5. **Including yourself, approximately how many employees does your business employ in each county at various times of the year?**
   ☐ I am the only employee in my business (SKIP the following tables) OR
   ☐ I employ other employees in my business (fill out applicable tables)

   (only the tables for those counties in which the business is located will appear in the online version)

Teton County, ID:

NUMBER OF EMPLOYEES (include yourself)	Base year round employment	Highest summer employment (Jun – Sept)	Highest winter employment (Nov – Mar)
Full time (30+ hours/week)			
Part time (30 hours or less per week)			

Lincoln County, WY:

NUMBER OF EMPLOYEES (include yourself)	Base year round employment	Highest summer employment (Jun – Sept)	Highest winter employment (Nov – Mar)
Full time (30+ hours/week)			
Part time (30 hours or less per week)			

Teton County, WY:

NUMBER OF EMPLOYEES (include yourself)	Base year round employment	Highest summer employment (Jun – Sept)	Highest winter employment (Nov – Mar)
Full time (30+ hours/week)			
Part time (30 hours or less per week)			

6. **About what percentage of your seasonal employees return to work for you from prior seasons?**
   _____**%**

7. **Do you typically hire J-1 employees?**
   ☐ Yes ☐ No

8. **(IF YES) How many J-1s have you hired:**
   2018/19 _____#
   Currently (2021) _____#
   In the future (2022/23) _____#

9. **How many positions with your business are currently unfilled?**

NUMBER OF UNFILLED JOBS	Year round jobs	Seasonal jobs
Full time (30+ hours/week)		
Part time (30 hours or less per week)		

10. **How would you rate your ability to find/attract qualified employees for your business?**
    Never a problem – can always find who I need (SKIP to Q13)
    - ☐ Slight problem
    - ☐ Moderate problem
    - ☐ Significant problem – almost always have unfilled jobs

11. **In the past year, have you experienced any of the following issues in finding or keeping qualified employees? (Select all that apply)**
    - ☐ Unskilled applicants
    - ☐ No/few applicants
    - ☐ Work ethic/dedication problems
    - ☐ Drug/substance abuse
    - ☐ Lack of housing
    - ☐ Lack of transportation
    - ☐ Lack of child care options
    - ☐ Long commute/tired of commuting
    - ☐ Other common issues _____
    - ☐ NONE OF THE ABOVE

12. **Please elaborate on the above:**_____

13. **How many people, in your estimation did not accept a job or left your employment in the past 12 months because they lacked or could not find housing they could afford in the area?**

    Left employment #_____

    Turned down employment # _____

14. **How many of your employees have been working for you for the following time periods?**
    _____# Less than one year
    _____# One to two years
    _____# Two to five years
    _____# Five to 10 years
    _____# 10 years or more

15. **Has your business experienced any of the following problems related to being understaffed? (Mark all that apply)**

2018/19	2020/21	
☐	☐	Employees covering multiple jobs/positions
☐	☐	Decreased level of service/unsatisfied customers
☐	☐	Employee dissatisfaction/frustration/burnout
☐	☐	Increased employee turnover
☐	☐	Unskilled employees filling positions
☐	☐	Inability to grow the business
☐	☐	Owner working extra hours to compensate for too few staff
☐	☐	Reduced business hours/periodically closed doors due to being understaffed → do you have any comments on estimated lost revenue or business hours?_____
☐	☐	NONE OF THE ABOVE/NOT APPLICABLE

16. **Do you have any other comments regarding business challenges encountered?**

    _____

17. To the best of your knowledge, where do your employees live? Please enter the approximate number of employees that reside in each location.

(only the tables for those counties in which the business is located will appear in the online version)

	Teton County, ID Employees	Teton County, WY employees	Lincoln County, WY employees	
01)	_____	_____	_____	Teton County, ID
02)	_____	_____	_____	Teton County, WY
03)	_____	_____	_____	Lincoln County, WY
04)	_____	_____	_____	Other area _____
TOTAL	_____	_____	_____	

18. Do you provide housing or housing assistance to any of your employees?

- ☐ No
- ☐ Yes

19. (IF NO) – Why not? (Mark all that apply)

- ☐ Housing assistance is not needed for our employees
- ☐ Cannot afford to provide housing or housing assistance
- ☐ Provided housing in the past that was not successful
- ☐ Do not want to be in the housing business
- ☐ Do not have the expertise or knowledge to help with housing
- ☐ Housing is the employee's responsibility
- ☐ I prefer to pay higher wages instead
- ☐ Other _____

20. (IF YES) What type of housing assistance? (MARK ALL THAT APPLY)

- ☐ Employer-owned or employer-leased units rented to or provided as compensation to employees
  # of beds _____
- ☐ Employer-provided units for employees to purchase
  # of units _____
- ☐ Down payment/mortgage assistance
  # of employees assisted last year:_____
- ☐ Temporary/relocation housing
  # of beds _____
- ☐ Rent assistance (help with first/last/deposit)
  # of employees assisted last year: _____
- ☐ Housing stipend: $ _____ per month
- ☐ Other _____

21. How has providing housing or housing assistance for your employees affected your business?

_____

22. In the future, would you be interested in investing in housing assistance for employees?

- ☐ Yes
- ☐ No

23. What would encourage or help you to provide housing or housing assistance? (*mark all that apply*)

- ☐ Technical assistance
- ☐ Low cost loans
- ☐ Matching grants
- ☐ Opportunities to participate with other employers
- ☐ Partnering with government, private, or non-profit entities
- ☐ Other _____

24. Do you provide work commute options or assistance to any of your employees?

- ☐ No
- ☐ Yes

25. (IF YES) What type of work commute options or assistance? (mark all that apply)

- ☐ Bus/shuttle (operated/financed at least in part by your business)
- ☐ Bus passes/coupons:
  # employees assisted: ____
- ☐ On-site vehicle for employee errands
  # vehicles: ____
- ☐ Carpool/Vanpool program
- ☐ Travel stipend (i.e., travel time compensation, etc.)
  # employees assisted: ____
- ☐ Telework/work from home flexibility
- ☐ Other _____

26. How has providing commute options or assistance for your employees affected your business?

_____

27. Do you provide child care assistance to any of your employees?

- ☐ No
- ☐ Yes

28. (IF YES) What type of child care assistance? (mark all that apply)

- ☐ On-site or off-site child care services
- ☐ Child care allowance: $_____ per month
- ☐ Other _____

29. In case we have any follow-up questions to clarify some of your survey responses, can you provide the following information: Please remember that individual survey responses are and will be kept CONFIDENTIAL.

Name of business _____

Contact person (in case we have questions)

_____

Phone/email_____

Do you have any additional comments about housing issues?

_____

_____

Thank you for your participation.

Appendix E – 2021 Employee/Household Survey Data and Open Ended Comments



Town of Jackson, Wyoming
Annual Comprehensive Financial Report

FOR THE FISCAL YEAR ENDED JUNE 30, 2023

TOWN OF JACKSON
WYOMING



ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
JUNE 30, 2023

Tyler Sinclair
Town Manager

Roxanne DeVries Robinson
Assistant Town Manager

Prepared by:
Department of Finance

Kelly Thompson
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Finance Manager

Annual Comprehensive Financial Report
Table of Contents
June 30, 2023

INTRODUCTORY SECTION **Page**

Letter of Transmittal 1
GFOA Certificate of Achievement for Excellence in Financial Reporting 5
Organization of Services Chart 6
Elected Officials and Administrative Personnel 7

FINANCIAL SECTION

Independent Auditor's Report 9
Management's Discussion and Analysis 13
Basic Financial Statements
Government-wide Financial Statements
Statement of Net Position 22
Statement of Activities 23
Fund Financial Statements
Balance Sheet - Governmental Funds 24
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Assets 25
Statement of Revenue, Expenditures and Changes in Fund Balances - Governmental Funds 26
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities 27
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund 28
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - START Bus System Fund 30
Statement of Net Position - Proprietary Funds 31
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Funds 33
Statement of Cash Flows - Proprietary Funds 34
Notes to the Financial Statements 36
Required Supplementary Information
Schedule the Proportionate Share of the Net Pension Liability - Public Employees' Pension Plan 57
Schedule the Proportionate Share of the Net Pension Liability - Law Enforcement Pension Plan 58
Schedule of Contributions - Public Employees' Pension Plan 59
Schedule of Contributions - Law Enforcement Pension Plan 60
Combining Individual Fund Statements and Schedules
Nonmajor Governmental Funds
Combining Balance Sheet - Nonmajor Governmental Funds by Fund Type 61
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Governmental Fund Type 62
Combining Balance Sheet - Nonmajor Special Revenue Funds 63
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Special Revenue Funds 64
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Nonmajor Special Revenue Funds 65
Combining Balance Sheet - Nonmajor Capital Project Funds 71
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Capital Project Funds 72

(continued)

Annual Comprehensive Financial Report
Table of Contents
June 30, 2023 (continued)

Internal Service Funds
- Combining Statement of Net Position - Internal Service Funds 73
- Combining Statement of Revenues, Expenses and Changes Fund Net Position - Internal Service Funds 74
- Combining Statement of Cash Flows - Internal Service Funds 75

Other Supplementary Schedules
- Schedule of Revenues (Sources) and Expenditures (Uses) - General Fund 76

STATISTICAL SECTION (unaudited)

Financial trends
- Net Position by Component - Last Ten Fiscal Years 82
- Changes in Net Position - Last Ten Fiscal years 83
- Fund Balances of Governmental Funds - Last Ten Fiscal Years 85
- Changes in Fund Balances of Governmental Fund - Last Ten Fiscal Years 86

Revenue capacity
- Tax Revenues by Source - Last Ten Fiscal years 87
- Unrestricted State Intergovernmental Revenues by Program - Last Ten Fiscal Years 88

Debt capacity
- Direct and Overlapping Governmental Debt 89
- Ratios of Outstanding Debt by Type 90
- Legal Debt Margin Information 91

Economic and demographic information
- Construction and Bank Deposits - Last Ten Years 92
- Tax Capacity and Estimated Market Value of all Taxable Property - Last Ten Fiscal Years 93
- Property Tax Rates - All Direct and Overlapping Governments - Last Ten Fiscal Years 94
- Taxable Sales - Last Ten Years 95
- Principal Employers - Current Year and Seven Years Ago 96
- Demographic & Economic Statistics 97
- Demographic Statistics - US Census Data 98

Operating information
- Full-time Equivalent Town Employees by Function/Program - Last Ten Fiscal Years 99
- Operating Indicators by Function - Last Ten Fiscal Years 100
- Capital Asset Statistics by Function - Last Seven Fiscal Years 101

GOVERNMENT AUDIT REPORTS

Independent Auditor's Reporting Requirements and Other Communications Required Under the the Uniform Guidance
- Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in in Accordance with Government Auditing Standards 103
- Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance 105
- Schedule of Findings and Questioned Costs 108
- Summary Schedule of Prior Year Audit Findings 110
- Schedule of Expenditures of Federal Awards 111
- Notes to Schedule of Expenditures of Federal Awards 113

Introductory Section



Administration and Finance

December 27, 2023

To the Honorable Mayor, Members of the Town Council, and the Citizens of the Town of Jackson:

The Wyoming statutes require all cities, towns, and counties to issue an annual report on its financial position and activity prepared in accordance with accounting principles generally accepted in the United States of America (GAAP), and audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants or the Wyoming Office of State Audit. Pursuant to that requirement, we hereby issue the Annual Comprehensive Financial Report (ACFR) of the Town of Jackson for the fiscal year ended June 30, 2023.

The Town of Jackson' financial statements have been audited by Jones Simkins LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Town of Jackson for the fiscal year ended June 30, 2023, are free of misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the Town of Jackson's financial statements for the fiscal year ended June 30, 2023, are fairly presented in conformity with GAAP.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A compliments this letter of transmittal and should be read in conjunction with it. The MD&A can be found on 11s 13-21.

PROFILE OF THE GOVERNMENT

The Town of Jackson, incorporated in 1914, is located in Teton County near the Wyoming and Idaho border south of the Grand Teton and Yellowstone National Parks. The town currently has a land area of nearly 4 square miles and an estimated population of 10,760. The Town of Jackson is empowered to levy 8 mills of property tax on both real and personal properties located within its boundaries. The Town implemented a property tax of 0.5 mills during 2022. This is the first property tax assessment by the Town since 1977. It is also empowered by state statute to extend its corporate limits by annexation, which is done periodically when deemed appropriate by the Town Council.

The Town of Jackson is governed by city code under Wyoming Statutes with a council-mayor form of government. Policy-making and legislative authority are vested in a Town Council consisting of the mayor and four council members. The Town Council is responsible, among other things, for passing ordinances, resolutions, adopting the budget, appointing commissions, authorities, and committees, and hiring the town manager, town attorney and municipal judge. The town manager is responsible for carrying out the policies and ordinances of the Town Council, for overseeing the day-to-day operations of the town government, and for appointing the heads of the various departments. The council is elected on a non-partisan basis. All four council members and the mayor are elected at large. Council members serve staggered four-year terms, with elections occurring every even year. Effective 2017, the mayor serves a four-year term.

The Town of Jackson provides a full range of services, including police and fire protection; construction and maintenance of streets and infrastructure; recreational facilities and pathways, water, sewage, and transit services. Additionally, the town owns rental properties for employees.



FACTORS AFFECTING FINANCIAL CONDITION

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the Town of Jackson operates.

Local economy. The Town of Jackson is located at the southern entrance to Grand Teton and Yellowstone National Parks in the northwest corner of Wyoming. Dramatic mountain peaks, including the Tetons, the Gros Ventres, and Snow King form a breathtaking backdrop to our valley (called Jackson Hole). The Town of Jackson is home to a little over 10,700 people and another 12,900 live in the unincorporated county (Teton).

Jackson's economy is centered on tourism and lifestyle. Approximately four million guests visit each year and more than 700,000 skier days are tallied at the Jackson Hole Mountain Resort. The abundance of outdoor recreation opportunities, the unsurpassed scenic beauty, the prevalence of many species of wildlife, the lack of individual state income tax, and the high quality of life give Jackson unsurpassed appeal as a place to live, visit and recreate.

At fiscal year-end, the Town of Jackson's employment picture, at a 1.7% unemployment rate (Teton County), is healthier than the 3.8% national average. The state of Wyoming has an unemployment rate of 3.1%.

FINANCIAL INFORMATION

Management of the town is responsible for establishing and maintaining internal control designed to ensure that the assets of the government are protected from loss, theft, or misuse, and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with accounting principles generally accepted in the United States of America. Internal control is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgments by management.

This report consists of management's representations concerning the finance of the town. As a result, management assumes full responsibility for the completeness and reliability of all the information and content presented in this ACFR. Additionally, management asserts that, to the best of their knowledge and belief, this financial report is complete and reliable in all material respects.

Budgetary Controls. The annual budget serves as the foundation for the Town of Jackson's financial planning and control. All departments, authorities, and commissions of the town submit requests for appropriation to the town manager in February of each year. The town manager uses these requests as the starting point for developing a proposed budget. The town manager then presents this recommended budget to the council for review prior to May 15. The council is required to hold public hearings on the proposed budget and to adopt a final budget no later than June 30, the close of the town's fiscal year. The appropriated budget is prepared by fund, function (e.g., public safety), department (e.g., police), and division (e.g., patrol). Department heads may make transfers of appropriation within a departmental division. Transfers of appropriations between funds and departments, however, require the approval of the Town Council. Budget-to-actual comparisons are provided in this report for each individual governmental fund which an appropriated annual budget has been adopted. For the general fund and major special revenue funds, this comparison is presented starting on page 28 of the basic financial statements. For non-major special revenue funds, with appropriated annual budgets, this comparison is presented in the governmental fund subsection of this report, which starts on page 65.

Long-term Financial Planning. The Town's strategic vision is laid out in a Council bi-annual Work Plan, supported by a five-year financial model and Capital Improvement Program. The Plan identifies the Town's strategic intent and identifies areas for emphasis and funding. The Town's near-term and long-term fiscal planning are focused on accomplishing Work Plan objectives. A five-year financial model and Capital Improvement Program are maintained to assess the attainability and sustainability of these objectives.

The Town Council supports and understands that the main area of focus for the Town of Jackson is the provision of core services, maintaining the current level of service already supported and approved through the annual budget, and most importantly those services that directly contribute to and maintain the health, safety, and welfare of the citizens and guests to our community. A brief summary includes:

Safety and security provided through law enforcement, fire protection, building safety and inspection, animal control, contractor licensing, and municipal court and prosecution services.

Infrastructure, facility and public asset management provided through street, sidewalk and right of way maintenance and snow removal services, engineering, preventive and proactive facility management, and parking enforcement.

Health and well-being provided through water treatment and distribution, sewer collection and treatment, emergency medical services, and victim services.

Development and economic oversight provided through code compliance, planning and development review, permit processing, and business, liquor, taxi, special event, and rental licensing.

Accessibility and livability provided through public transit, community and affordable housing, parks and recreation, and pathway creation and maintenance.

Internal services for the Town of Jackson organization that support the efficiency and effectiveness of our local government provided through information technology support, records management and access, fleet maintenance, public information, legal services, personnel services, financial accounting, and overall coordination, administration, leadership and management of government services and day to day operations.

Major Budget Initiatives.

To continue to be a resilient community, we will need to preserve and maintain General Fund Reserves to have the resources to adapt to uncertain times ahead. Looking ahead, recurring expenses are expected to exceed recurring revenues. We must continue evaluating our revenue streams and expenditures, to determine how to ensure a balanced budget into the future.

Due in part to COVID-19 pandemic we reinforced the importance of our fiduciary responsibility to maintain and continue building a strong, resilient community in the short, mid, and long-term. Due to years of prudent budgeting and planning, the Town was able to respond to reduced revenues projected and maintain a well-resourced and responsive Town government to close fiscal year 2023.

The Town will need to prioritize our core services, capital projects and consider reducing funding to the areas of lower priority and/or work to consider a new funding source(s) to maintain current Town program services and capital improvement projects. As our community changes, various core services continue to see increased need year-over-year. The Town simply does not have the capacity to absorb such continuous growth without increasing revenue or reducing existing program services and capital projects.

Single Audit. As a recipient of federal awards, the town is also responsible for ensuring that adequate internal controls are in place to ensure compliance with applicable laws and regulations related to those programs. The internal controls are subject to periodic evaluations by town management and external auditors.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Jackson, Wyoming for its comprehensive financial report for the fiscal year ending June 30, 2022. This is the 37th year the town has received this prestigious award. In order to be awarded the Certificate of Achievement, the government must publish an easily readable and efficiently organized annual comprehensive financial report. This report satisfies both accounting principles generally accepted in the United States of America and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to the Certificate of Achievement Program's requirements, and we are submitting it to GFOA to determine its eligibility for another certificate.

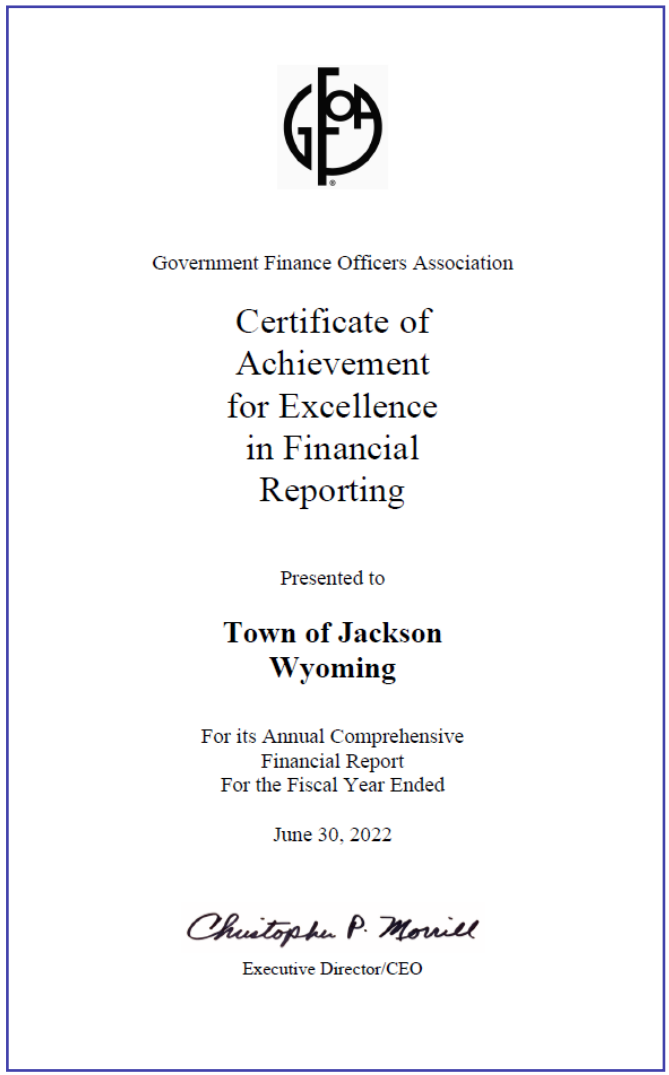
The preparation of this report could not be accomplished without the professional, efficient services of the Finance Department staff. We would like to express our appreciation to all members of the staff, with special recognition for the assistance contributed by Finance Manager Melanie Adams and Senior Deputy Treasurer Pauline Scholes. Due credit also should be given to the mayor and the council for their support in planning and conducting the operations of the town in a responsible and progressive manner.



Tyler Sinclair
Interim Town Manager



Kelly Thompson
Finance Director



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Town of Jackson Wyoming

For its Annual Comprehensive Financial Report For the Fiscal Year Ended

June 30, 2022

Christopher P. Morrill

Executive Director/CEO

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate for Excellence in Financial Reporting to the Town of Jackson, Wyoming for its annual comprehensive financial report for the fiscal year ended June 30, 2022.

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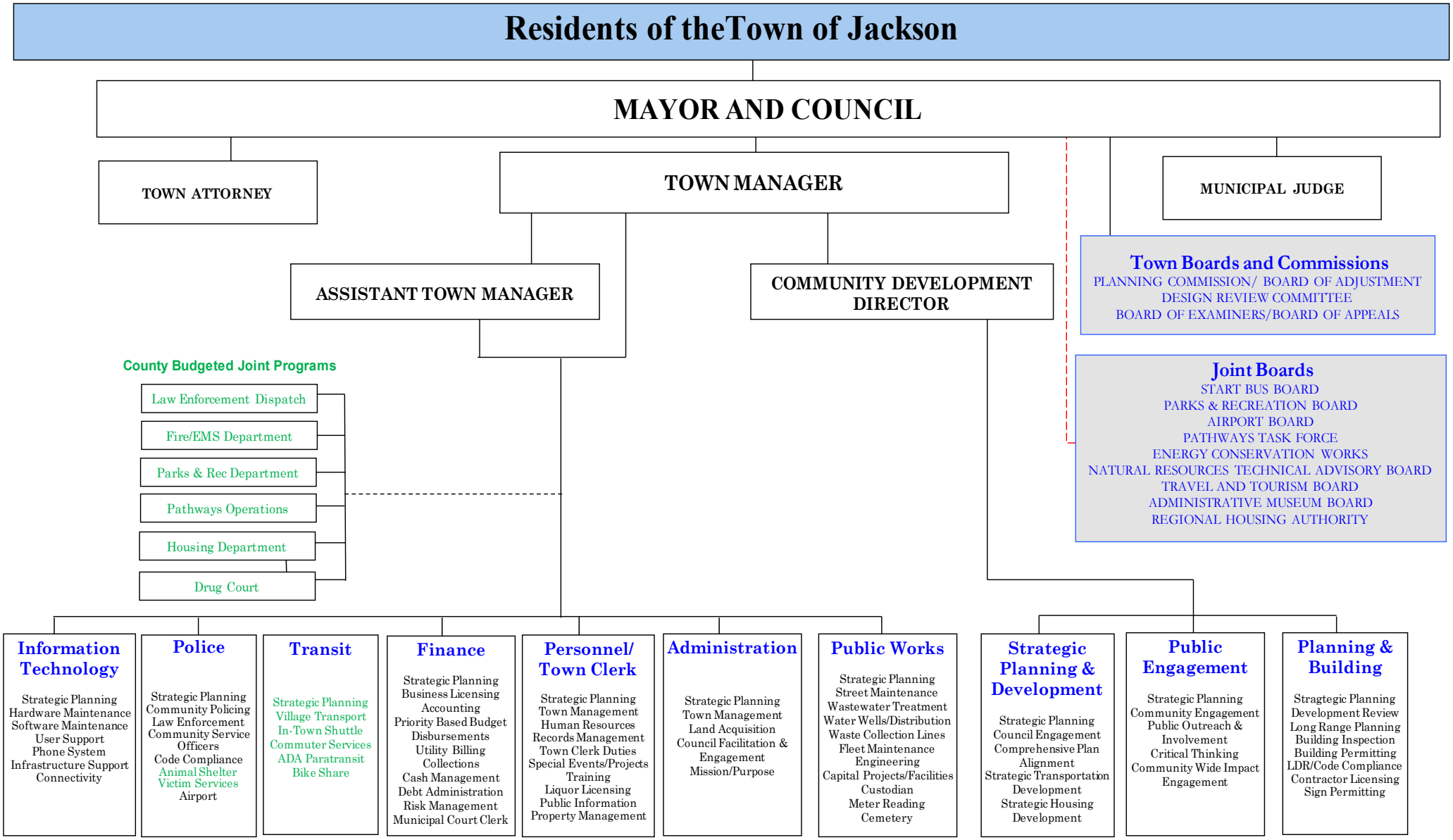
A Certificate of Achievement is valid for a period of one year only. We believe our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

TOWN OF JACKSON ORGANIZATION



MAYOR & TOWN COUNCIL

Position	Name	Term Expires
Mayor	Hailey Morton Levinson	12/31/2024
Council, Vice Mayor	Arne Jorgensen	12/31/2022
Council	Jonathan Schechter	12/31/2022
Council	Jessica Chambers	12/31/2024
Council	Jim Rooks	12/31/2024

TOWN STAFF

Interim Town Manager	Tyler Sinclair
Town Attorney	Lea Colasuonno
Municipal Judge	Chris Leigh
Assistant Town Manager	Roxanne Robinson
Finance Director	Kelly Thompson
Police Chief	Michelle Weber
Planning Director	Paul Anthony
Public Works Director	Floren Poliseo
Transit Director	Bruce Able
IT Director	Michael Palazzolo

JOINT TOWN/COUNTY STAFF

Fire/EMS Chief	Stephen Jellie
Parks & Recreation Director	Steve Ashworth
Jackson/Teton County Affordable Housing Director	April Norton



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FINANCIAL SECTION



JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity
75 YEARS 1948-2023

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

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

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Town Council
Town of Jackson, Wyoming

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Jackson, Wyoming (the Town), as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town, as of June 30, 2023, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund and START Bus System Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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

Responsibilities of Management for the Financial Statements

The Town's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of proportionate share of the net pension liability, and the schedule of contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The supplementary information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by *Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Change in Accounting Principle

As described in the notes to the financial statements, the Town adopted new accounting guidance, GASB Statement No. 96, Subscription-Based Information Technology Arrangements. Our opinion is not modified with respect to this matter.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 27, 2023 on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.



JONES SIMKINS LLC
Logan, Utah
December 27, 2023

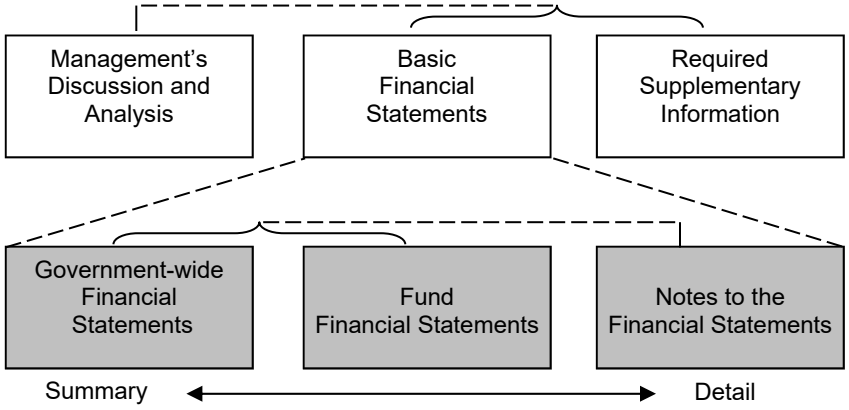
Management's Discussion and Analysis

As management of the Town of Jackson (Town), we offer readers of the Town's basic financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended June 30, 2023. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-4 of this report.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The Town's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

COMPONENTS OF THE ANNUAL FINANICAL REPORT



Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Town of Jackson's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Town's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

The statement of activities presents information showing how the Town's net position changed during the most recent fiscal year. All changes in net positions are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the Town of Jackson that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Town include general government, public safety, public works, health and welfare, community development, transit, and recreation and culture. The business-type activities of the Town include water and sewage utilities.

The government-wide financial statements can be found on pages 22-23 of this report.

Fund financial statements. The fund financial statements focus on current available resources and are organized and operated on the basis of funds, each of which is defined as fiscal and accounting entity with a self-balancing set of accounts established for the purpose of carrying on specific or attaining certain objectives in accordance with special regulations, restriction or limitations. The Town, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Town can be divided into two categories: governmental funds, and proprietary funds. The Town does not maintain any fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financial requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Town's near term

financial decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and change in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town maintains four major governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, one special revenue fund, and two capital project funds, all of which are considered major funds. Data from eleven other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The Town adopts an annual appropriated budget for its general and special revenue funds. A budgetary comparison statement has been provided for those funds to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 24-30 of this report.

Proprietary funds. The Town of Jackson maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the governmental-wide financial statements. The Town uses enterprise funds to account for its water and sewage operations. Internal service funds are accounting devices used to accumulate and allocate costs internally among the Town's various functions. The Town uses internal service funds to account for its fleet management, employee insurance (self insurance), information technology (IT), and central equipment operations. Because all of these services predominately benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water and sewage utilities. Both are considered major funds of the Town. Conversely, all internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found on pages 31-35 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are not reported in the governmental-wide financial statements because the resources of those funds are not available to support the Town of Jackson's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The Town of Jackson currently maintains no fiduciary funds.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 36-56 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the Town's funding obligation related to participation in a defined benefit plan. Required supplementary information can be found on pages 57-60 of this report.

The combining statements referred to earlier in connection with non-major governmental funds and internal service funds can be found immediately following the required supplementary information.

Combining and individual fund statements can be found on pages 61-75.

FINANCIAL HIGHLIGHTS

- The Town's net position (assets and deferred outflows of resources minus liabilities and deferred inflows of resources) increased by 8.8% as a result of this year's operations. The net position of the Town's governmental activities increased $19,915,715 (10.8%) and net position of the Town's business-type activities increased $454,813 (1.0%).
- Overall, capital assets (net of accumulated depreciation and amortization) increased $25,374,043. Capital assets of governmental activities increased $25,283,216 (20%) and capital assets of business-type activities increased $90,827 (0.3%). Significant governmental capital assets acquisitions included: $15,065,925 for Core Services Maintenance Facility construction, $5,271,683 for 12 transit buses, $2,282,561 in street and sidewalk improvements, and $609,581 in fleet equipment and vehicles. Significant business-type capital assets acquisitions included: $654,089 in water line infrastructure, $156,669 for well #9 development, and $416,131 in sewer line installation. The capital increases in the business activities are offset by $1,712,635 in current year depreciation and amortization.

- The Town's long-term liabilities increased $6,887,382 (63%). The increase was a result of a $6,168,664 increase in net pension liability, $520,005 increase in lease liabilities and $278,519 increase in subscription liability to implement GASB 96. See note I-J "Implementation of new accounting principles" on page 43 for detailed disclosure.
- At the close of the current fiscal year, the Town's governmental funds reported total ending fund balances of $61,048,419, a decrease of $3,583,517 (6%). The decrease is mainly due to a $6,556,465 decrease in the 2019 SPET Fund for construction of the Core Services Maintenance Facility.
- The General Fund's total fund balance decreased $6,153,012 (25%) to $18,726,713. The ending fund balance is 48% of General Fund expenditures. $4,035,491 of the fund balance is assigned to the FY2024 budget to fund several one-time projects.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

NET POSITION

	Governmental Activities		Business-type Activities		Total Government	
	2023	2022	2023	2022	2023	2022
Current and other assets	$ 76,877,407	$ 78,274,826	$ 15,267,241	$ 14,274,490	$ 92,144,648	$ 92,549,316
Capital assets	149,811,574	124,528,358	34,501,043	34,410,216	184,312,617	158,938,574
Total assets	226,688,981	202,803,184	49,768,284	48,684,706	276,457,265	251,487,890
Deferred outflow of resources	5,596,771	5,151,419	367,478	227,738	5,964,249	5,379,157
Other liabilities	8,531,540	6,424,782	879,938	268,632	9,411,478	6,693,414
Long-term liabilities	15,642,971	9,349,677	2,239,996	1,645,908	17,882,967	10,995,585
Total Liabilities	24,174,511	15,774,459	3,119,934	1,914,540	27,294,445	17,688,999
Deferred inflow of resources	4,051,994	8,036,612	8,332	445,221	4,060,326	8,481,833
Net position:						
Net investment in capital assets	147,278,595	123,866,253	33,465,147	33,500,073	180,743,742	157,366,326
Restricted	18,054,440	26,238,326	-	-	18,054,440	26,238,326
Unrestricted	38,726,212	34,038,953	13,542,349	13,052,610	52,268,561	47,091,563
Total net position	$ 204,059,247	$ 184,143,532	$ 47,007,496	$ 46,552,683	$ 251,066,743	$ 230,696,215

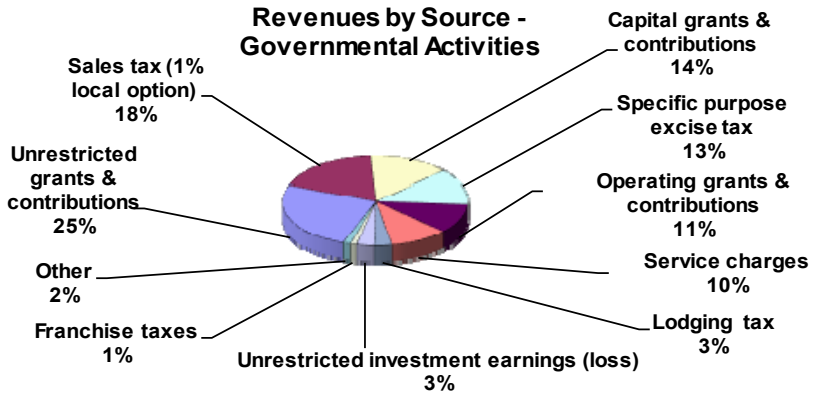
By far the largest portion of the Town's net position (74%) reflects investments in capital assets (e.g. land, buildings, structures, systems, machinery, equipment, infrastructure, and intangible assets), net of any related debt used to acquire those assets that is still outstanding. The Town uses assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town's investment in capital assets is reported net of related debt, it should be noted that resources needed to repay this debt must be provided from other sources, since capital assets themselves cannot be used to liquidate these liabilities.

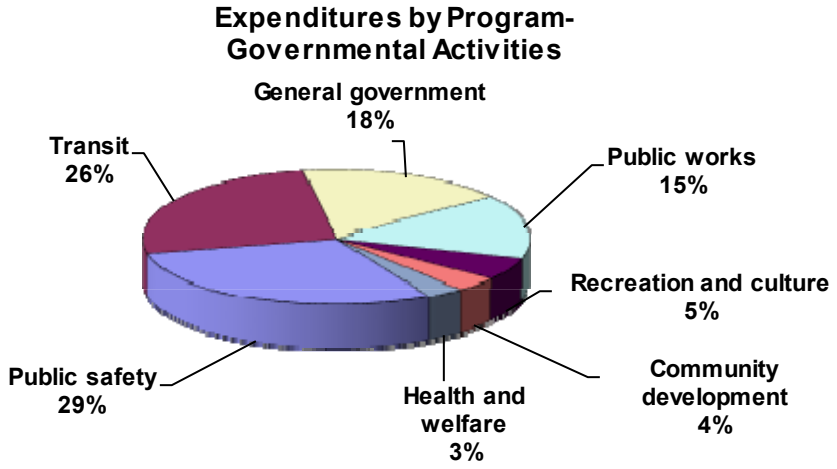
A small portion of the Town's net position (7%) represents resources that are subject to external restrictions on how they can be used. The $8,183,886 decrease in governmental activities restricted net position is primarily due to 2019 Special Purpose Excise Tax (SPET) project expenditures for Core Services Maintenance Facility.

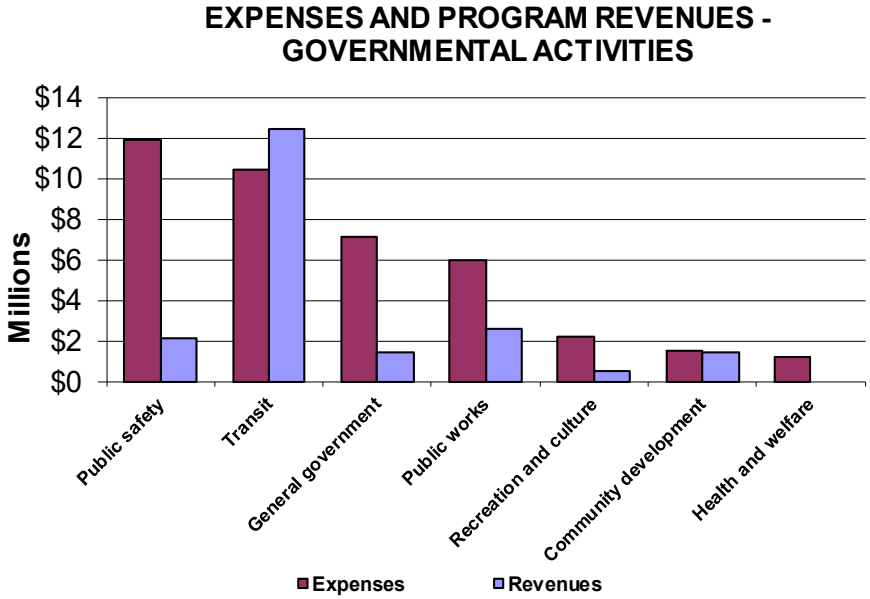
The remaining unrestricted net position of $52,268,561 may be used to meet one-time obligations to citizens and creditors. Of the unrestricted net positions, $13,542,349 (26%) is attributable to business-type activities. The unrestricted governmental activities net position increased $4,687,259 (14%), while business-type activities unrestricted net position increased $489,739 (3.8%). The government-wide total unrestricted net position increase of $5,176,998 (9.9%) is primarily due to specific purpose excise tax increases and interest earnings. Business-type capital assets increased by $90,827 (0.3%) due to FY2023 additions previously discussed.

CHANGE IN NET POSITION

	Governmental Activities		Business-type Activities		Total Government	
	2023	2022	2023	2022	2023	2022
REVENUES						
Program revenues:						
Charges for services	$ 5,993,164	$ 5,412,370	$ 5,456,307	$ 4,992,527	$ 11,449,471	$ 10,404,897
Operating grants and contributions	6,316,912	3,700,869	16,313	119,048	6,333,225	3,819,917
Capital grants and contributions	8,222,615	1,180,351	1,174,196	897,205	9,396,811	2,077,556
General revenues:						
Sales tax (1% local option)	10,505,372	10,179,620	-	-	10,505,372	10,179,620
Specific purpose excise taxes	7,617,460	6,185,931	-	-	7,617,460	6,185,931
Lodging tax	1,820,925	1,708,272	-	-	1,820,925	1,708,272
Franchise taxes	652,950	637,102	-	-	652,950	637,102
Property taxes	407,834	280,131	-	-	407,834	280,131
Unrestricted grants and contributions	14,760,164	14,260,640	-	-	14,760,164	14,260,640
Unrestricted investment earnings (loss)	1,792,501	(353,778)	334,133	(91,843)	2,126,634	(445,621)
Other	793,060	547,514	-	-	793,060	547,514
Total revenues	58,882,957	43,739,022	6,980,949	5,916,937	65,863,906	49,655,959
EXPENSES						
Program activities:						
Governmental activities:						
General government	7,109,167	6,684,116	-	-	7,109,167	6,684,116
Public safety	11,910,706	9,535,325	-	-	11,910,706	9,535,325
Public works	6,009,580	5,191,777	-	-	6,009,580	5,191,777
Transit	10,412,575	7,828,576	-	-	10,412,575	7,828,576
Health and welfare	1,231,374	1,025,496	-	-	1,231,374	1,025,496
Community development	1,490,139	835,500	-	-	1,490,139	835,500
Recreation and culture	2,191,905	2,691,991	-	-	2,191,905	2,691,991
Interest on long-term debt	54,993	30,268	-	-	54,993	30,268
Business-type activities						
Water	-	-	2,151,531	1,971,891	2,151,531	1,971,891
Sewage	-	-	2,931,407	2,403,170	2,931,407	2,403,170
Total expenses	40,410,440	33,823,049	5,082,938	4,375,061	45,493,378	38,198,110
Excess (deficiency) before transfers	18,472,517	9,915,973	1,898,011	1,541,876	20,370,528	11,457,849
Transfers in (out)	1,443,198	1,144,664	(1,443,198)	(1,144,664)	-	-
Increase (decrease) in net position	19,915,715	11,060,637	454,813	397,212	20,370,528	11,457,849
Net position at the beginning of the year	184,143,532	166,698,351	46,552,683	46,155,471	230,696,215	212,853,822
Prior period adjustment	-	6,384,544	-	-	-	6,384,544
Net position at the end of the year	$ 204,059,247	$ 184,143,532	$ 47,007,496	$ 46,552,683	$ 251,066,743	$ 230,696,215







Governmental Activities. The most significant revenue (25%) of the governmental activities are $14.8M in unrestricted grants and state shared revenue. The majority of the revenue in the state-shared category consists of the 4% state-shared sales and use tax ($12.9M) followed by federal mineral royalties ($.5M), gasoline tax ($.5M), severance tax ($.4M) and in various Teton County reimbursements ($.4M). The 1% local option (5th cent) sales tax makes up the second highest source of revenue ($10.5M or 18%) in the governmental funds. The revenue generated from the 5th cent sales tax is split evenly between the general fund and capital projects fund. Capital grants and contributions make up the third highest source of revenue ($8.2M or 14%) in the governmental funds.

Public Safety (police, fire/EMS, building inspector, victim services, animal shelter and dispatch) expenses (29%) was the most significant followed by Transit (26%), General Government (18%), Public Works (15%), Recreation and Culture (5%), Community Development (4%), and Health and Welfare (3%). Included in these amounts is $5,781,952 of depreciation and amortization expense, which is 14% of the total expenses for governmental activities.

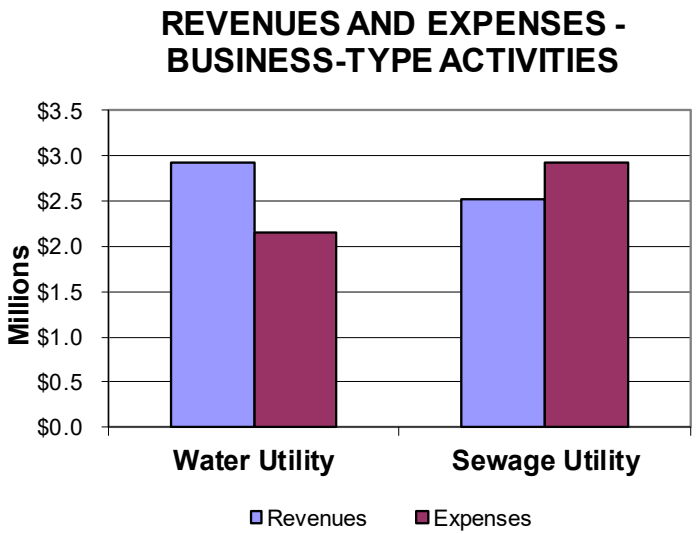
Governmental revenues increased $15,143,935 (35%), in the current year, with the most significant portion of the increase attributable to higher capital grants and contributions ($7,042,264) and operating grants and contributions ($2,616,043). Capital grants were significantly higher due to federal grants for

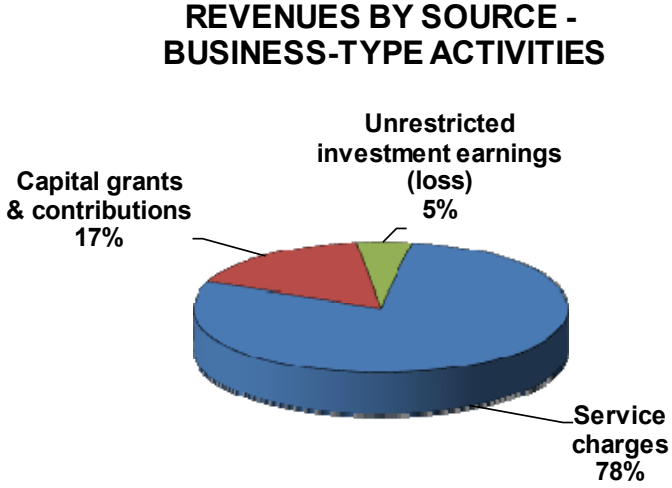
twelve transit bus purchases. Operating grants were higher due to Teton County and federal matches for START Bus System service increases.

Governmental activities expenses increased $6,587,391 (20%) in the current year. The most significant changes in program expenses were as follows:

- General government expenses increased $425,051 (6%). The majority of the increase is due to total compensation increases.
- Public safety expenses increased $2,375,381 (25%). The increase is related to pension expense, total compensation increases, and contributions to Dispatch (Teton County).
- Public works expenses increased $817,803 (16%). The increase is related to increases in total compensation and street maintenance.
- Health & Welfare expenses increased $205,878 (20%) to meet request increases from local non-profits.
- Transit operating expenses increased $2,583,999 (33%). The increase is related to total compensation increases, increased service levels and BUILD grant administration.
- Recreation and culture expenses decreased $500,086 (19%), primarily due to a decrease in operating match for Parks and Recreation (Teton County) department.
- Interest expense increased $24,725 (82%) due to GASB 87 lease and GASB 96 subscription arrangement accounting.

There were no other programs with significant or unusual changes.





Business-type activities. Business-type activities increased the Town's net position by $454,813 (1%). In the prior year, the business-type activities increased the Town's net position by 397,212 (0.9%).

Key elements of the change are as follows:

Water Fund operating revenues increased $312,480 (12%), which is reflective rate increases effective July 1, 2022. Sewage Fund operating revenues increased $151,300 (6%), rate increases effective July 1, 2022.

Capital grants and contributions totaled $1,174,196, 31% higher than the prior year total of $897,205. Capital grants and contributions include capacity and tap fees charged to new customers and intergovernmental grants for capital improvements. Capacity and tap fees increased due to a few large developments in the current year coupled with fee increases. Depreciation and amortization expenses in the water and sewage utilities for fiscal year 2023 were $699,865 and $1,012,750, respectively.

FINANCIAL ANALYSIS OF THE TOWN'S FUNDS

Governmental funds. The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, spendable fund balances may serve as a useful measure of a government's net resources available for expenditure at the end of the fiscal year.

At June 30, 2023, the Town's governmental funds reported total ending fund balances of $61,048,419, a decrease of $3,583,517 (6%) when compared with the prior year. Nearly 30% or $18,054,440 of the total ending fund balances constituted restricted fund balances, which are considered unavailable for appropriation for general operations. The prior year restricted fund balances totaled $26,238,326. The decrease is mostly attributable to 2019 SPET project expenditures for the Core Services Maintenance Facility exceeding tax revenues.

At the end of the fiscal year, the General Fund reported a fund balance of $18,726,713 decreasing $6,153,012 (25%) from the prior year. General fund operating revenues were $1,673,209 (6%) more than the prior fiscal year and operating expenditures increased by $2,348,567 (12%). Transfers in increased by $557,215 (42%), primarily due to indirect cost allocations for staff. Transfers out increased by $8,967,912 (115%). This is due to one-time transfers to the Capital Projects Fund to fund multiple, large capital projects.

General Fund expenditures increased $2,348,567 (12%). Salaries and salary related expenditures (Wyoming Retirement, Workers' Compensation, health insurance, etc.) increased $1,303,468 (13%) for all functions. Increase is primarily due to wage increases and 3.5 additional full-time equivalents.

The START Bus System Fund net change in fund balance was negative by $214,997 (11%). Operating expenditures were $14,812,016. Much of the fund balance decrease is due to labor increases and contracted services to meet approximately 7,000 additional service hours. There were $6,289,989 in capital outlays during the fiscal year related to purchasing twelve transit buses. Intergovernmental revenues increased to $10,477,320 from the prior year total of $3,735,481. This is due to US Department of Transportation grant matches of approximately 80% for eleven bus purchases. Transit fares increased $36,169 from the prior year reflecting increased ridership. The Town contributed $1,797,732 and Teton County contributed $1,928,990 for a total of $3,726,722 to the fund in fiscal year 2023.

The 5th Cent Capital Project Fund saw its fund balance increase $12,127,222 (271%) to $16,599,149. The General Fund transferred $16,106,207 in 5th Cent sales tax to the fund in FY2023, an increase of $9,855,965 from FY2022. This is due to one-time transfers to the Capital Projects Fund to fund multiple, large capital projects.

The 2019 SPET Fund saw its fund balance decrease $6,556,465 to $11,548,282. This is due to construction beginning on the Core Services Maintenance Facility and project expenditures exceeding tax collections. This fund will collect taxes specific to voter approved projects and begin to decrease when those projects begin in future years.

Proprietary funds. The proprietary funds financial statements provide the same type of information found in the government-wide financial statements, but in greater detail.

The water utility's net position increased $536,869 (3%) from the prior fiscal year. In 2023, operating revenues increased $312,480 (12%). Capital contributions increased to $299,683 from $224,754 in the previous year (33%). Operating expenses increased $158,281 (8%) to $2,110,181. The 2023 operating income of $821,586 includes $699,885 in depreciation and amortization.

The sewage utility's net position decreased $92,663 (.3%) in the fiscal year ending June 30, 2023. Sewage utility operating revenues increased $151,300 (6%) to $2,524,540 and the utility's operating expenses increased $514,075 (21%) to $2,946,328. Capital contributions increased $202,062 (30%) from $672,451 to $874,513. The $421,788 operating loss includes $1,012,750 in depreciation and amortization.

Other factors of the changes in income from operations have previously been discussed in the government-wide financial analysis of business-type activities.

GENERAL FUND BUDGETARY HIGHLIGHTS

The differences between the 2023 original budget and the final amended budget are adopted by council resolution throughout the year.

General Fund revenues totaled $30,636,180 and fell short the final budget by $655,548 (2%). General taxes and intergovernmental revenues were $615,452 (5%) and $748,737 (5%) lower than budget, respectively. This is due to sales tax related revenues which were budgeted to increase 8% over FY2023 actuals. However, this major revenue source increased 3.1%. This decrease is directly attributable to tourism and sales tax generating transactions returning to historical norms after the COVID-19 pandemic spikes.

General Fund operating expenditures totaled $21,909,840. This was $2,774,217 (11%) less than the final amended budget and $2,504,887 (10%) less than the adopted budget. Including transfers out, supplemental appropriations from budget amending council actions increased the original budget by $434,987 (1%). The majority of this increase was for a mid-year compensation study implementation resulting in employee wage and benefit increases. In fiscal year 2023, no divisions finished the year over budget.

The General Fund year end fund balances since 2013 are as follows:

Year	Amount	Year	Amount
2014	$ 5,450,770	2019	$ 8,683,289
2015	7,049,752	2020	12,158,856
2016	7,484,300	2021	18,020,470
2017	7,650,890	2022	24,879,725
2018	8,329,716	2023	18,726,713

CAPITAL ASSETS AND DEBT ADMINISTRATION

CAPITAL ASSETS
(net of accumulated depreciation and amortization)

	Governmental Activities		Business-type Activities		Total Government	
	2023	2022	2023	2022	2023	2022
Land	$ 33,351,431	$ 32,699,452	$ 1,100,404	$ 1,100,404	$ 34,451,835	$ 33,799,856
Construction in progress	19,713,986	1,961,843	2,423,171	761,112	22,137,157	2,722,955
Building, structures, & improvements	44,124,278	46,224,833	29,317,369	30,786,475	73,441,647	77,011,308
Machinery and equipment	16,828,745	12,205,745	1,615,074	1,705,944	18,443,819	13,911,689
Intangible assets	5,773,005	2,757,988	-	-	5,773,005	2,757,988
Right to use assets -buildings	801,220	287,966	-	-	801,220	287,966
Right to use assets - easments	-	-	45,025	56,281	45,025	56,281
Right to use assets - subscription asset	370,924	-	-	-	370,924	-
Infrastructure	28,847,985	28,390,531	-	-	28,847,985	28,390,531
Total	$ 149,811,574	$ 124,528,358	$ 34,501,043	$ 34,410,216	$ 184,312,617	$ 158,938,574

Capital assets. The Town's investment in capital assets for its governmental and business-type activities at June 30, 2023 totaled $184,312,617 (net of accumulated depreciation and amortization). This investment in capital assets included land, construction in progress, structures, systems, machinery and equipment, intangible assets, right to use assets and infrastructure. Right to use assets – subscription asset is a new asset implemented this fiscal year due to GASB 96 as previously discussed.

Major governmental activities capital assets include: $15,065,925 for Core Services Maintenance Facility construction, $5,271,683 for 12 transit buses, $2,282,561 in street and sidewalk improvements. The total government-wide capital asset increase over the prior fiscal year is approximately $25,374,043; governmental activities increased 20% and business-type activities increased 0.3%.

Additional information on the Town's capital assets can be found in the notes to the financial statements on pages 47-48.

LONG-TERM LIABILITIES

	Governmental Activities		Business-type Activities		Total Government	
	2023	2022	2023	2022	2023	2022
Accrued interest payable	$ 764	$ 825	$ 20,435	$ 21,145	$ 21,199	$ 21,970
Lease payable	849,256	307,782	46,068	67,537	895,324	375,319
Subscription liability	278,519	-	-	-	278,519	-
Note payable - Snow King	612,863	662,105	-	-	612,863	662,105
Notes payable - State of Wyoming	-	-	879,579	910,143	879,579	910,143
Net pension liability	13,902,333	8,379,790	1,314,349	668,228	15,216,682	9,048,018
Total	$ 15,643,735	$ 9,350,502	$ 2,260,431	$ 1,667,053	$ 17,904,166	$ 11,017,555

Long-term liabilities. The Town's outstanding long-term liabilities--including notes payable, accrued interest payable, and net pension liability—totaled $17,904,166 at June 30, 2023. Governmental long-term and business-type long-term liabilities increased primarily due to net pension liability increase and GASB 96 subscription liability implementation.

Additional information on the Town's long-term liabilities can be found in the notes to the financial statements on pages 50-56 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

- The unemployment rate for the Teton County, Wyoming area for June 30, 2023 was 1.7%, which is below the state average (3.1%) and below the national average (3.8%).
- Due in part to COVID-19 pandemic we reinforced the importance of our fiduciary responsibility to maintain and continue building a strong, resilient community in the short, mid, and long-term. Due to years of prudent budgeting and planning, the Town was able to respond to reduced revenues projected and maintain a well-resourced and responsive Town government to close fiscal year 2023.
- To continue to be a resilient community, we will need to preserve and maintain General Fund Reserves to have the resources to adapt to uncertain times ahead. Looking ahead, recurring expenses are expected to exceed recurring revenues. We must continue evaluating our revenue streams and expenditures, to determine how to ensure a balanced budget into the future.
- The Town will need to prioritize our core services, capital projects and consider reducing funding to the areas of lower priority and/or work to consider a new funding source(s) to maintain current Town program services and capital improvement projects. As our community changes, various core services continue to see increased need year-over-year. The Town simply does not have the capacity to absorb such continuous growth without increasing revenue or reducing existing program services and capital projects.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Town's finances for all those interested in governmental finance. Questions concerning any information in the report or requests for additional information should be addressed to Town of Jackson, Finance Department, P.O. Box 1687, Jackson, WY 83001.

Statement of Net Position
June 30, 2023

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	$ 10,065,053	$ 2,575,488	$ 12,640,541
Investments	47,417,116	11,928,063	59,345,179
Accrued interest receivable	60,073	-	60,073
Accounts receivable, net	1,320,886	608,221	1,929,107
Taxes receivable	455,156	-	455,156
Due from other governmental units	13,967,820	-	13,967,820
Lease receivable	2,731,179	-	2,731,179
Prepaid items	71,541	9,526	81,067
Deposits	20,775	-	20,775
Inventories	501,308	145,943	647,251
Notes receivable - housing	266,500	-	266,500
Capital assets:			
Nondepreciable	53,065,417	3,523,575	56,588,992
Depreciable, net	96,746,157	30,977,468	127,723,625
TOTAL ASSETS	226,688,981	49,768,284	276,457,265
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pensions	5,596,771	367,478	5,964,249
LIABILITIES			
Accounts payable	6,142,841	815,735	6,958,576
Accrued wages payable	355,881	36,768	392,649
Accrued interest payable	764	20,435	21,199
Unearned revenue	2,032,054	7,000	2,039,054
Long-term liabilities:			
Portion due or payable within one year:			
Lease liability	186,472	11,118	197,590
Subscription liability	103,253	-	103,253
Notes payable	49,488	31,787	81,275
Portion due or payable after one year:			-
Lease liability	662,784	34,950	697,734
Subscription liability	175,266	-	175,266
Notes payable	563,375	847,792	1,411,167
Net pension liability	13,902,333	1,314,349	15,216,682
TOTAL LIABILITIES	24,174,511	3,119,934	27,294,445
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - property taxes	448,089	-	448,089
Unavailable revenue - lease related	2,521,197	-	2,521,197
Deferred inflows related to pensions	1,082,708	8,332	1,091,040
TOTAL DEFERRED INFLOWS OF RESOURCES	4,051,994	8,332	4,060,326
NET POSITION			
Net investment in capital assets	147,278,595	33,465,147	180,743,742
Restricted for:			
Community development	2,536,235	-	2,536,235
Capital projects	15,504,473	-	15,504,473
Public safety programs	13,732	-	13,732
Unrestricted	38,726,212	13,542,349	52,268,561
TOTAL NET POSITION	$ 204,059,247	$ 47,007,496	$ 251,066,743

The notes to the financial statements are an integral part of this statement.

Statement of Activities
Year Ended June 30, 2023

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Business-type Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Total
Governmental activities:							
General government	$ 7,109,167	$ 1,450,143	$ -	$ -	$ (5,659,024)	$ -	$ (5,659,024)
Public safety	11,910,706	1,897,349	196,675	-	(9,816,682)	-	(9,816,682)
Public works	6,009,580	69,786	-	2,532,632	(3,407,162)	-	(3,407,162)
Transit	10,412,575	710,323	6,048,237	5,689,983	2,035,968	-	2,035,968
Health and welfare	1,231,374	-	-	-	(1,231,374)	-	(1,231,374)
Community development	1,490,139	1,357,220	72,000	-	(60,919)	-	(60,919)
Recreation and culture	2,191,905	508,343	-	-	(1,683,562)	-	(1,683,562)
Interest on long-term liabilities	54,993	-	-	-	(54,993)	-	(54,993)
Total governmental activities	$ 40,410,440	$ 5,993,164	$ 6,316,912	$ 8,222,615	(19,877,749)	-	(19,877,749)
Business-type activities							
Water Utility	$ 2,151,531	$ 2,931,767	$ -	$ 299,683	-	1,079,919	1,079,919
Sewage Utility	2,931,407	2,524,540	16,313	874,513	-	483,959	483,959
Total business-type activities	5,082,938	5,456,307	16,313	1,174,196	-	1,563,878	1,563,878
Total primary government	$ 45,493,378	$ 11,449,471	$ 6,333,225	$ 9,396,811	(19,877,749)	1,563,878	(18,313,871)
General Revenues:							
Sales tax (1% local option)					10,505,372	-	10,505,372
Specific purpose excise tax					7,617,460	-	7,617,460
Lodging tax					1,820,925	-	1,820,925
Franchise taxes					652,950	-	652,950
Property taxes					407,834	-	407,834
Unrestricted grants and contributions (revenue sharing)					14,760,164	-	14,760,164
Unrestricted interest and investment earnings					1,792,501	334,133	2,126,634
Other					793,060	-	793,060
Transfers					1,443,198	(1,443,198)	-
Total general revenues					39,793,464	(1,109,065)	38,684,399
Change in Net Position					19,915,715	454,813	20,370,528
Net position - July 1					184,143,532	46,552,683	230,696,215
Net Position - June 30					$ 204,059,247	$ 47,007,496	$ 251,066,743

The notes to the financial statements are an integral part of this statement.

Balance Sheet
Governmental Funds
June 30, 2023

	General	START Bus System	5th Cent Capital Projects	2019 SPET	Other Governmental Funds	Total Governmental Funds
ASSETS						
Cash and cash equivalents	$ 1,974,049	$ -	$ 3,098,837	$ 1,858,101	$ 2,535,274	$ 9,466,261
Investments	9,973,068	-	15,296,919	9,172,221	9,233,641	43,675,849
Interfund receivable - pooled cash	6,006,140	-	-	-	-	6,006,140
Interest receivable	60,073	-	-	-	-	60,073
Accounts receivable	-	510,548	-	8,145	461,488	980,181
Leases receivable	2,731,179	-	-	-	-	2,731,179
Taxes receivable	455,156	-	-	-	-	455,156
Due from other governmental units	4,002,326	7,467,286	8,869	2,436,428	-	13,914,909
Prepaid items	4,537	4,714	5,000	-	-	14,251
Deposits	-	6,400	-	-	14,375	20,775
Notes receivable - housing	-	-	-	-	266,500	266,500
TOTAL ASSETS	25,206,528	7,988,948	18,409,625	13,474,895	12,511,278	77,591,274
LIABILITIES AND FUND BALANCES						
Liabilities:						
Interfund payable - pooled cash	-	5,423,487	-	-	-	5,423,487
Accounts payable	1,070,370	729,091	1,780,861	1,926,613	50,348	5,557,283
Accrued wages payable	275,168	61,223	-	-	-	336,391
Unearned revenue	1,940,637	1,600	29,615	-	60,202	2,032,054
Total liabilities	3,286,175	6,215,401	1,810,476	1,926,613	110,550	13,349,215
Deferred inflows of resources:						
Unavailable revenue - leases	2,745,551	-	-	-	-	2,745,551
Unavailable revenue - property taxes	448,089	-	-	-	-	448,089
	3,193,640	-	-	-	-	3,193,640
Fund balance:						
Nonspendable	4,537	4,714	5,000	-	-	14,251
Restricted	13,732	-	-	11,548,282	6,492,426	18,054,440
Assigned	4,035,491	1,768,833	16,594,149	-	5,908,302	28,306,775
Unassigned	14,672,953	-	-	-	-	14,672,953
Total fund balance	18,726,713	1,773,547	16,599,149	11,548,282	12,400,728	61,048,419
TOTAL LIABILITIES AND FUND BALANCE	$ 25,206,528	$ 7,988,948	$ 18,409,625	$ 13,474,895	$ 12,511,278	$ 77,591,274

The notes to the financial statements are an integral part of this statement.

Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position June 30, 2023

Total fund balances - governmental funds		$ 61,048,419
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Land	$ 33,351,431	
Construction in progress	19,713,986	
Buildings, structures and improvements	73,998,356	
Machinery and equipment	24,619,126	
Intangible	6,119,667	
Right to use asset - buildings	1,062,808	
Infrastructure	59,459,054	
Accumulated depreciation and amortization	(71,778,632)	146,545,796
Deferred outflows of resources related to pensions are not reported in the funds.		5,596,771
Long-term liabilties, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.		
Accrued interest payable		(764)
Lease liability		(849,256)
Note payable		(612,863)
Net pension liability		(13,902,333)
Deferred inflows of resources related to pensions are not reported in the funds.		(1,082,708)
Certain lease revenues are considered unavailable and therefore not reported in the funds.		224,354
Internal service funds are used by management to charge the costs of employee insurance, fleet management, IT services, and central equipment to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position:		
Cash and cash equivalents	$ 598,792	
Investments	3,741,267	
Accounts receivable	340,705	
Due from other governmental units	52,911	
Inventories	501,308	
Prepaid items	57,290	
Machinery and equipment, net	2,894,854	
Right to Use - subsciption asset, net	370,924	
Interfund Payable - pooled cash	(582,653)	
Accounts payable	(585,558)	
Accrued wages payable	(19,490)	
Subscription liability	(278,519)	7,091,831
NET POSITION OF GOVERNMENTAL ACTIVITIES		$ 204,059,247

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Year Ended June 30, 2023

	General	START Bus System	5th Cent Capital Projects	2019 SPET	Other Governmental Funds	Total Governmental Funds
Revenues:						
General taxes	$ 12,021,387	$ -	$ -	$ 7,617,460	$ 1,365,694	$ 21,004,541
Licenses and permits	1,636,675	-	-	-	1,450,595	3,087,270
Intergovernmental	14,875,386	10,477,320	2,303,667	-	300,965	27,957,338
Charges for services	776,335	710,324	-	-	-	1,486,659
Fines and forfeitures	466,907	-	-	-	-	466,907
Interest and investment income (loss)	620,649	60,845	270,200	414,209	336,026	1,701,929
Other revenues	238,841	1,296,207	265,135	-	675,542	2,475,725
Total revenues	30,636,180	12,544,696	2,839,002	8,031,669	4,128,822	58,180,369
Expenditures:						
Current:						
General government	6,444,602	-	-	-	301,721	6,746,323
Public safety	9,498,218	-	-	-	255,072	9,753,290
Public works	3,075,623	-	-	-	-	3,075,623
Transit	-	8,417,491	-	-	-	8,417,491
Health and welfare	1,216,307	-	-	-	-	1,216,307
Community development	352,002	-	-	-	438,190	790,192
Recreation and culture	1,003,087	-	-	-	549,517	1,552,604
Other expenditures	267,449	-	-	-	-	267,449
Capital outlay	-	6,289,989	6,496,156	14,588,134	4,604,589	31,978,868
Debt Service						
Principal	49,302	68,238	-	-	90,503	208,043
Interest	3,250	36,298	-	-	14,252	53,800
Total expenditures	21,909,840	14,812,016	6,496,156	14,588,134	6,253,844	64,059,990
Excess (deficiency) of revenues over expenditures	8,726,340	(2,267,320)	(3,657,154)	(6,556,465)	(2,125,022)	(5,879,621)
Other financing sources (uses):						
Transfers in	1,894,246	1,797,732	16,106,207	-	1,435,227	21,233,412
Transfers out	(16,773,598)	(114,345)	(321,831)	-	(2,427,749)	(19,637,523)
Leases issued	-	368,936	-	-	331,279	700,215
Total other financing sources (uses)	(14,879,352)	2,052,323	15,784,376	-	(661,243)	2,296,104
Net change in fund balances	(6,153,012)	(214,997)	12,127,222	(6,556,465)	(2,786,265)	(3,583,517)
Fund balance at beginning of year	24,879,725	1,988,544	4,471,927	18,104,747	15,186,993	64,631,936
Fund balance at end of year	$ 18,726,713	$ 1,773,547	$ 16,599,149	$ 11,548,282	$ 12,400,728	$ 61,048,419

The notes to the financial statements are an integral part of this statement.

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
Year Ended June 30, 2023

Net change in fund balances--total governmental funds		$ (3,583,517)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds reported capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation and amortization expense. This is the amount by which capital outlays exceeded depreciation and and amortization expense.		
Capital outlays	$ 29,981,614	
Depreciation and amortization	(4,997,243)	24,984,371
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		49,302
The net effect of transactions involving net pension liability, deferred outflows of resources related to pensions, deferred inflows of resources related to pensions, and pension expense is to decrease net position.		(1,251,524)
The net effect of transactions involving leases issued, debt service on lease liabilities, and lease conversion is to decrease net position.		(436,824)
Internal service funds are used by management to charge the costs of certain activities to individual funds. The net revenue of the internal service funds is reported with governmental activities.		153,907
Change in net position of governmental activities		$ 19,915,715

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended June 30, 2023

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
General taxes	$ 12,557,825	$ 12,636,839	$ 12,021,387	$ (615,452)
Licenses and permits	1,318,843	1,318,843	1,636,675	317,832
Intergovernmental	15,578,938	15,624,123	14,875,386	(748,737)
Charges for services	726,000	746,000	776,335	30,335
Fines and forfeitures	375,000	375,000	466,907	91,907
Interest and investment earnings (loss)	245,000	245,000	620,649	375,649
Other revenues	324,923	345,923	238,841	(107,082)
Total revenues	31,126,529	31,291,728	30,636,180	(655,548)
Expenditures:				
Current:				
General government				
Mayor & town council	413,833	418,833	385,957	(32,876)
Town attorney	580,125	659,484	610,517	(48,967)
Municipal judge	294,552	310,900	305,625	(5,275)
Administration	514,148	557,424	403,528	(153,896)
Personnel & town clerk	889,638	948,859	901,097	(47,762)
Finance	695,330	741,218	710,489	(30,729)
Information technology	918,763	972,959	911,188	(61,771)
Community Development	933,825	943,049	592,439	(350,610)
Planning	892,445	920,009	895,269	(24,740)
Town hall building	774,853	853,434	728,493	(124,941)
Public safety				
Police - administration	702,763	731,716	696,855	(34,861)
Police - investigation	708,737	732,221	583,103	(149,118)
Police - patrol	3,695,011	3,946,923	3,636,912	(310,011)
Police - community service	746,624	774,838	644,795	(130,043)
Police - special operations	25,300	25,300	13,917	(11,383)
Fire/EMS (county service)	1,884,930	2,056,855	1,820,776	(236,079)
Emergency Management (county service)	84,767	84,767	65,953	(18,814)
Dispatch (county service)	805,802	805,802	805,802	-
Victim services	355,288	388,364	345,592	(42,772)
Animal shelter/control	418,035	439,765	403,933	(35,832)
Building inspections	486,026	501,993	480,580	(21,413)

(continued)

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended June 30, 2023 (continued)

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Expenditures (continued):				
Public works				
Administration	374,782	412,057	397,729	(14,328)
Streets	2,077,515	2,112,423	1,889,596	(222,827)
Town engineer	690,797	728,209	719,484	(8,725)
Public works yard operations	79,153	79,153	68,814	(10,339)
Health and welfare				
Social services	1,321,307	1,321,307	1,216,307	(105,000)
Community initiatves				
Community initiatives	423,450	453,450	352,002	(101,448)
Recreation and culture				
Parks and recreation (county service)	952,569	952,569	935,219	(17,350)
Pathways operations (county service)	48,162	48,162	46,796	(1,366)
Memorial park (cemetery)	26,929	27,960	21,072	(6,888)
Other expenditures				
Town-wide	1,599,268	734,054	320,001	(414,053)
Total expenditures	24,414,727	24,684,057	21,909,840	(2,774,217)
Excess (deficiency) of revenues over expenditures	6,711,802	6,607,671	8,726,340	2,118,669
Other financing sources (uses)				
Transfers in	2,132,267	2,225,734	1,894,246	(331,488)
Transfers out	(17,157,983)	(17,323,640)	(16,773,598)	550,042
Total other financing sources (uses)	(15,025,716)	(15,097,906)	(14,879,352)	218,554
Net change in fund balance	(8,313,914)	(8,490,235)	(6,153,012)	2,337,223
Fund balance at beginning of year	24,879,725	24,879,725	24,879,725	-
Fund balance at end of year	$ 16,565,811	$ 16,389,490	$ 18,726,713	$ 2,337,223

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - START Bus System Fund
Year Ended June 30, 2023

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 16,619,092	$ 16,771,751	$ 10,477,320	$ (6,294,431)
Charges for services	1,657,725	1,657,725	710,324	(947,401)
Investment earnings (loss)	14,000	14,000	60,845	46,845
Contributions and Donations	3,000	3,000	-	(3,000)
Other revenues	666,622	666,622	1,296,207	629,585
Total revenues	18,960,439	19,113,098	12,544,696	(6,568,402)
Expenditures:				
Current:				
Transit	9,200,349	9,585,168	8,417,491	(1,167,677)
Capital outlay	12,805,765	12,805,765	6,289,989	(6,515,776)
Debt service:				
Principal	-	-	68,238	68,238
Interest	-	-	36,298	36,298
Total expenditures	22,006,114	22,390,933	14,812,016	(7,578,917)
Excess (deficiency) of revenues over expenditures	(3,045,675)	(3,277,835)	(2,267,320)	1,010,515
Other financing sources (uses)				
Transfers in	3,105,675	3,235,717	1,797,732	(1,437,985)
Transfers out	(120,355)	(128,601)	(114,345)	14,256
Leases issued	-	-	368,936	368,936
Total other financing sources (uses)	2,985,320	3,107,116	2,052,323	(1,054,793)
Net change in fund balance	(60,355)	(170,719)	(214,997)	(44,278)
Fund balance at beginning of year	1,988,544	1,988,544	1,988,544	-
Fund balance at end of year	$ 1,928,189	$ 1,817,825	$ 1,773,547	$ (44,278)

The notes to the financial statements are an integral part of this statement.

Statement of Net Position
Proprietary Funds
June 30, 2023

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
ASSETS				
Current assets:				
Cash and cash equivalents	$ 1,255,463	$ 1,160,915	$ 2,416,378	$ 757,902
Investments	6,197,392	5,730,671	11,928,063	3,741,267
Account receivable (net)	256,012	352,209	608,221	340,705
Due from other governmental units	-	-	-	52,911
Inventories	72,971	72,972	145,943	501,308
Prepaid items	4,763	4,763	9,526	57,290
Total current assets	7,786,601	7,321,530	15,108,131	5,451,383
Noncurrent assets:				
Capital assets:				
Right to Use, easements	67,537	-	67,537	-
Right to Use, subscription asset	-	-	-	464,823
Land	128,404	972,000	1,100,404	-
Buildings and systems	22,862,267	36,265,723	59,127,990	-
Machinery and equipment	1,340,025	2,794,745	4,134,770	7,915,214
Construction in progress	1,366,668	1,056,503	2,423,171	-
Total capital assets	25,764,901	41,088,971	66,853,872	8,380,037
Less accumulated depreciation/amortization	(12,660,919)	(19,691,910)	(32,352,829)	(5,114,259)
Total capital assets (net)	13,103,982	21,397,061	34,501,043	3,265,778
Total noncurrent assets	13,103,982	21,397,061	34,501,043	3,265,778
TOTAL ASSETS	20,890,583	28,718,591	49,609,174	8,717,161
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows related to pensions	153,841	213,637	367,478	179,107

(continued)

Statement of Net Position
Proprietary Funds
June 30, 2023 (continued)

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
LIABILITIES				
Current liabilities:				
Interfund Payable - pooled cash	$ -	$ -	$ -	$ 582,653
Accounts payable	246,624	569,111	815,735	585,558
Accrued wages payable	17,864	18,904	36,768	19,490
Customer deposit payable	7,000	-	7,000	-
Accrued note interest payable	20,435	-	20,435	-
Lease liability - current	11,118	-	11,118	-
Subscription liability - current	-	-	-	103,253
Notes payable - current	31,787	-	31,787	-
Total current liabilities	334,828	588,015	922,843	1,290,954
Noncurrent liabilities:				
Lease liability - net current portion	34,950	-	34,950	-
Subscription liability - net of current portion	-	-	-	175,266
Notes payable - net current portion	847,792	-	847,792	-
Net pension liability	550,239	764,110	1,314,349	640,607
Total noncurrent liabilities	1,432,981	764,110	2,197,091	815,873
TOTAL LIABILITIES	1,767,809	1,352,125	3,119,934	2,106,827
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows related to pensions	3,488	4,844	8,332	4,061
NET POSITION				
Net investment in capital assets	12,124,961	21,340,186	33,465,147	2,987,259
Unrestricted	7,148,166	6,235,073	13,383,239	3,798,121
TOTAL NET POSITION	$ 19,273,127	$ 27,575,259	46,848,386	$ 6,785,380
Adjustment to reflect the consolidation of internal service fund related to enterprise funds			159,110	
Net position of business-type activities			$ 47,007,496	

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
Year Ended June 30, 2023

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
Operating revenues:				
Water charges	$ 2,931,439	$ -	$ 2,931,439	$ -
Sewer charges	-	2,524,440	2,524,440	-
Other	328	100	428	7,361,665
Total operating revenues	2,931,767	2,524,540	5,456,307	7,361,665
Operating expenses:				
Operations and maintenance	1,195,737	1,761,683	2,957,420	6,496,712
Administration	214,559	171,895	386,454	-
Depreciation & amortization	699,885	1,012,750	1,712,635	784,709
Total operating expenses	2,110,181	2,946,328	5,056,509	7,281,421
Operating income (loss)	821,586	(421,788)	399,798	80,244
Nonoperating revenues (expenses)				
Intergovernmental	-	16,313	16,313	-
Investment earnings (loss)	174,235	159,898	334,133	90,572
Contributions and donations	-	-	-	65,000
Gain (loss) on disposal of property	(925)	-	(925)	9,150
Interest expense	(36,111)	-	(36,111)	(1,193)
Total Nonoperating revenes (expenses)	137,199	176,211	313,410	163,529
Income (loss) before transfers and contributions	958,785	(245,577)	713,208	243,773
Capital contributions	299,683	874,513	1,174,196	-
Insurance proceeds	-	-	-	64,280
Transfers in	3,513	3,513	7,026	32,164
Transfers out	(725,112)	(725,112)	(1,450,224)	(184,855)
Change in net position	536,869	(92,663)	444,206	155,362
Net position at the beginning of year	18,736,258	27,667,922		6,630,018
Net position at end of year	$ 19,273,127	$ 27,575,259		$ 6,785,380

Adjustment to reflect the consolidation of internal service fund related to enterprise funds	10,607
Changes in net position of business-type activities	$ 454,813

The notes to the financial statements are an integral part of this statement.

Statement of Cash Flows
Proprietary Funds
Year Ended June 30, 2023

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	$ 2,817,910	$ 2,479,022	$ 5,296,932	$ 7,109,695
Other receipts	328	100	428	-
Payments to suppliers and service providers	(600,682)	(584,347)	(1,185,029)	(5,347,903)
Payments to employees for salaries and benefits	(688,002)	(873,111)	(1,561,113)	(739,885)
Net cash provided (used) by operating activities	1,529,554	1,021,664	2,551,218	1,021,907
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Proceeds from Interfund loan repayments	377,553	377,553	755,106	-
Transfers from other funds	3,513	3,513	7,026	32,164
Transfers to other funds	(725,112)	(725,112)	(1,450,224)	(184,855)
Operating grants	3,000	16,313	19,313	-
Net cash (used for) noncapital financing activities	(341,046)	(327,733)	(668,779)	(152,691)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Capital contributions	299,683	874,513	1,174,196	-
Acquisition of capital assets	(810,756)	(993,630)	(1,804,386)	(609,581)
Principal payments on capital debt	(30,565)	-	(30,565)	-
Interest paid on capital debt	(36,407)	-	(36,407)	-
Principal payments on lease liability	(21,469)	-	(21,469)	-
Interest paid on lease liability	(415)	-	(415)	-
Principal payments on subscription liability	-	-	-	(99,273)
Interest paid on subscription liability	-	-	-	(1,193)
Net cash provided by (used for) capital and related financing activities	(599,929)	(119,117)	(719,046)	(635,897)
CASH FLOWS FROM INVESTING ACTIVITIES				
Purchase of investments	(1,069,926)	(1,012,327)	(2,082,253)	(903,033)
Interest received on investments	284,822	262,157	546,979	157,333
Proceeds from sales and maturities of investments	-	-	-	363,693
Net cash provided by investing activities	(785,104)	(750,170)	(1,535,274)	(382,007)
Net increase (decrease) in cash and cash equivalents	(196,525)	(175,356)	(371,881)	(148,688)
Cash and cash equivalents - July 1	1,451,988	1,336,271	2,788,259	906,590
Cash and cash equivalents - June 30	$ 1,255,463	$ 1,160,915	$ 2,416,378	$ 757,902

(continued)

Statement of Cash Flows
Proprietary Funds
Year Ended June 30, 2023 (continued)

	Water	Sewage	Totals	Governmental Activities - Internal Service Funds
Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:				
Operating income (loss)	$ 821,586	$ (421,788)	$ 399,798	$ 80,244
Adjustments to reconcile net income (loss) to net cash provided by (used for) operating activities:				
Depreciation and amortization expense	699,885	1,012,750	1,712,635	784,710
Pension expense	3,394	66,097	69,492	34,822
Increase in accounts receivable	(113,527)	(45,417)	(158,944)	(259,689)
Decrease in due from other government units	-	-	-	7,718
(Increase) decrease in inventory	(37,126)	(37,126)	(74,252)	19,632
Decrease in prepaid items	(4,763)	(4,763)	(9,526)	32,508
Increase in interfund payable - pooled cash	-	-	-	143,696
Increase (decrease) accounts payable	152,888	460,826	613,714	172,155
Increase (decrease) customer deposit payable	2,500	-	2,500	-
Increase (decrease) unearned revenue	-	(16,313)	(16,313)	-
(Decrease) in accrued wages payable	4,717	7,398	12,115	6,111
Total Adjustments	707,968	1,443,452	2,151,421	941,663
Net Cash Provided Operating Activities	$ 1,529,554	$ 1,021,664	$ 2,551,219	$ 1,021,907
Schedule of noncash investing, capital and financing activities:				
Increase (Decrease) in fair value of investments	$ (110,587)	$ (102,259)	$ (212,846)	$ (66,760)
Increase (Decrease) in right to use - subsciption asset	-	-	-	464,823
Increase (Decrease) in subscription liability	-	-	-	377,792

The notes to the financial statements are an integral part of this statement.

I. Summary of significant accounting policies

A. Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers for support.

B. Reporting entity

The Town of Jackson was incorporated in 1914 and is a municipal corporation governed by an elected mayor and four-member governing council. The five-member mayor-council is elected on staggered, even-numbered years. The mayor and council members are elected at-large to four-year terms. The governing body appoints a manager to implement policies and oversee daily operations.

The accompanying financial statements present the governmental entities for which the government is considered to be financially accountable. The Town does not report any component units.

C. Basis of presentation - government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the Town's enterprise funds. Separate financial statements are provided for governmental funds and proprietary funds.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of inter-fund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operation or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

D. Basis of presentation - fund financial statements

The fund financial statements provide information about the Town's funds. Separate statements for each fund category; governmental and proprietary, are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The Town reports the following major governmental funds:

- The general fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.
- The 5th cent capital projects fund accounts for the acquisition and construction of the government's major capital facilities, other than those financed by the propriety funds and Specific Purpose Excise Tax (SPET) funds.
- The Southern Teton Area Rapid Transit (START) fund is a special revenue fund. It accounts for operational and capital transit system expenditures primarily financed by state and federal transit grants.
- The 2019 SPET fund accounts for expenditures related to the revenue generated by the 2019 specific purpose excise tax.

The Town reports the following enterprise funds:

- Water Fund. This enterprise fund accounts for the operations of the Town-owned water treatment and distribution system.
- Sewage Fund. This enterprise fund accounts for the operations of the Town-owned sewage collection and treatment system.

Additionally, the Town reports the following fund type:

Internal Service Funds. The operating activities for Employee Insurance, Fleet Management, Central Equipment, and Information Technology (IT) Services are reported in internal service funds because they provide services to other Town departments on a cost reimbursement basis.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal service fund balances in the business-type activities column. Internal service fund services provided and used by other funds are not eliminated in consolidation. No overhead costs are charged to internal service funds requiring elimination.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

E. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital outlay related to leases are reported as other financing sources.

Property taxes, sales taxes, franchise fees, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting.

F. Budgetary information

1. Budgetary basis of accounting

The Town uses the following procedures in establishing the budgetary data reflected in the accompanying financial statements:

- According to the laws of the State of Wyoming, all town budgets must be approved by their governing board not later than the third Tuesday in June.
- In May, the recommended budget for the following fiscal year is presented by the Town Manager to the Town Council. The budget includes recommended expenditures and the means of

financing them. Public meetings are held to obtain citizen comment.

- Prior to June 30, the Town Council legally adopts the budget through the passage of a resolution. The resolution sets the limit for expenditures for the year.
- The maximum legal expenditure permitted for the year is the total budget as adopted. The expenditure appropriations in the adopted budget are maintained in the Town's financial system by department within individual funds. Departmental appropriations may be amended during the year if approved by Council in the form of a budget amendment resolution.
- Department directors are generally authorized to transfer budgeted amounts within any specific department's expenditure appropriation. Any budget revisions requiring a transfer between departments must be approved by the Town Council. Additionally, budget revisions involving personnel or capital asset expenditures/expenses must be approved by the Town Council.
- Appropriations in all budgeted funds lapse at the end of the fiscal year even if they have related committed contracts. While all appropriations lapse at year end, valid outstanding committed contracts (those for which performance under the executory contract is expected in the next year) are re-appropriated and become part of the subsequent year's budget.

2. Excess of expenditures over appropriations

For the year ended June 30, 2023, expenditures exceeded appropriation in the Employee Housing Fund. This was due to GASB 87 implementation, non-cash basis budgetary transaction. Through four formal supplementary appropriations, the General Fund original budget increased 1%. Actual expenditures and other uses are 7.9% under the final amended budget.

G. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

1. Cash and cash equivalents

The government's cash and cash equivalents are cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

2. Investments

Cash and investment balances from all funds are combined and invested to the extent authorized by state statutes and Town investment policy. Earnings from such investments are allocated to respective funds on the basis of applicable cash balance participation by each fund. The interest receivable balance is reported as one amount in the General Fund while all other funds receive interest revenue distributions in cash.

Investments for the Town are reported at fair value.

3. Receivables

Account (trade) receivables are carried at original billing amount less an estimate made for doubtful receivables based on a review of all outstanding amounts on a regular basis. Management determines the allowance for doubtful accounts by identifying troubled accounts and by using historical experience applied to an aging of accounts. With council approval, trade receivables are written off when deemed uncollectible. Recoveries of trade receivables previously written off are recorded when received.

A receivable is considered past due if any portion of the receivable balance is outstanding for more than 30 days. Interest is charged on receivables that are outstanding for more than 30 days. Accrual of interest is not suspended until a receivable is determined to be uncollectible. Provisions for bad debts would be insignificant and immaterial and none has been made for 2023.

4. Short-term interfund receivables/payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the balance sheet. Short-term inter-fund loans are classified as "interfund receivables/payables." Due to and due from other funds are closed to cash and cash equivalents at year end.

5. Inventories, prepaid items, and deposits

Materials and supplies are valued at cost, which approximates market value, using the first-in/first-out (FIFO) method. The consumption method is used to account for inventories. Inventory costs are recorded as expenditures when individual inventory items are consumed. In governmental funds, reported inventories are equally offset by nonspendable fund balance amounts, indicating that they do not constitute "available spendable resources" even though they are a component of net current assets. The net change in nonspendable fund balances is not presented because the combined statements of revenues, expenditures, and changes in fund balances reflects

the changes in total fund balances rather than just the spendable and nonspendable fund balances.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Certain payments made to lessors are considered security deposits. These funds are considered assets that will be returned. In the event any deposit is kept by lessor, an expenditure/expense will be recorded.

6. Leases and Service-Based IT Arrangements (Subscription)

A. Town as Lessee

The Town is a lessee for various buildings and an easement. The Town recognizes a lease liability and an right-to-use lease asset (lease asset) in the government-wide financial statements. The Town recognizes lease liabilities with an initial, individual value of $50,000 or more and the lease must be longer than one year including expected extensions.

At the commencement of a lease, the Town initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. Key estimates and judgments related to leases include how the Town determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The Town uses the interest rate charged by the vendor as the discount rate. When the interest rate charged by the lessor is not provided, the Town generally uses its estimated incremental borrowing rate as the discount rate for subscription agreements.
- The lease term includes the noncancellable period of the lease.
- Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the Town is reasonably certain to exercise.

The Town monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

B. Town as Lessor

The Town is a lessor for multiple facilities and easements. The Town recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the Town initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Town determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The Town uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease.
- Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The Town monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

C. Subscription based IT Arrangements

The Town is committed under various subscription agreements. The Town recognizes a subscription liability and an right-to-use subscription asset in the government-wide financial statements. The Town recognizes subscription liabilities with an initial, individual value of $50,000 or more and the agreement must be longer than one year including expected extensions.

At the commencement of a contract, the Town initially measures the subscription liability at the present value of payments expected to be made during the contract term. Subsequently, the subscription liability is reduced by the principal portion of contract payments made. The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for contract payments made at or before the contract commencement date, plus certain initial direct costs. Subsequently, the subscription asset is amortized on a straight-line basis over its useful life. Key estimates and judgments related to contracts include how the Town determines (1) the discount rate it uses to discount the expected contract payments to present value, (2) contract term, and (3) contract payments.

- The Town uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the Town generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The contract term includes the noncancellable period of the contract.
- Contract payments included in the measurement of the subscription liability are composed of fixed payments and purchase option price that the Town is reasonably certain to exercise.

The Town monitors changes in circumstances that would require a remeasurement of its contract and will remeasure the subscription asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Subscription assets are reported with other capital assets and subscription liabilities are reported with long-term debt on the statement of net position.

7. Capital assets

Capital assets, including property, plant, and equipment, and infrastructure assets (e.g., roads, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $10,000 ($20,000 for buildings and improvements and $50,000 for infrastructure) and an estimated useful life in excess of two years. Right to use assets are discussed in note below. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value on date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, equipment, and intangible assets with exhaustible useful lives are capitalized when acquired, and depreciation is provided using the straight-line method applied over the following estimated useful lives of the assets:

Buildings	10-50
Distribution systems	20-50
Infrastructure	20-50
Machinery and equipment	5-15
Right-to-use asset - buildings	2-99
Right-to-use asset – easements	2-99
Right-to-use asset – subscription asset	2-10
Other improvements	5-99
Intangible assets	5-99

Intangible assets lack physical substance, are nonfinancial in nature, and have an estimated useful life extending beyond a single reporting period. The term depreciation, as used in this footnote, includes amortization of intangible assets.
Capital assets transferred between funds are transferred at their net book value (cost less accumulated depreciation), as of the date of the transfer.

8. Deferred outflows and inflows of resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to future periods and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The Town has reported deferred outflows of resources related to pensions on the government-wide statement of net position, each proprietary fund statement of position, and the Fleet Management Fund within the Internal Service Fund statement of net position.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to future periods and so will not be recognized as an inflow of resources (revenue) until then. The Town has reported three deferred inflows of resources: pension related items, leases and property taxes. Pension items are reported on the government-wide statement of net position, each proprietary fund statement of position, and the Fleet Management Fund within the Internal Service Fund statement of net position. Leases are reported in both the governmental funds balance sheet and the entity-wide statement of net position. These amounts represent future revenues that will be collected per lease agreements and are not currently available to finance operations.

Property taxes for future periods are reported in both the governmental funds balance sheet and the entity-wide statement of net position. Property tax revenues are not recognized prior to the period which they are intended to finance, even if an enforceable lien is in place prior to the beginning of the intended period. Thus, property taxes received or receivable as of year-end, which are intended to finance the following fiscal year, are recorded as deferred inflows.

9. Pension related assets, liabilities, deferred outflows and inflows of resources

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Wyoming Retirement System (the System) and additions to/deductions from the System's fiduciary net position have been determined on the same basis as they are reported by the System. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

10. Net position flow assumption

Sometimes the Town will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied.

It is the Town's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

11. Fund balance flow assumption

Sometimes the Town will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

12. Fund balance policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The Town itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance). The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the Town's highest level of decision-making authority. The Town council is the highest level of decision-making authority for the Town that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the Town for specific purposes but do not meet the criteria to be classified as committed. The Town council has, by resolution, authorized the Town Manager to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

13. Long-term obligations

In the government-wide financial statements and in the proprietary fund types of the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statements of net position. If any, bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from actual debt

proceeds received, are reported as debt service expenditures. The Town's current debt obligations were issued without discounts or premiums and issuance costs were insignificant and immaterial.

14. Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

15. Reclassifications

Where presented, certain 2022 financial statement amounts have been reclassified to conform to the 2023 presentation.

H. Revenues and expenditures/expenses

1. Property Tax

Teton County assesses all taxable property other than centrally assessed property, which is assessed by the State of Wyoming, by January 1 of each year. The Town notifies its levy to Teton County by July 31. Properties taxes are levied on or about August 1 and are payable in two installments on September 1 and March 1. The Teton County Treasurer is responsible for billing and collecting property taxes for the Town. The Town receives monthly distributions for the prior month's collections by the County. Property tax revenues are recognized when levied to the extent that they result in current receivables which means collected within the current period or expected to be collected within 60 days after the period end to be used to pay liabilities of the current period.

2. Sales Tax

The Town imposes a 1% local optional sales and use tax (5th cent). The 5th cent sales tax is collected by the state and remitted monthly to the Town. Sales tax revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Additionally, the Town imposes a 1% specific purpose excise tax (SPET) for various voter-approved projects.

3. Lodging Tax

The lodging tax is a 2% tax that is added to a visitor's stay in any Teton County hotel, motel or rental property. It was approved by voters in November, 2010. The tax was reapproved on the ballot in November 2018. The Jackson Hole Travel and Tourism Joint Powers board is responsible for allocating 60% of the collected funds. Teton County and the Town of Jackson governments are responsible for the remaining 40% of the funds collected.

4. Entitlements, state shared revenues and grants (Intergovernmental revenues)

Entitlements and shared revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Expenditure-driven grants are recognized in the fund financial statements as revenue when the qualifying expenditures have been incurred, all eligibility requirements have been met, and reimbursement is received within availability period. Included below are the ongoing state shared revenues and grants received by the Town.

Sales tax. The state levies a 4% general sales and use tax, with 31% of it returned to Wyoming towns and counties based on populations and location of sales.

America Rescue Plan (ARPA) Act. These are program allocation driven, one-time funds related to the COVID-19 pandemic. Funds were received via the United States Department of the Treasury.

Gasoline, cigarette, and severance taxes. These three taxes are all imposed by the state and returned to cities, towns and counties by various percentages determined by the Wyoming legislature.

Mineral Royalties. These are federal royalties paid to the state and passed down to cities, towns, and counties by percentages determined by the Wyoming legislature.

Federal Transit Administration (FTA). The FTA provides funding for 80% of administration, 57.5% of operations, and 80% of capital for qualifying bus system expenditures. In FY2023, the FTA provided additional Coronavirus Aid, Relief, and Economic Security (CARES) Act funds which provided for 100% of operations costs.

5. Program revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the

operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

6. Compensated absences

Employees can sell-back up to 40 hours of accumulated paid time off (PTO) before the end of each fiscal year provided they meet certain requirements. All other accumulated PTO is forfeited. There are no accumulated balances for PTO. Compensatory time, if any, is accrued as wages payable at year end.

7. Proprietary funds operating and nonoperating revenues and expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water fund, sewer fund, and internal service funds are charges to customers for sales and services. The water fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

I. Federal Audit Requirements

The U.S. Office of Management and Budget (OMB) issued Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), which establishes uniform cost principles and audit requirements for federal awards to non-federal entities and administrative requirements for all federal grants.

For 2023, the Town of Jackson audit was performed in accordance with Uniform Guidance. The auditor's report on consideration of the Town's internal control over financial reporting and tests of other matters are issued with this report.

J. Implementation of new accounting principles

For the year ending June 30, 2023, the Town reviewed the applicability of the following new pronouncement of the Governmental Accounting Standards Board (GASB): GASB Statement No. 96 Subscription Based IT Arrangements "subscription agreement." This Statement requires recognition of certain subscription-based information technology assets and liabilities that previously were classified as operating, subscription based agreements and recognized as inflows of resources or outflows of resources based upon the payment provisions of the agreement. It establishes a single model for information technology agreement accounting based upon the principle that software subscriptions are financing arrangements for the right to use an underlying asset. Subscription agreements with less than one-year terms or under $50,000 capitalization threshold do not qualify as technology agreements under this standard. Perpetual software licenses and subscription agreements that transfer ownership and contain no cancelation provisions are reported as debt by the Town and sale of an asset by the vendor. The requirements of this Statement apply to the Town and are implemented in this report.

II. Stewardship, compliance and accountability

A. Budgetary information

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual appropriated budgets are legally adopted by council resolution for all funds.

Formal budgetary integration is employed as a management control device during the year for the General and Special Revenue Funds. Budgetary control for Capital Project Funds is based on a project completion time cycle rather than on an annual basis, therefore, budgetary comparisons on an annual basis would not present meaningful information.

The Town follows these legal compliance procedures in establishing the budgetary data reflected in the financial statements:

1. The Town administrator submits a proposed operating budget, including proposed expenditures and means of financing them, to the town council prior to the beginning of the fiscal year commencing July 1.

2. Public hearings are conducted to obtain taxpayer comments.

3. Prior to June 30, the budget is legally enacted through the passage of a budget resolution.

4. Management may not legally exceed budgeted expenditures at the division level. Monitoring of budgets is maintained at the division level (i.e., police administration, police investigations, police patrols, etc.) and the category level (i.e., personal services; supplies; other services and charges; capital outlay)

within each division. Management can alter the budget at the category level within their division but cannot exceed the total budgeted expenditures for the division that was approved by the town council. During the year, four formal supplementary appropriations were made. However, the town council approves all payments of vouchers and payroll at its regular meetings held twice a month.

5. All budgeted appropriations lapse at the end of the fiscal year. The legal level of budgetary control (i.e. the level at which expenditures may not legally exceed appropriations) is at the department level.

Deficit fund equity

At June 30, 2023, there was one internal service fund (Fleet Management) with a deficit fund balance. Fleet management deficit is due mostly to net pension liability calculations.

IIII. Detailed notes on all activities and funds

A. Cash, cash equivalents and investments

Cash, cash equivalents, and investments at June 30, 2023 are classified in the accompanying financial statements as follows:

Statement of net position:		
Cash and cash equivalents	$	12,640,541
Investments		59,345,179
Total cash and investments	$	71,985,720

Cash and investments at June 30, 2023 consist of the following:

Cash:		
Cash on hand	$	300
Deposit with financial institutions		86,496
Cash equivalents:		
Short-term certificate of deposit		2,089,954
Money market funds		10,463,791
Investments:		
Federal agencies		13,562,360
WYO-STAR		45,782,819
Total cash, cash equivalents, and investments	$	71,985,720

Investments authorized by Wyoming statutes and Town investment policy

The following table identifies the investment types that are authorized for the Town by Wyoming state statute. The Town's investment policy does not restrict investment types beyond the limits set forth by state statute. The table also identifies any provisions in Town policy and state statutes that address interest rate risk, credit risk, and concentration risk. This table also applies to investments of debt proceeds held by bond trustee that are governed by provisions of debt agreements and similarly restricted by state statute.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
U.S. treasury obligations	None	None	None
U.S. agency securities	None	None	None
Banker's acceptances	None	25%	None
Commercial paper	270 days	25%	None
Negotiable certificates of deposit	None	None	$250,000
Non-negotiable certificates of deposit	None	None	None
Repurchase agreements	None	25%	None

The Town has investments in WYO-STAR, a government investment pool operated by the State of Wyoming Treasurer's Office. WYO-STAR is available for investments of funds administered by any local government entity within the State of Wyoming. WYO-STAR is not registered with the SEC as an investment company. WYO-STAR is authorized and regulated by the laws of the State of Wyoming. Deposits in WYO-STAR are not insured or otherwise

guaranteed by the State of Wyoming, and participants share proportionally in any realized gains or losses on investments. WYO-STAR operates and reports to participants on an amortized cost basis. The income, gains, and losses, net of administration fees, of WYO-STAR are allocated monthly based on the participant's average balance in relation to the total balance of the pool. The fair value of the WYO-STAR investment pool is approximately equal to the value of the pool shares, $45,782,819.

B. Disclosures related to investment risk

Credit risk: Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Town polices restrict investments to the safest security types and require portfolio diversification so that potential losses on individual securities will be minimized. As of June 30, 2023, the Town's investments in U.S. Agencies are rated AA+ by Standard & Poor's and AAA by Moody's Investors Service. The Town's investments in negotiable certificates of deposit are below the F.D.I.C. $250,000 insurance limit per institution. Non-negotiable certificates of deposits exceeding $250,000 per institution must be collateralized by the limits defined in the custodial credit risk section of this footnote. The Town's investment in the brokerage money market mutual fund is unrated. Town investment policy limits investments to the safest types of securities, pre-qualifies financial institutions, brokers/dealers, intermediaries, and advisors, and requires investment portfolio diversification.

Custodial risk: Custodial risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial risk for investments is the risk that, in the event of failure of the counterparty (e.g. broker-dealer) to a transaction, a government will not be able to cover the value of its investment or collateral securities that are in possession of another party. Wyoming statutes do not contain legal requirements that would limit the exposure to custodial risk for deposits or investments, other than the following provision for deposits: Wyoming statutes require that all Town deposits be protected by insurance, surety bond, or collateral. Authorized collateral includes the legal investment described earlier, as well as certain first mortgage notes, and certain other state or local obligations. Wyoming statutes require that securities pledged as collateral be held in safekeeping by the public funds depositor or by any bank, other than the depository bank, chartered by the state of Wyoming, any national bank, other than the depository bank, authorized to do business in the state, any federal reserve bank or branch thereof, or any federal reserve system member bank. According to Town polices, the market value of the collateral must be a minimum of 105% of deposits not covered by insurance or bonds.

Interest Rate Risk: Interest rate risk is the risk that changes in market interest rate will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value is to changes in market interest rates. According to its investment policy, the Town manages its exposure to interest rate risk by purchasing a combination of shorter term and longer term investments. The Town also manages this risk by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide cash flow and liquidity for operations. Further, the Town purchases some securities that have interest rates that step-up over time. The Town monitors the interest rate risk inherent in its portfolio by measuring the weighted average maturity of its portfolio. The Town has no specific limitations with respect to this metric.

Investment Type	Fair Value	Maturity (in years)
Federal Agencies:		
Federal National Mortgage Assn.	$ 1,976,480	0.98
Federal Farm Credit Bank	3,806,960	1.01
Federal Home Loan Banks	7,778,920	0.86
WYO-STAR	45,782,819	0.00
	$ 59,345,179	
Portfolio weighted average maturity (yrs)		0.15

Concentration of Credit Risk: State statutes contain no limitations on the amount that can be invested in any one issuer. Investments in any one issuer representing approximately 5% or more of the Town's total investments are as follows:

Investment Type	Fair Value	Percent of Investment Portfolio
Federal Agencies:		
Federal National Mortgage Assn.	$ 1,976,480	3.3%
Federal Farm Credit Bank	3,806,960	6.4%
Federal Home Loan Banks	7,778,920	13.1%
WYO-STAR	45,782,819	77.1%

Fair Value: The Town categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The

hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The Town has the following recurring fair value measurements as of June 30, 2023:

The $13,562,360 in U.S. agency securities are determined by an independent pricing service using recently executed transactions, market price quotations, and pricing models that factor in, when applicable, interest rates, bond spreads, and volatility (Level 2 inputs).

Cash, cash equivalents, and investments are presented in the government-wide financial statements as follows:

	Cash and Cash Equivalents	Investments	Total
Governmental activities:			
General Fund	$ 1,974,049	$ 9,973,068	$ 11,947,117
Start Fund	-	-	-
5th Cent Capital Projects	3,098,837	15,296,919	18,395,756
2019 SPET	1,858,101	9,172,221	11,030,322
Nonmajor govermental	2,535,274	9,233,641	11,768,915
Internal service funds	747,295	3,741,267	4,488,562
Total	10,213,556	47,417,116	57,630,672
Business-type activities:			
Water	1,255,463	6,197,392	7,452,855
Sewage	1,160,915	5,730,671	6,891,586
Internal service funds	10,607	-	10,607
Total	2,426,985	11,928,063	14,355,048
Government-wide total	12,640,541	59,345,179	71,985,720
Total cash and investments	$ 12,640,541	$ 59,345,179	$ 71,985,720

C. Concentration of sales and revenues

Teton County School District and Snow King Resort (and affiliates) are the two largest customers of water and sewage. Teton County School District water purchases account for $95,455 (3%) and sewage charges account for $24,998 (1%) of total sales. Snow King water purchases account for $107,655 (4%) of the Water Fund's operating revenue and sewage charges account for $33,727 (1%) of the Sewage Fund's operating revenue.

D. Capital assets

Capital asset activities for the year end June 30, 2023 are as follows:

	Beginning Balance	Additions	Deletions	Ending Balance	Internal Service Fund Assets	Governmental Activities Total	Internal Service Fund Additons	Governmental Activities Additions
Governmental activities:								
Nondepreciable capital assets:								
Land	$ 32,699,452	$ 651,979	$ -	$ 33,351,431	$ -	$ 33,351,431	$ -	$ 651,979
Construction in progress	1,961,843	18,083,766	(331,623)	19,713,986	-	19,713,986	-	18,083,766
Total	34,661,295	18,735,745	(331,623)	53,065,417	-	53,065,417	-	18,735,745
Depreciable capital assets:								
Buildings and improvements	73,785,006	213,350	-	73,998,356	-	73,998,356	-	213,350
Machinery and equipment	26,388,897	6,476,983	(331,540)	32,534,340	7,915,214	24,619,126	618,731	5,858,252
Intangible assets	3,050,000	3,069,667	-	6,119,667	-	6,119,667	-	3,069,667
Right to use - buildings	362,593	700,215	-	1,062,808	-	1,062,808	-	700,215
Right to use - subscription asset	-	464,823	-	464,823	464,823	-	464,823	-
Infrastructure	57,808,815	1,736,008	(85,769)	59,459,054	-	59,459,054	-	1,736,008
Total	161,395,311	12,661,046	(417,309)	173,639,048	8,380,037	165,259,011	1,083,554	11,577,492
Total capital assets	196,056,606	31,396,791	(748,932)	226,704,465	8,380,037	218,324,428	1,083,554	30,313,237
Less accumulated depreciation/amortization for:								
Buildings and improvements	(27,560,173)	(2,313,905)	-	(29,874,078)	-	(29,874,078)	-	(2,313,905)
Machinery and equipment	(14,158,849)	(1,878,286)	331,540	(15,705,595)	(5,020,360)	(10,685,235)	(690,810)	(1,187,476)
Intangible assets	(292,012)	(54,650)	-	(346,662)	-	(346,662)	-	(54,650)
Right to use - buildings	(74,627)	(186,961)	-	(261,588)	-	(261,588)	-	(186,961)
Right to use - subscription asset	-	(93,899)	-	(93,899)	(93,899)	-	(93,899)	-
Infrastructure	(29,442,587)	(1,254,251)	85,769	(30,611,069)	-	(30,611,069)	-	(1,254,251)
Total accumulated depreciation/amortization	(71,528,248)	(5,781,952)	417,309	(76,892,891)	(5,114,259)	(71,778,632)	(784,709)	(4,997,243)
Total governmental activities capital assets, net	$ 124,528,358	$ 25,614,839	$ (331,623)	$ 149,811,574	$ 3,265,778	$ 146,545,796	$ 298,845	$ 25,315,994

Business-type activities:	Balance	Additions	Deletions	Balance
Nondepreciable capital assets				
Land	$ 1,100,404	$ -	$ -	$ 1,100,404
Construction in progress	761,112	1,804,389	(142,330)	2,423,171
Total	1,861,516	1,804,389	(142,330)	3,523,575
Depreciable capital assets:				
Buildings and improvements	59,135,906	-	(7,916)	59,127,990
Right to use - easements	67,537	-	-	67,537
Machinery and equipment	4,012,614	142,329	(20,173)	4,134,770
Total	63,216,057	142,329	(28,089)	63,330,297
Total capital assets	65,077,573	1,946,718	(170,419)	66,853,872
Less accumulated depreciation/amortization for:				
Buildings and improvements	(28,349,431)	(1,468,181)	6,991	(29,810,621)
Right to use - easements	(11,256)	(11,256)	-	(22,512)
Machinery and equipment	(2,306,670)	(233,198)	20,172	(2,519,696)
Total accumulated depreciation/amortization	(30,667,357)	(1,712,635)	27,163	(32,352,829)
Total business-type activities capital assets, net	$ 34,410,216	$ 234,083	$ (143,256)	$ 34,501,043

Additions to construction in progress represent new construction in progress minus projects transferred to infrastructure or buildings for completed projects.

Depreciation and amortization was charged to function/programs as follows:

Governmental acitivities:	
General government	$ 1,429,053
Public safety	286,198
Public works	2,009,981
Recreation and culture	527,535
Transit	1,529,185
Total depreciation/amortization expenses - governmental activities	5,781,952
Internal service fund depreciation on capital assets charged to the various functions based on usage.	(784,709)
Depreciation expense excluding internal service fund.	$ 4,997,243
Business-type activities:	
Water Fund	$ 699,885
Sewer Fund	1,012,750
Total depreciation/amortization expenses - business-type activities	$ 1,712,635

E. Claims and judgements

The Town participates in a number of federal and state programs that are fully or partially funded by grants received from other governmental units. Expenditures financed by grants are subject to audit by the appropriate grantor government. If expenditures are disallowed due to noncompliance with grant program regulations, the Town may be required to reimburse the grantor government.

As of June 30, 2023, significant amounts of grant expenditures have not been audited by the granting agency, but the Town believes that disallowed expenditures discovered in subsequent audits, if any, will not have a material effect on any of the individual funds or the overall financial position of the Town. Additionally, unearned revenues are recognized in those funds that have received grant monies in advance of future reimbursable expenditures.

F. Receivables and unearned revenues

Accounts receivables and due from other governmental units: Due from other governmental units represent earned grant reimbursements or repayments owed for providing non-utility related services. The following are the accounts receivables and due from other governmental units at June 30, 2023:

	Accounts Receivable	Due from other Governments
Governmental activities:		
General Fund	$ -	$ 4,002,326
START Bus System	510,548	7,467,286
5th Cent Capital Projects	-	8,869
2019 SPET	8,145	2,436,428
Nonmajor funds	461,488	-
Internal service funds	340,705	52,911
Total governmental activities	1,320,886	13,967,820
Business-type activities		
Water Fund	256,012	-
Sewage Fund	352,209	-
Total business-type activities	608,221	-
Total	$ 1,929,107	$ 13,967,820

Lease receivable

During the current fiscal year, the Town leased eight facilities and easements. The leases range in term from 3 to 23 years with the longest expiring June 2044. Monthly payments ranged in value between $658 and $10,562. The Town recognized $381,043 in lease revenue and $128,603 in interest revenue during the current fiscal year related to these leases. As of June 30, 2023, the Town's receivable for lease payments was $2,731,179. Also, the Town has a deferred inflow of resources associated with this lease that will be recognized as revenue over the lease term. As of June 30, 2023, the balance of the deferred inflow of resources was $2,521,197.

Interfund receivables, payables and transfers: At June 30, 2023, there are interfund balances that are generally short-term loans used to cover temporary cash deficits in various funds. The interfund transfers generally are made for the purposes of distributing revenue from the general fund to other funds for capital projects and operations. Aside from utility transfers discussed below, no significant transfers during the fiscal year that were either non-routine in nature or inconsistent with the activities of the fund making the transfer.

The composition of interfund balances as of June 30, 2023 is as follows:

Receivable Fund	Payable Fund	Amount
General	Start Fund	$ 5,423,487
General	Fleet Management	582,653

On October 1, 2018, the Town approved an interfund loan each from the Water and Sewage funds to the Capital Projects fund to purchase property for office space and employee housing. The 5th Cent Capital Projects fund will repay the utility funds in monthly installments utilizing current interest rates earned on pooled cash over a five-year term. The interfund interest paid and received is recorded in transfers. These interfund loans were paid off during the year ended June 30, 2023.

Unearned revenues: Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. This deferred revenue type is specifically referred to as unearned revenue. At the end of the current fiscal year, the various components of unearned revenue reported in governmental funds were as follows:

	Court Bonds	Construction Bonds	Grants	Lease Deposits	Total
Governmental Fund Activities:					
Unearned revenue					
General Fund	$ 18,750	$ 1,840,287	$ 70,100	$ 11,500	$ 1,940,637
START Bus System	-	-	1,600	-	1,600
5th Cent Capital Fund	-	-	29,615	-	29,615
Employee Housing	-	-	-	60,202	60,202
Total	$ 18,750	$ 1,840,287	$ 101,315	$ 71,702	$ 2,032,054

Transfers: The following interfund transfers are reflected in the fund financial statements at June 30, 2023:

	Transfers In	Transfers Out
Governmental funds:		
General Fund	$ 1,894,246	$ 16,773,598
START	1,797,732	114,345
5th Cent Capital Projects	16,106,207	321,831
Nonmajor governmental	1,435,227	2,427,749
Total governmental funds	21,233,412	19,637,523
Enterprise funds:		
Water	3,513	725,112
Sewage	3,513	725,112
Total enterprise funds	7,026	1,450,224
Internal service funds	32,164	184,855
Total	$ 21,272,602	$ 21,272,602

The following schedule reflects each fund transfer:

In Fund	Out Fund	Amount	
General	Water	$ 725,112	(1)
General	Sewage	725,112	(1)
General	START	114,345	(1)
General	Employee Housing	86,109	(1)
General	Animal Care	58,713	(1)
General	Employee Insurance	184,855	(1)
Capital Projects	Parking Exactions	800,000	(5)
START	Lodging Tax	1,482,927	(1)
START	Capital Projects	314,805	(5)
Capital Projects	General	15,306,207	(2)
Utility Funds	Capital Projects	7,026	(4)
Fleet Management	General	32,164	(1)
Affordable Housing	General	1,435,227	(3)
		$ 21,272,602	

Annual reimbursement for shared expenditures
(1) Annual transfer to subsidize fund operations
(2) Annual 5th cent transfer to capital projects
(3) Transfer for housing projects and joint affordable housing department
(4) Transfer for interfund receivable interest
(5) One-time transfer for capital project

G. Accounts Payable

Accounts payable consists of vendor and retainage payables. As of June 30, 2023, governmental fund vendor payables totaled $5,350,500 and retainage payables totaled $792,341. As of June 30, 2023, business-type activities vendor payables totaled $705,486 and retainage payables totaled $110,249.

H. Long-term liabilities

Notes payable: The Town currently has issued two notes payable:

The first is a $1,158,046, 4% note also with the WWDC. This note is secured by the revenues of the Water Fund and a mortgage on the assets of the water supply system. This 30 year note is also payable in equal annual installments.

The last is a $1,000,000, .5% loan from Wyoming Business Council to install additional infrastructure at Snow King Mountain. This note is secured by the revenues of the Water Fund. This 20 year note is payable in 19 annual installments of $52,552 with all unpaid principal and interest due in the 20th year.

The notes payable outstanding are as follows:

Governmental activities

Notes Payable	Final Maturity	Interest Rates	Issue Amount	Outstanding 6/30/2023
Snow King Infrastructure				
Snow King Loan	03/31/35	0.50%	$ 1,000,000	$ 612,863

Business-type activities

Notes Payable	Final Maturity	Interest Rates	Issue Amount	Outstanding 6/30/2023
Water supply and storage projects				
2010 WWDC note	11/11/41	4.00%	1,158,046	879,579

Annual debt service requirements to maturity for the notes payable are as follows:

Year ending June 30	Governmental activities Principal	Governmental activities Interest	Business-type activities Principal	Business-type activities Interest
2024	$ 49,488	$ 3,064	$ 31,787	$ 35,183
2025	49,735	2,817	33,058	33,912
2026	49,984	2,568	34,381	32,589
2027	50,234	2,318	35,756	31,214
2028	50,485	2,067	37,186	29,784
2029-2033	256,237	7,799	209,468	125,382
2034-38	106,701	1,602	254,850	80,000
2039-42	-	-	243,094	24,645
Total	$ 612,863	$ 22,235	$ 879,579	$ 392,709

Leases payable

The Town is committed under nine leases for buildings and easements entered into as lessee. The leases range between two and six years. As of June 30, 2023, the value of the lease liability was $895,324. The Town is required to make monthly principal and interest payments ranging between $1,500 and $11,050. The leases have an interest rate between 1% and 12%. The leases have estimated useful lives ranging between two and six years. The value of the right-to-use asset as of the end of the current fiscal year was $1,130,345 and had accumulated amortization of $284,100.

The future principal and interest lease payments as of June 30, 2023 were as follows:

Year ending June 30	Governmental activities Principal	Governmental activities Interest	Business-type activities Principal	Business-type activities Interest
2024	$ 186,472	$ 47,420	11,118	190
2025	169,125	37,760	11,380	154
2026	156,026	27,618	11,648	117
2027	165,179	16,554	11,922	79
2028	147,432	5,468	-	-
2029	25,022	193	-	-
Total	$ 849,256	$ 135,013	$ 46,068	$ 540

Subscription payable

The Town is committed under four subscription agreements for software. The agreements range between two and six years. As of June 30, 2023, the value of the subscription liability was $278,519. The Town is required to make annual principal and interest payments ranging between $12,314 and $46,545. The agreements have an interest rate between 3.34% and 4.02%. The right-to-use subscription assets have estimated useful lives ranging between two and six years. The value of the right-to-use asset as of the end of the current fiscal year was $464,823 and had accumulated amortization of $93,899.

During the year ended June 30, 2023, there were no additional variable payments or other payments associated with these subscriptions.

The following is a summary of changes in long-term liabilities reported in the government-wide financial statements for the year ended June 30, 2023:

	Beginning Balance	Additions/ Proceeds	Reductions/ Payments	Ending Balance	Due Within One Year
Governmental activities:					
Snow King Loan	$ 662,105	$ -	$ (49,242)	$ 612,863	$ 49,488
Leases payable	307,782	700,215	(158,741)	849,256	186,472
Subscription payable	-	377,792	(99,273)	278,519	103,253
Governmental activities total	969,887	1,078,007	(307,256)	1,740,638	339,213
Business-type activities:					
Water - storage	910,144	-	(30,565)	879,579	31,787
Leases payable	67,537	-	(21,469)	46,068	11,118
Business-type activities total	977,681	-	(52,034)	925,647	42,905
Government-wide total	$ 1,947,568	$ 1,078,007	$ (359,290)	$ 2,666,285	$ 382,118

Redemptions: None.

I. Risk management and litigation

The Town is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. For the past several years, the Town obtained coverage from various sources and has effectively managed risk through a number of employee education and prevention programs.

All risk management activities are accounted for in the appropriate fund. Expenditures and claims are recognized when it is probable that a loss has occurred, the amount of the loss can be reasonably estimated, and the loss amount exceeds insurance coverage. In determining claims, events that might create claims, but for which none have been reported, are considered.

The Town attorney estimates that the amount of actual or potential claims against the Town as of June 30, 2023 will not materially affect the financial condition of the Town.

Workers compensation coverage is provided through the state of Wyoming's Worker's Safety and Compensation Division. The Town pays an annual premium, reflecting a base rate plus an experience premium, to the division. Currently, the Town receives drug, alcohol, and safety program discounts.

The Town self-insures its health benefit coverage up to an annual $70,000 per claimant, with exception of laser coverage option. Stop-loss coverage is purchased from private insurers for amounts exceeding $70,000. For the year ended June 30, 2023, the Town exercised no laser coverage on any participants. Health benefit self-insurance activities are accounted for in the Employee Insurance Fund, an internal service fund.

Liability insurance is provided through Local Government Liability Pool (LGLP), a pooled self-insurance program. LGLP was created by the legislature specifically for local governments in Wyoming. The coverage amounts are the limits set by the Governmental Claims Act (W.S. 1-39-118). Current statutory limits are $250,000 per claimant with $500,000 per occurrence. Excess insurance coverage provides for out-of-state claims and Federal Civil Rights claims with the current limit of $5 million with a $1 million limit per occurrence. The LGLP policy has a $1,000 deductible.

Property and casualty insurances are provided by Wyoming Association of Risk Management (WARM) through a pooled self-insurance program. The WARM policy has a $5,000 deductible.

An analysis of claims activities for the last three fiscal periods ending on June 30 is presented below:

	2021	2023	2023
Paid losses	$33,696	$35,358	$32,361
Paid expenses	3,270	7,000	9,000
Reserves	25,965	14,895	-
Total incurred	$62,931	$57,253	$41,361

The Town's commercial insurance carrier has no set reserve losses or reserve expenses for claims filed after June 30, 2023 for incidents occurring prior to that date.

There were no significant reductions in insurance from the previous year and there were no settlements in excess of insurance coverage in each of the past three years.

J. Retirement plans

1. Defined benefit plans

The Town participates in the Wyoming Retirement System (the "System"), a statewide cost sharing multiple-employer public employee retirement system. The System is established and governed by the respective sections of Wyoming state statute. The statute provides for the administration of the

System under the direction of the Wyoming State Retirement Board whose members are appointed by the Governor. The System issues a publicly available financial report that includes financial statements and required supplementary information for the System. A copy of the report may be obtained by writing to the Wyoming Retirement System, 6101 Yellowstone Road, Suite 500, Cheyenne, Wyoming 82002, by calling 1-307-777-7691, or https://retirement.wyo.gov/About/Reports?#categories. Substantially all Town employees are eligible to participate in following retirement plans offered by the System based upon eligibility and hiring status: 1) Public Employees' Pension Plan; 2) Law Enforcement Pension Plan; and 3) Wyoming Deferred Compensation Plan.

Public Employees' Pension Plan

The Public Employees' Pension Plan (PEPP) is a cost sharing multiple employer defined benefit, contributory retirement plan covering substantially all full-time employees of the Town. PEPP statutorily requires 18.62% of the participant's salary to be contributed to PEPP. Contributions consist of 9.25% of the participant's salary as employee contributions and 9.37% as employer contributions. The amount of contributions designated as employee contributions represent the portion of total contributions that a participant retains ownership of and can elect to receive as a refund upon termination of employment. Employers can elect to cover all or a portion of the employee's contribution at their discretion. Through legislation passed during the 2012 legislative session, two tiers of benefits were established for participants of this plan.

- Tier 1, PEPP allows for normal retirement after four years of service and attainment of age 60. Early retirement is allowed provided the employee has completed four years of service and attained age 50 or 25 years of service but will result in a reduction of benefits based on the length of time remaining to age 60.

- Tier 2, PEPP allows for normal retirement after four years of service and attainment of age 65. Early retirement is allowed provided the employee has completed four years of service and attained age 55, or 25 or more years of service but will result in a reduction of benefits based on the length of time remaining to age 65. All employees may also retire upon normal retirement on the bases that the sum of the member's age and service is at least 85.

PEPP provides retirement, disability and death benefits according to predetermined formulas and allows retirees to select one of eight optional methods for receiving benefits, including two joint and survivor forms of benefits: a 100% joint and survivor annuity, and a 50% joint and survivor annuity. The benefit amounts under these options are determined on an actuarially equivalent basis. Any cost of living adjustment provided to retirees must be granted by the State Legislature. In addition, a cost of living adjustment will not be approved by the legislature unless the plan is 100% funded after the COLA is awarded.

Employees terminating prior to normal retirement can elect to withdraw all employee contributions plus accumulated interest through date of termination or, if they are vested, they may elect to remain in PEPP and be eligible for retirement benefits at age 50 (Tier 1 employees) and 55 (Tier 2 employees).

Contributions to PEPP for the year ended June 30, 2023 were $1,305,841.

Law Enforcement Pension Plan

The Wyoming Law Enforcement Pension Plan (LEPP) is a cost sharing multiple employer defined benefit, contributory plan covering all law enforcement employees of the Town. LEPP statutorily requires participants to contribute 8.6% of their salary to LEPP and the employer is required to contribute 8.6% of each participant's salary.

LEPP statutorily provides retirement, disability and death benefits according to predetermined formulas and allows employees to select one of seven optional methods for receiving benefits. Any cost of living adjustment provided to retirees must be granted by the State Legislature. In addition a cost of living adjustment will not be approved by the legislature unless LEPP is 100% funded after the COLA is awarded. Participants may withdraw from LEPP at any time and receive refunds of participant contributions plus accumulated interest.

Contributions to LEPP for the year ended June 30, 2023 were $484,598.

Wyoming Deferred Compensation Plan

The Plan administered by the System is an IRS Section 457 Deferred Compensation Plan. This Plan is available as a supplemental plan to the defined benefit retirement plans. Contributions may be made into this Plan (subject to plan and Internal Revenue Code limitations) by employees and employer contributions at rates determined by the Town.

2. **Pension Liabilities, Expense and Deferred Outflows of Resources Related to Pensions**

At June 30, 2023, the Town reported an entity-wide net pension liability of $15,216,682 of which $13,902,333 is related to governmental activities and $550,239 and $764,110 is related to the Town's water and sewer funds, respectively.

Plan	Proportionate Share	Pension Liability
PEPP	0.367419%	$ 10,040,865
LEPP	1.519374%	$ 5,175,817
Total net pension liability		$ 15,216,682

The net pension liability was measured as of December 31, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2022 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension liability was based upon actual historical employer contributions to the plan from the census data submitted to the plan for pay periods ending in 2022.

For the year ended June 30, 2023, the Town recognized entity-wide pension expense of $1,794,321. The PEPP recognized an expense of $799,153. The LEPP recognized an expense of $995,168. At June 30, 2023, the Town reported entity-wide deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	PEPP	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 50,354	$ 63,650
Net difference between projected and actual earnings on pension plan investments	864,321	-
Changes in assumptions	269,472	-
Change in proportion	886,266	-
Contributions subsequent to the measurement date	736,901	-
	$ 2,807,314	$ 63,650

	LEPP	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 122,212	$ 163,221
Net difference between projected and actual earnings on pension plan investments	363,257	-
Changes in assumptions	2,143,509	800,450
Change in proportion	287,684	63,719
Contributions subsequent to the measurement date	240,273	-
	$ 3,156,935	$ 1,027,390

Deferred outflows of resources related to pensions resulting from Town contributions of $977,174 made subsequent to the measurement date will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ending June 30,	Net Deferred Outflows (Inflows) of Resources PEPP	LEPP
2024	$ 201,949	$ 542,744
2025	498,321	887,546
2026	372,112	38,710
2027	934,381	420,272
	$ 2,006,763	$ 1,889,272

Asset Class	Allocation	20 Year Arithmetic Expected Real Return
Cash	0.50%	0.32%
Gold	1.50%	
Fixed Income	20.00%	0.72%
Equity	51.50%	9.00%
Marketable Alternatives	16.00%	6.02%
Private Real Assets	10.50%	7.67%
Totals	100.00%	

Actuarial Assumptions

The total pension liability in the December 31, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

	PEPP	LEPP
Projected salary increases, includes inflation	2.50% to 6.50%	5.25% TO 9.25%
Assumed inflation rate	2.25%	2.25%
Investment Rate of Return	6.80%	6.80%

Mortality rates were based on the RP-2014 Employee Mortality Table, fully generational, for Males and Females, as appropriate, with adjustments for mortality improvements based on Scale MP-2017.

Discount Rate

The discount rate used to measure the total pension liability for PEPP was 6.8% and LEPP was 5.53%. The projection of cash flows used to determine the discount rate assumed contributions from participating employers will be made based on the actuarially determined rates based on the Board's funding policy, which establishes the contractually required rates under Wyoming State Statutes. Based on those assumptions, the Systems' fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

Sensitivity of the proportionate share of the net pension liability to changes in the discount rate:

The following presents the proportionate share of the net pension liability calculated using the PEPP discount rate of 6.80% and the LEPP discount rate of 5.53%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	1% Decrease	Discount Rate	1% Increase
PEPP	5.80%	6.80%	7.80%
Proportionate share of net pension liability	$ 14,826,753	$ 10,040,865	$ 6,074,663
LEPP	4.53%	5.53%	6.53%
Proportionate share of net pension liability	7,789,900	5,175,817	3,074,638

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the separately issued Wyoming Retirement System financial report.

K. Committed contracts

At June 30, 2023, the Town had the following remaining commitments for uncompleted construction and equipment purchase contracts:

Fund/Project	Remaining Contract
START	
6 Buses	4,294,308
BUILD Grant	451,134
On-Demand	205,395
Capital Projects	
Chip Seal	275,160
2006 SPET	
North King	255,384
2019 SPET	
Core Services Vehicle Maintenance Facility	17,467,490
Water	
North King	320,180
Well House	131,320
Sewer	
North King	180,515
Gill Avenue	286,934
Flat Creek	354,100
Central Equipment Fund	
Dumptruck	238,664

In 2008, the Town created a shared-appreciation mortgage program as a recruitment tool for key personnel. At June 30, 2023, the Town's commitments totaled $266,500.

L. Fund changes and fund balances

Amounts for specific purposes by fund and fund balance classifications for the year ended June 30, 2023, are as follows:

Classification/Fund	Purpose	Amount
Nonspendable		
General Fund	Prepaid items	$ 4,537
START Bus System	Prepaid items	4,714
5th Cent Capital Projects	Prepaid items	5,000
Restricted		
General Fund	Victim services	13,732
2010 SPET	Energy	121,656
2006 SPET	Pathways/Sidewalks	258,247
2014 SPET	Pedestrian/Complete Streets	3,242,287
2016 SPET	Landslide mitigation	334,001
2019 SPET	Facility/Stormwater	11,548,282
Parking Exactions	Parking improvements	216,181
Parks Exactions	Park improvements	547,244
Affordable Housing	Housing options	420,316
Lodging Tax	Visitor impacts	816,420
Animal Care	Animal shelter	536,074
Assigned		
Employee Housing	Employee housing	2,649,056
Affordable Housing	Housing options	2,106,630
Parking Exactions	Parking management	1,152,616
5th Cent Capital Projects	Various improvements	16,594,149
START Bus System	Transit	1,768,833
General Fund	Subsequent year's budget	4,035,491
Unassigned		
General Fund		14,672,953
Total fund balances		$ 61,048,419

For the year ended June 30, 2023, the Town closed the following fund(s):
2017 SPET

For the same period, the Town opened the following fund(s):
None

SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Public Employees' Pension Plan

	December 31, 2014	December 31, 2015	December 31, 2016	December 31, 2017	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022
Proportion of the net pension liability	0.2477%	0.2588%	0.2691%	0.2887%	0.2955%	0.3029%	0.3058%	0.3344%	0.3674%
Proportionate share of the net pension liability	$ 4,371,143	6,028,352	5,749,223	6,580,771	8,997,981	7,118,565	6,646,010	5,098,714	10,040,865
Covered payroll	$ 4,234,215	4,513,663	4,797,798	5,128,402	5,145,703	5,265,046	5,444,566	6,085,894	6,633,861
Proportionate share of the net pension liability as a percentage of its covered payroll	103.23%	133.56%	135.59%	128.31%	174.88%	135.19%	122.07%	83.78%	151.36%
Plan fiduciary net position as a percentage of the total pension liability	79.08%	73.40%	73.42%	76.35%	69.17%	76.83%	79.24%	86.03%	75.47%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.
Schedule intends to show ten years of data, additional years will be displayed when it becomes available.

SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Law Enforcement Pension Plan

	December 31, 2014	December 31, 2015	December 31, 2016	December 31, 2017	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022
Proportion of the net pension liability	0.9710%	1.1008%	1.1771%	1.2442%	1.3305%	1.3952%	1.2181%	1.3880%	1.5194%
Proportionate share of the net pension liability	$ 276,396	826,914	929,485	1,070,529	3,220,730	1,202,683	829,769	3,949,304	5,175,817
Covered payroll	$ 1,435,120	1,655,587	1,821,906	1,910,369	2,021,012	2,174,440	1,957,903	2,305,848	2,452,351
Proportionate share of the net pension liability as a percentage of its covered payroll	19.94%	49.95%	48.77%	56.04%	159.36%	55.31%	42.38%	171.27%	211.06%
Plan fiduciary net position as a percentage of the total pension liability	94.76%	87.49%	88.11%	87.99%	71.22%	89.05%	91.82%	75.62%	70.30%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.
Schedule intends to show ten years of data, additional years will be displayed when it becomes available.

SCHEDULE OF CONTRIBUTIONS

Public Employees' Pension Plan

June 30, 2023

	Year Ended June 30, 2015	Year Ended June 30, 2016	Year Ended June 30, 2017	Year Ended June 30, 2018	Year Ended June 30, 2019	Year Ended June 30, 2020	Year Ended June 30, 2021	Year Ended June 30, 2022	Year Ended June 30, 2023
Contractually required contribution	$ 656,590	771,616	817,825	861,766	882,845	954,123	1,012,396	1,138,790	1,305,841
Contributions in relation to the contractually required contribution	656,590	771,616	817,825	861,766	882,845	954,123	1,012,396	1,138,790	1,305,841
Contribution deficiency (excess)	$ -	-	-	-	-	-	-	-	-
Covered payroll	$ 4,137,300	4,642,696	4,920,729	5,185,117	5,156,803	5,414,997	5,587,174	6,115,952	7,013,108
Contributions as a percentage of covered payroll	15.87%	16.62%	16.62%	16.62%	17.12%	17.62%	18.12%	18.62%	18.62%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.
Schedule intends to show ten years of data, additional years will be displayed when it becomes available.

SCHEDULE OF CONTRIBUTIONS

Law Enforcement Pension Plan

June 30, 2023

	Year Ended June 30, 2015	Year Ended June 30, 2016	Year Ended June 30, 2017	Year Ended June 30, 2018	Year Ended June 30, 2019	Year Ended June 30, 2020	Year Ended June 30, 2021	Year Ended June 30, 2022	Year Ended June 30, 2023
Contractually required contribution	$ 258,516	309,370	331,618	339,729	367,582	403,806	374,602	413,814	484,598
Contributions in relation to the contractually required contribution	258,516	309,370	331,618	339,729	367,582	403,806	374,602	413,814	484,598
Contribution deficiency (excess)	$ -	-	-	-	-	-	-	-	-
Covered payroll	$ 1,503,002	1,798,665	1,928,014	1,975,166	2,137,107	2,347,710	2,177,919	2,405,897	2,817,429
Contributions as a percentage of covered payroll	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.
Schedule intends to show ten years of data, additional years will be displayed when it becomes available.

Combining Balance Sheet
Nonmajor Governmental Funds by Fund Type
June 30, 2023

	Special Revenue Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
ASSETS			
Cash and cash equivalents	$ 1,760,675	$ 774,599	$ 2,535,274
Investments	6,045,049	3,188,592	9,233,641
Accounts receivable	461,488	-	461,488
Deposits	14,375	-	14,375
Notes receivable - housing	266,500	-	266,500
Total assets	8,548,087	3,963,191	12,511,278
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	43,348	7,000	50,348
Unearned revenue	60,202	-	60,202
Total liabilities	103,550	7,000	110,550
Fund balances:			
Restricted	2,536,235	3,956,191	6,492,426
Assigned	5,908,302	-	5,908,302
Total fund balances	8,444,537	3,956,191	12,400,728
Total liabilities and fund balances	$ 8,548,087	$ 3,963,191	$ 12,511,278

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances - Nonmajor Governmental Funds by Fund Type
Year Ended June 30, 2023

	Special Revenue Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
Revenues:			
General Taxes	$ 1,365,694	$ -	$ 1,365,694
Licenses and permits	1,450,595	-	1,450,595
Intergovernmental	300,965	-	300,965
Investment earnings	233,244	102,782	336,026
Other revenues	675,542	-	675,542
Total revenues	4,026,040	102,782	4,128,822
Expenditures:			
Current:			
General Government	301,721	-	301,721
Public safety	255,072	-	255,072
Community development	438,190	-	438,190
Recreation and culture	549,517	-	549,517
Capital outlay	4,054,033	550,556	4,604,589
Debt service			
Principal	90,503	-	90,503
Interest	14,252	-	14,252
Total expenditures	5,703,288	550,556	6,253,844
Excess (deficiency) of revenues over expenditures	(1,677,248)	(447,774)	(2,125,022)
Other financing sources (uses)			
Transfers in	1,435,227	-	1,435,227
Transfers out	(2,427,749)	-	(2,427,749)
Leases issued	331,279	-	331,279
Total other financing sources (uses)	(661,243)	-	(661,243)
Net change in fund balances	(2,338,491)	(447,774)	(2,786,265)
Fund balance at beginning of year	10,783,028	4,403,965	15,186,993
Fund balance at end of year	$ 8,444,537	$ 3,956,191	$ 12,400,728

Combining Balance Sheet
Nonmajor Special Revenue Funds
June 30, 2023

	Employee Housing	Affordable Housing	Parking Exactions	Parks Exactions	Animal Care	Lodging Tax	Total
ASSETS							
Cash and cash equivalents	$ 410,965	$ 431,082	$ 230,579	$ 92,185	$ 536,074	$ 59,790	$ 1,760,675
Investments	2,028,664	2,127,966	1,138,218	455,059	-	295,142	6,045,049
Accounts Receivable	-	-	-	-	-	461,488	461,488
Notes receivable - housing	266,500	-	-	-	-	-	266,500
Deposits	14,375	-	-	-	-	-	14,375
Total assets	2,720,504	$ 2,559,048	$ 1,368,797	$ 547,244	$ 536,074	$ 816,420	$ 8,548,087
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	11,246	32,102	-	-	-	-	43,348
Deposits payable	60,202	-	-	-	-	-	60,202
Total liabilities	71,448	32,102	-	-	-	-	103,550
Fund balances:							
Restricted	-	420,316	216,181	547,244	536,074	816,420	2,536,235
Assigned	2,649,056	2,106,630	1,152,616	-	-	-	5,908,302
Total fund balances	2,649,056	2,526,946	1,368,797	547,244	536,074	816,420	8,444,537
Total liabilities and fund balances	$ 2,720,504	$ 2,559,048	$ 1,368,797	$ 547,244	$ 536,074	$ 816,420	$ 8,548,087

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Special Revenue Funds
Year Ended June 30, 2023

	Employee Housing	Affordable Housing	Parking Exactions	Parks Exactions	Animal Care	Lodging Tax	Total
Revenues:							
General taxes	$ -	$ -	$ -	$ -	$ -	$ 1,365,694	$ 1,365,694
Intergovernmental	-	72,000	-	-	-	228,965	300,965
Licenses and permits	-	910,585	446,635	93,375	-	-	1,450,595
Investment earnings	54,265	94,754	38,155	9,731	1,056	35,283	233,244
Other revenue:							
Other	594,090	-	-	-	81,452	-	675,542
Total revenues	648,355	1,077,339	484,790	103,106	82,508	1,629,942	4,026,040
Expenditures:							
Current:							
General government	301,721	-	-	-	-	-	301,721
Public safety	-	-	-	-	26,107	228,965	255,072
Community development	-	435,227	2,963	-	-	-	438,190
Recreation and culture	-	-	-	-	-	549,517	549,517
Capital outlay	331,279	3,722,754	-	-	-	-	4,054,033
Debt service							
Principal	90,503	-	-	-	-	-	90,503
Interest	14,252	-	-	-	-	-	14,252
Total expenditures	737,755	4,157,981	2,963	-	26,107	778,482	5,703,288
Excess (deficiency) of revenues over expenditures	(89,400)	(3,080,642)	481,827	103,106	56,401	851,460	(1,677,248)
Other financing sources (uses):							
Transfers in	-	1,435,227	-	-	-	-	1,435,227
Transfers out	(86,109)	-	(800,000)	-	(58,713)	(1,482,927)	(2,427,749)
Leases issued	331,279	-	-	-	-	-	331,279
Total other financing sources (uses)	245,170	1,435,227	(800,000)	-	(58,713)	(1,482,927)	(661,243)
Net change in fund balance	155,770	(1,645,415)	(318,173)	103,106	(2,312)	(631,467)	(2,338,491)
Fund balance at beginning of year	2,493,286	4,172,361	1,686,970	444,138	538,386	1,447,887	10,783,028
Fund balance at end of year	$ 2,649,056	$ 2,526,946	$ 1,368,797	$ 547,244	$ 536,074	$ 816,420	$ 8,444,537

Employee Housing Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2023

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Investment earnings	$ 38,100	$ 38,100	$ 54,265	$ 16,165
Other revenues:				
Rental charges	548,546	548,546	594,090	45,544
Total revenues	586,646	586,646	648,355	61,709
Expenditures:				
General government:				
Contractual services	581,732	651,932	301,721	(350,211)
Capital Outlay:				
General government	-	-	331,279	331,279
Debt service:				
Principal	-	-	90,503	90,503
Interest	-	-	14,252	14,252
Total expenditures	581,732	651,932	737,755	85,823
Excess (deficiency) of revenues over expenditures	4,914	(65,286)	(89,400)	(24,114)
Other financing sources (uses):				
Transfers out	(85,027)	(90,066)	(86,109)	3,957
Leases issued	-	-	331,279	331,279
Total other financing sources (uses)	(85,027)	(90,066)	245,170	335,236
Net change in fund balance	(80,113)	(155,352)	155,770	311,122
Fund balance at beginning of year	2,493,286	2,493,286	2,493,286	-
Fund balance at end of year	$ 2,413,173	$ 2,337,934	$ 2,649,056	$ 311,122

Affordable Housing
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2023

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ -	$ -	$ 72,000	$ 72,000
Licenses and Permits:				
Workforce housing exactions	150,000	150,000	910,585	760,585
Investment earnings (loss)	68,300	68,300	94,754	26,454
Total revenues	218,300	218,300	1,077,339	859,039
Expenditures:				
Community development:				
Contracted Services	431,776	435,227	435,227	-
Capital outlay	1,000,000	3,752,296	3,722,754	(29,542)
Total expenditures	1,431,776	4,187,523	4,157,981	(29,542)
Excess (deficiency) of revenues over expenditures	(1,213,476)	(3,969,223)	(3,080,642)	888,581
Other financing sources (uses):				
Transfers in	1,431,776	1,435,227	1,435,227	-
Total other financing sources (uses)	1,431,776	1,435,227	1,435,227	-
Net change in fund balance	218,300	(2,533,996)	(1,645,415)	888,581
Fund balance at beginning of year	4,172,361	4,172,361	4,172,361	-
Fund balance at end of year	$ 4,390,661	$ 1,638,365	$ 2,526,946	$ 888,581

Parking Exactions Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2023

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Licenses and permits:				
Parking exactions	$ 1,000	$ 1,000	$ 35,250	$ 34,250
Encroachment fees	100,000	100,000	411,385	311,385
Investment earnings (loss)	27,000	27,000	38,155	11,155
Total revenues	128,000	128,000	484,790	356,790
Expenditures:				
Community development:				
Other	4,000	4,000	2,963	(1,037)
Total expenditures	4,000	4,000	2,963	(1,037)
Excess (deficiency) of revenues over expenditures	124,000	124,000	481,827	357,827
Other financing sources (uses):				
Transfers out	-	(800,000)	(800,000)	-
Total other financing sources (uses)	-	(800,000)	(800,000)	-
Net change in fund balance	124,000	(676,000)	(318,173)	357,827
Fund balance at beginning of year	1,686,970	1,686,970	1,686,970	-
Fund balance at end of year	$ 1,810,970	$ 1,010,970	$ 1,368,797	$ 357,827

Parks Exactions Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2023

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Licenses and permits:				
Subdivision exactions	$ 50,000	$ 50,000	$ 93,375	$ 43,375
Investment earnings (loss)	6,100	6,100	9,731	3,631
Total revenues	56,100	56,100	103,106	47,006
Expenditures:				
Capital outlay	210,000	239,000	-	(239,000)
Total expenditures	210,000	239,000	-	(239,000)
Excess (deficiency) of revenues over expenditures	(153,900)	(182,900)	103,106	286,006
Fund balance at beginning of year	444,138	444,138	444,138	-
Fund balance at end of year	$ 290,238	$ 261,238	$ 547,244	$ 286,006

Animal Care Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2023

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Investment earnings (loss)	$ 200	$ 200	$ 1,056	$ 856
Other revenues:				
Donations and contributions	60,000	60,000	81,452	21,452
Total revenues	60,200	60,200	82,508	22,308
Expenditures:				
Public safety:				
Supplies	25,000	26,108	26,107	(1)
Total expenditures	25,000	26,108	26,107	(1)
Excess (deficiency) of revenues over expenditures	35,200	34,092	56,401	22,309
Other financing sources (uses):				
Transfers out	(55,000)	(58,713)	(58,713)	-
Total other financing sources (uses)	(55,000)	(58,713)	(58,713)	-
Net change in fund balance	(19,800)	(24,621)	(2,312)	22,309
Fund balance at beginning of year	538,386	538,386	538,386	-
Fund balance at end of year	$ 518,586	$ 513,765	$ 536,074	$ 22,309

Lodging Tax Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2023

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
General taxes	$ 1,467,711	$ 1,467,711	$ 1,365,694	$ (102,017)
Intergovernmental	-	228,965	228,965	-
Investment earnings (loss)	23,000	23,000	35,283	12,283
Total revenues	1,490,711	1,719,676	1,629,942	(89,734)
Expenditures:				
Recreation and culture:				
Parks and Recreation	500,000	500,000	500,000	-
Public Safety	-	228,965	228,965	-
Pathways	50,000	50,000	49,517	(483)
Total expenditures	550,000	778,965	778,482	(483)
Excess (deficiency) of revenues over expenditures	940,711	940,711	851,460	(89,251)
Other financing sources (uses):				
Transfers out	(2,147,258)	(2,147,258)	(1,482,927)	664,331
Total other financing sources (uses)	(2,147,258)	(2,147,258)	(1,482,927)	664,331
Net change in fund balance	(1,206,547)	(1,206,547)	(631,467)	575,080
Fund balance at beginning of year	1,447,887	1,447,887	1,447,887	-
Fund balance at end of year	$ 241,340	$ 241,340	$ 816,420	$ 575,080

Combining Balance Sheet
Nonmajor Capital Projects Funds
June 30, 2023

	2006 SPET	2010 SPET	2014 SPET	2016 SPET	2017 SPET	Total
ASSETS						
Cash and cash equivalents	$ 43,503	$ 128,656	$ 546,176	$ 56,264	$ -	$ 774,599
Investments	214,744	-	2,696,111	277,737	-	3,188,592
Total Assets	258,247	128,656	3,242,287	334,001	-	3,963,191
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts Payable	-	7,000	-	-	-	7,000
Total liabilities	-	7,000	-	-	-	7,000
Fund balances:						
Restricted	258,247	121,656	3,242,287	334,001	-	3,956,191
Total fund balances	258,247	121,656	3,242,287	334,001	-	3,956,191
Total liabilities and fund balances	$ 258,247	$ 128,656	$ 3,242,287	$ 334,001	$ -	$ 3,963,191

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Capital Projects Funds
Year Ended June 30, 2023

	2006 SPET	2010 SPET	2014 SPET	2016 SPET	2017 SPET	Total
Revenues:						
Investment earnings (loss)	$ 6,036	$ 3,784	$ 76,899	$ 7,810	$ 8,253	$ 102,782
Total revenues	6,036	3,784	76,899	7,810	8,253	102,782
Expenditures:						
Capital outlay:						
Infrastructure	373	41,775	75,952	875	431,581	550,556
Total expenditures	373	41,775	75,952	875	431,581	550,556
Net change in fund balances	5,663	(37,991)	947	6,935	(423,328)	(447,774)
Fund balance at beginning of year	252,584	159,647	3,241,340	327,066	423,328	4,403,965
Fund balance at end of year	$ 258,247	$ 121,656	$ 3,242,287	$ 334,001	$ -	$ 3,956,191

Combining Statement of Net Position
Internal Service Funds
June 30, 2023

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
ASSETS					
Current assets:					
Cash and Cash Equivalents	$ 408,037	$ -	$ 174,215	$ 175,650	$ 757,902
Investments	2,014,210	-	859,990	867,067	3,741,267
Accounts receivable (net)	276,426	-	64,279	-	340,705
Due from other governmental units	-	52,911	-	-	52,911
Materials and supplies	-	501,308	-	-	501,308
Prepaid Items	-	-	-	57,290	57,290
Total current assets	2,698,673	554,219	1,098,484	1,100,007	5,451,383
Noncurrent assets:					
Capital assets:					
Machinery & equipment	-	48,962	5,991,071	1,875,181	7,915,214
Right to Use, subscription asset	-	-	-	464,823	464,823
Total capital assets	-	48,962	5,991,071	2,340,004	8,380,037
Less accumulated depreciation/amortization	-	(9,216)	(3,389,483)	(1,715,560)	(5,114,259)
Total capital assets (net)	-	39,746	2,601,588	624,444	3,265,778
Total noncurrent assets	-	39,746	2,601,588	624,444	3,265,778
TOTAL ASSETS	2,698,673	593,965	3,700,072	1,724,451	8,717,161
DEFERRED OUTFLOW OF RESOURCES					
Deferred outflows related to pensions	-	179,107	-	-	179,107
LIABILITIES					
Current liabilities:					
Interfund Payable - pooled cash	-	582,653	-	-	582,653
Accounts payable	487,505	25,457	-	72,596	585,558
Accrued wages payable	-	19,490	-	-	19,490
Subscription liability - current	-	-	-	103,253	103,253
Total current liabilities	487,505	627,600	-	175,849	1,290,954
Noncurrent liabilities:					
Subscription liability - net of current portion	-	-	-	175,266	175,266
Net pension liability	-	640,607	-	-	640,607
Total noncurrent liabilities	-	640,607	-	175,266	815,873
TOTAL LIABILITIES	487,505	1,268,207	-	351,115	2,106,827
DEFERRED INFLOW OF RESOURCES					
Deferred outflows related to pensions	-	4,061	-	-	4,061
NET POSITION					
Net investment in capital assets	-	39,746	2,601,588	345,925	2,987,259
Unrestricted	2,211,168	(538,942)	1,098,484	1,027,411	3,798,121
TOTAL NET POSITION	$ 2,211,168	$ (499,196)	$ 3,700,072	$ 1,373,336	$ 6,785,380

Combining Statement of Revenues, Expenses and Changes in Net Position - Internal Service Funds
Year Ended June 30, 2023

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
Operating revenues:					
Internal customers	$ 2,947,481	$ 1,706,325	$ 639,700	$ 1,531,505	$ 6,825,011
External customers	-	536,654	-	-	536,654
Total operating revenues	2,947,481	2,242,979	639,700	1,531,505	7,361,665
Operating expenses:					
Operations and maintenance	3,108,361	2,405,312	6,436	976,603	6,496,712
Depreciation and amortization	-	4,896	503,169	276,644	784,709
Total operating expenses	3,108,361	2,410,208	509,605	1,253,247	7,281,421
Operating income (loss)	(160,880)	(167,229)	130,095	278,258	80,244
Nonoperating revenues (expenses):					
Interest revenue	63,892	(10,201)	21,416	15,465	90,572
Contributions and donations	-	-	65,000	-	65,000
Gain on disposal of property	-	-	9,150	-	9,150
Interest expense		-	-	(1,193)	(1,193)
Total nonoperating revenues (expenses)	63,892	(10,201)	95,566	14,272	163,529
Income (loss) before transfers	(96,988)	(177,430)	225,661	292,530	243,773
Other financing sources (uses):					
Insurance proceeds	-	-	64,280	-	64,280
Transfers in	-	32,164	-	-	32,164
Transfers out	(184,855)	-	-	-	(184,855)
Change in net position	(281,843)	(145,266)	289,941	292,530	155,362
Net position at beginning of year	2,493,011	(353,930)	3,410,131	1,080,806	6,630,018
Net position at end of year	$ 2,211,168	$ (499,196)	$ 3,700,072	$ 1,373,336	$ 6,785,380

Combining Statement of Cash Flows
Internal Service Funds
Year Ended June 30, 2023

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
Cash flow from operating activities:					
Cash received from internal customers	$ 2,687,792	$ 1,706,326	$ 639,700	$ 1,531,505	$ 6,565,323
Cash received from external customers	-	544,372	-	-	544,372
Cash paid to suppliers for goods and services	(2,800,736)	(1,532,776)	(6,436)	(1,007,955)	(5,347,903)
Cash paid to employees	-	(739,885)	-	-	(739,885)
Net cash provided (used) by operating activities	(112,944)	(21,963)	633,264	523,550	1,021,907
Cash flow from noncapital financing activities:					
Transfers from other funds	-	32,164	-	-	32,164
Transfers to other funds	(184,855)	-	-	-	(184,855)
Net cash provided (used) by noncapital financing activities	(184,855)	32,164	-	-	(152,691)
Cash flows from capital and related financing activities:					
Acquisition of capital assets	-	-	(609,581)	-	(609,581)
Contributions and donations	-	-	65,000	-	65,000
Proceeds from the sale of capital assets	-	-	9,150	-	9,150
Principal payments on subscription liability	-	-	-	(99,273)	(99,273)
Interest paid on subscription liability	-	-	-	(1,193)	(1,193)
Net cash (used) by capital and related financing activities	-	-	(535,431)	(100,466)	(635,897)
Cash flows from investing activities					
Interest on investments	99,834	(10,201)	36,763	30,937	157,333
Sale of investments	363,693	-	-	-	363,693
Proceeds from sales and maturities of investments	(334,176)	-	(158,960)	(409,897)	(903,033)
Net cash provided (used) by investing activities	129,351	(10,201)	(122,197)	(378,960)	(382,007)
Increase (decrease) in cash and cash equivalents	(168,448)	-	(24,364)	44,124	(148,688)
Cash and cash equivalents - July 1	576,485	-	198,579	131,526	906,590
Cash and cash equivalents - June 30	$ 408,037	$ -	$ 174,215	$ 175,650	$ 757,902
Reconciliation of operating income (loss) to net cash provided by operating activities:					
Operating income (loss)	(160,880)	(167,229)	130,095	278,258	80,244
Adjustments to Reconcile Net Income (Loss) to Net Cash Provided by Operating Activities:					
Depreciation and amortization expense	-	4,897	503,169	276,644	784,710
Pension Expense	-	34,822	-	-	34,822
Changes in assets and liabilities:					
Account receivable	(259,689)	-	-	-	(259,689)
Due from other governmental units	-	7,718	-	-	7,718
Materials and supplies	-	19,632	-	-	19,632
Prepaid items	-	-	-	32,508	32,508
Interfund payable - pooled cash	-	143,696	-	-	143,696
Accounts payable	307,625	(71,610)	-	(63,860)	172,155
Accrued wages payable	-	6,111	-	-	6,111
Net cash provided (used) by operating activities	$ (112,944)	$ (21,963)	$ 633,264	$ 523,550	$ 1,021,907
Noncash investing, capital, and financing activities:					
Increase (decrease) in fair value of investments	$ (35,942)	$ -	$ (15,346)	$ (15,472)	(66,760)
Increase (Decrease) in prepaids	-	-	-	87,031	87,031
Increase (Decrease) in right to use - subscription asset	-	-	-	464,823	464,823
Increase (Decrease) in subsciption liability	-	-	-	377,792	377,792

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2023

	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Original Budget	FY2023 Amended Budget	FY2023 Actual	Variance with Final Budget
Revenue and other sources - summary:								
Taxes	$ 7,945,733	$ 7,504,576	$ 10,373,157	$ 11,523,921	$ 12,557,825	$ 12,636,839	$ 12,021,387	$ (615,452)
Licenses & Permits	1,307,330	1,188,735	1,417,597	1,812,270	1,318,843	1,318,843	1,636,675	317,832
Intergovernmental Revenue	10,584,159	10,535,270	16,781,333	14,411,001	15,578,938	15,624,123	14,875,386	(748,737)
Charges for Services	622,744	653,182	667,508	682,649	726,000	746,000	776,335	30,335
Fines & Forfeitures	476,375	332,750	332,799	368,412	375,000	375,000	466,907	91,907
Miscellaneous Revenue	408,481	590,728	267,057	164,718	569,923	590,923	859,490	268,567
Other Financing Sources	5,000	-	-	-	-	-	-	-
Interfund Transfers	1,051,926	3,743,957	975,090	1,337,031	2,132,267	2,225,734	1,894,246	(331,488)
Total Revenues & Other Sources	22,401,748	24,549,198	30,814,541	30,300,002	33,258,796	33,517,462	32,530,426	(987,036)
Revenue and other sources - detail:								
Taxes								
Local option sales and use tax	7,080,347	6,647,468	9,446,627	10,179,620	11,066,413	11,066,413	10,505,372	(561,041)
Lodging tax	281,115	254,026	351,895	427,068	489,237	489,237	455,231	(34,006)
Property tax	-	-	-	252,255	302,400	381,414	378,488	(2,926)
Motor vehicle fees	-	-	-	27,876	40,000	40,000	29,347	(10,653)
Franchise taxes								
Franchise tax - electric	172,179	182,188	177,895	207,605	204,580	204,580	193,464	(11,116)
Franchise tax - gas	64,383	69,520	62,886	39,945	62,886	62,886	92,865	29,979
Franchise tax - cable	134,378	131,603	122,892	125,239	128,000	128,000	131,871	3,871
Franchise tax - trash	184,836	194,526	187,095	223,141	220,000	220,000	210,080	(9,920)
Franchise tax - phone	26,495	24,004	22,503	37,164	42,523	42,523	20,652	(21,871)
Franchise tax - recycling	2,000	1,241	1,364	4,008	1,786	1,786	4,017	2,231
Licenses & Permits								
Business licenses	298,741	304,162	298,108	352,960	350,000	350,000	363,119	13,119
Transportation license	680	680	528	1,807	1,000	1,000	3,028	2,028
Special Event Permit	675	200	100	230	500	500	6,281	5,781
Vehicle license permit	9,000	9,480	6,287	8,249	6,838	6,838	7,154	316
Operator license permit	12,435	8,320	9,985	5,930	8,097	8,097	9,261	1,164
Liquor licenses	138,330	118,680	131,171	137,350	129,008	129,008	142,158	13,150
Contractor licenses	79,415	79,191	83,293	101,768	100,000	100,000	98,927	(1,073)
COQ license renewal	7,270	8,953	11,825	23,134	1,000	1,000	25,450	24,450
Building permits	438,490	360,413	645,408	780,989	500,000	500,000	586,994	86,994
Sign permits	4,500	3,300	5,055	5,761	4,000	4,000	5,310	1,310
Mechanical permits	11,080	18,055	22,487	33,260	15,000	15,000	23,881	8,881
Plumbing permits	20,670	34,552	39,838	49,970	30,000	30,000	25,828	(4,172)
Development permits/fees	85,200	89,290	79,553	14,470	10,000	10,000	48,816	38,816
Final plat	925	-	-	-	-	-	-	-
Grading/erosion permits	2,700	2,700	4,350	5,454	7,500	7,500	2,380	(5,120)
Demo permits	1,300	1,000	1,100	1,400	1,200	1,200	900	(300)
Animal licenses	4,748	4,411	3,094	3,636	4,700	4,700	4,051	(649)
Encroachment fees	62,134	-	-	-	-	-	-	-
Rodeo contract fees	129,037	145,348	75,415	285,902	150,000	150,000	283,137	133,137

continued…

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2023 (continued)

	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Original Budget	FY2023 Amended Budget	FY2023 Actual	Variance with Final Budget
Intergovernmental Revenue								
Department of Justice Grant	2,850	2,898	-	2,428	-	-	2,365	2,365
Homeland Security Grant	19,826	19,997	-	-	-	-	-	-
State grant - tobacco compliance	1,360	2,635	2,550	3,825	5,100	5,100	5,440	340
State grant - alcohol compliance	4,930	5,950	5,525	6,375	5,100	5,100	6,375	1,275
State grant - EUDL	4,025	2,862	3,091	3,763	2,006	2,006	1,705	(301)
State grants - police	25,399	9,956	8,997	9,717	6,500	6,500	9,989	3,489
Opioid Settlement Funds	-	-	-	-	-	36,703	-	(36,703)
SLIB - Coronavirus Relief Funds	-	-	4,569,697	-	-	-	-	-
4% state sales tax	7,994,677	7,935,216	9,337,936	11,565,828	12,563,982	12,563,982	11,817,567	(746,415)
4% state use tax	643,936	632,818	1,006,343	913,084	1,008,485	1,008,485	1,032,546	24,061
Gasoline tax	487,356	463,352	440,152	459,627	417,017	417,017	471,933	54,916
Cigarette tax	23,563	21,524	19,843	19,347	19,575	19,575	18,585	(990)
Severance tax	356,362	356,362	355,797	387,321	355,797	355,797	390,457	34,660
Federal mineral royalties	543,460	547,574	549,950	544,422	549,950	549,950	538,701	(11,249)
Lottery distribution	66,253	31,198	34,326	27,584	30,000	30,000	61,025	31,025
County - split on joint departments	268,631	366,979	329,940	343,426	524,501	532,983	429,350	(103,633)
Victim witness grant	141,531	135,949	117,186	124,254	90,925	90,925	89,348	(1,577)
Charges for Services								
Special police services - airport	502,462	531,000	553,635	523,677	595,000	595,000	604,081	9,081
Special police services - SRO	65,000	65,000	65,000	65,000	65,000	65,000	65,000	-
Special police services - other	15,448	29,841	12,761	13,691	25,000	45,000	38,949	(6,051)
Alarm bond income	-	3,850	3,675	17,095	2,000	2,000	16,185	14,185
Public Safety Education	5,653	-	-	-	-	-	-	-
VIN inspections	13,976	10,632	13,495	13,740	14,000	14,000	13,900	(100)
Plan review fees	16,525	9,239	13,313	41,014	22,000	22,000	33,780	11,780
Cemetery fees	3,680	3,620	5,629	8,432	3,000	3,000	4,440	1,440
Fines & Forfeitures								
Parking tickets	293,135	191,506	216,089	222,755	210,000	210,000	265,455	55,455
Summons & complaints	183,240	141,244	116,710	145,657	165,000	165,000	201,452	36,452
Restitutions	-	-	-	-	-	-	-	-
Miscellaneous Revenue								
Interest and investment earnings (loss)	229,797	272,681	31,270	(179,961)	245,000	245,000	620,649	375,649
Animal shelter equipment rentals	9,581	10,223	6,506	13,015	10,225	10,225	9,143	(1,082)
DUI Impact Panel	5,250	4,045	2,775	3,415	5,016	5,016	2,765	(2,251)
Parking Garage rental	86,420	110,434	64,839	67,463	61,921	61,921	48,473	(13,448)
South Park rental	-	-	4,112	24,444	25,176	25,176	38,033	12,857
Miscellaneous Reimbursement	14,164	10,714	9,396	13,551	8,000	8,000	18,437	10,437
Insurance reimbursement	-	10,015	-	-	-	-	-	-
Snow King Lease	22,294	75,257	77,430	112,966	141,536	141,536	96,196	(45,340)
Park & Mainteance Lease	-	-	-	7,567	-	-	-	-
Vertical Harvest Lease	-	33,481	24,115	36,649	33,252	33,252	31,195	(2,057)
Lease agreement - fairgrounds	28,936	28,822	29,236	29,862	29,797	29,797	18,879	(10,918)
Miscellaneous revenue	13,191	36,656	16,418	35,354	10,000	31,000	(24,473)	(55,473)
Cash over/(short)	(1,152)	(1,600)	(40)	393	-	-	193	193

continued…

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2023 (continued)

	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Original Budget	FY2023 Amended Budget	FY2023 Actual	Variance with Final Budget
Other Financing Sources								-
Sale of capital assets	5,000	-	-	-	-	-	-	-
Interfund Transfers								
Indirect cost allocations - Utilities	971,962	1,252,724	878,626	1,137,860	1,687,030	1,763,499	1,450,224	(313,275)
Indirect cost allocations - START Bus	53,865	101,230	80,307	96,406	120,355	128,601	114,345	(14,256)
SRF - Animal Care	26,099	70,535	16,157	28,801	55,000	58,713	58,713	-
Indirect cost allocations - Employee Housing	-	112,026	-	73,964	85,027	90,066	86,109	(3,957)
Capital Fund - Vertical Harvest	-	24,512	-	-	-	-	-	-
Capital Fund - Snow King	-	49,126	-	-	-	-	-	-
Capital Fund - 2016 SPET	-	1,483,804	-	-	-	-	-	-
Internal Service - Cental Equip.	-	200,000	-	-	-	-	-	-
Internal Service - Employee Insurance	-	450,000	-	-	184,855	184,855	184,855	-
Total revenues and other sources	22,401,748	24,549,198	30,814,541	30,300,002	33,258,796	33,517,462	32,530,426	(987,036)
Expenditures and other uses - summary:								
General government	4,497,611	4,841,692	4,653,405	5,525,379	6,907,512	7,326,169	6,444,602	(881,567)
Public safety	7,474,592	7,550,462	7,005,693	8,494,839	9,913,283	10,488,544	9,498,218	(990,326)
Public works	2,648,500	2,464,442	2,019,428	2,624,006	3,222,247	3,331,842	3,075,623	(256,219)
Health & welfare	699,172	792,600	855,452	1,016,476	1,321,307	1,321,307	1,216,307	(105,000)
Community development	270,716	244,311	216,047	280,703	423,450	453,450	352,002	(101,448)
Recreation and culture	1,215,426	1,682,484	1,653,806	1,395,720	1,027,660	1,028,691	1,003,087	(25,604)
General unallocated	185,219	250,110	1,846,438	224,150	1,599,268	734,054	320,001	(414,053)
Transfers out and other uses	5,042,398	4,313,908	3,838,927	7,805,686	17,157,983	17,323,640	16,773,598	(550,042)
Total expenditures and other uses	22,033,634	22,140,009	22,089,196	27,366,959	41,572,710	42,007,697	38,683,438	(3,324,259)
Expenditures and other uses - divisions:								
General government								
Mayor & town council	316,678	358,525	364,624	354,171	413,833	418,833	385,957	(32,876)
Town attorney	582,362	355,297	293,206	465,634	580,125	659,484	610,517	(48,967)
Municipal judge	233,621	258,981	250,249	269,039	294,552	310,900	305,625	(5,275)
Administration	260,373	563,469	267,042	287,774	514,148	557,424	403,528	(153,896)
Personnel & town clerk	639,854	623,557	618,089	769,632	889,638	948,859	901,097	(47,762)
Finance	578,609	609,424	594,717	628,498	695,330	741,218	710,489	(30,729)
Information technology	513,558	525,291	570,087	766,739	918,763	972,959	911,188	(61,771)
Community Development	-	-	405,444	499,236	933,825	943,049	592,439	(350,610)
Planning	818,305	943,219	655,211	854,083	892,445	920,009	895,269	(24,740)
Town facilities	554,251	603,929	634,736	630,573	774,853	853,434	728,493	(124,941)
Public safety								
Police								
Police - administration	555,452	564,775	424,049	598,896	702,763	731,716	696,855	(34,861)
Police - investigation	414,660	379,245	383,117	535,941	708,737	732,221	583,103	(149,118)
Police - patrol	3,052,579	3,099,207	2,904,575	3,289,605	3,695,011	3,946,923	3,636,912	(310,011)
Police - community service	481,358	540,977	353,652	545,887	746,624	774,838	644,795	(130,043)
Police - special operations	22,706	15,821	11,146	14,923	25,300	25,300	13,917	(11,383)

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Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2023 (continued)

	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Original Budget	FY2023 Amended Budget	FY2023 Actual	Variance with Final Budget
Fire/EMS (county service)	1,707,904	1,782,914	1,620,890	2,033,998	1,884,930	2,056,855	1,820,776	(236,079)
Emergency Management (county service)	-	-	-	-	84,767	84,767	65,953	(18,814)
Dispatch (county service)	312,310	276,159	435,299	367,173	805,802	805,802	805,802	-
Victim services	295,908	284,967	257,006	355,737	355,288	388,364	345,592	(42,772)
Animal shelter/control	238,688	234,188	240,690	321,143	418,035	439,765	403,933	(35,832)
Building inspections	393,027	372,209	375,269	431,536	486,026	501,993	480,580	(21,413)
Public works								
Administration	233,011	312,652	309,555	333,694	374,782	412,057	397,729	(14,328)
Streets	1,943,289	1,644,421	1,283,879	1,682,637	2,077,515	2,112,423	1,889,596	(222,827)
Town engineer	437,127	466,491	395,831	562,756	690,797	728,209	719,484	(8,725)
Public works yard operations	35,073	40,878	30,163	44,919	79,153	79,153	68,814	(10,339)
Community health & human services								
Community health & human services	699,172	792,600	855,452	1,016,476	1,321,307	1,321,307	1,216,307	(105,000)
Community initiatives								
Community initiatives	270,716	244,311	216,047	280,703	423,450	453,450	352,002	(101,448)
Affordable Housing (county service)	-	-	4,977	-	-	-	-	-
Recreation and culture								
Parks & recreation (county service)	1,202,171	1,596,822	1,561,681	1,328,325	952,569	952,569	935,219	(17,350)
Pathways operations (county service)	-	70,613	78,941	41,544	48,162	48,162	46,796	(1,366)
Memorial park (cemetery)	13,255	15,049	13,184	25,851	26,929	27,960	21,072	(6,888)
General unallocated								
Town-wide services	185,219	250,110	1,846,438	224,150	1,599,268	734,054	320,001	(414,053)
Transfers out and other uses								
Transfers out	5,042,398	4,313,908	3,838,927	7,805,686	17,157,983	17,323,640	16,773,598	(550,042)
Total expenditures & other uses	$ 22,033,634	$ 22,140,009	$ 22,094,173	$ 27,366,959	$ 41,572,710	$ 42,007,697	$ 38,683,438	$ (3,324,259)
Revenue over/(under) expenditures	$ 368,114	$ 2,409,189	$ 8,720,368	$ 2,933,043	$ (8,313,914)	$ (8,490,235)	$ (6,153,012)	$ 2,337,223

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Statistical Section



TOWN OF JACKSON
WYOMING

Statistical Information

(unaudited)

The Statistical Section is included to provide financial statement users with additional historical perspective, context, and detail for them to use in evaluating the information contained within the financial statements, notes to the financial statements, and required supplementary information with the goal of providing the user a better understanding of the Town's economic condition.

Contents

Financial Trends
These schedules contain information to help the reader understand how the Town's financial performance and well-being have changed over time.

Revenue capacity
These schedules contain information to help the reader assess the Town's most significant local revenue sources.

Debt capacity
These schedules contain information to help the reader assess the affordability of the Town's current levels of outstanding debt and the Town's ability to issue additional debt in the future.

Demographic and economic information
These schedules offer demographic and economic indicators to help the reader understand the environment within which the Town's financial activities take place.

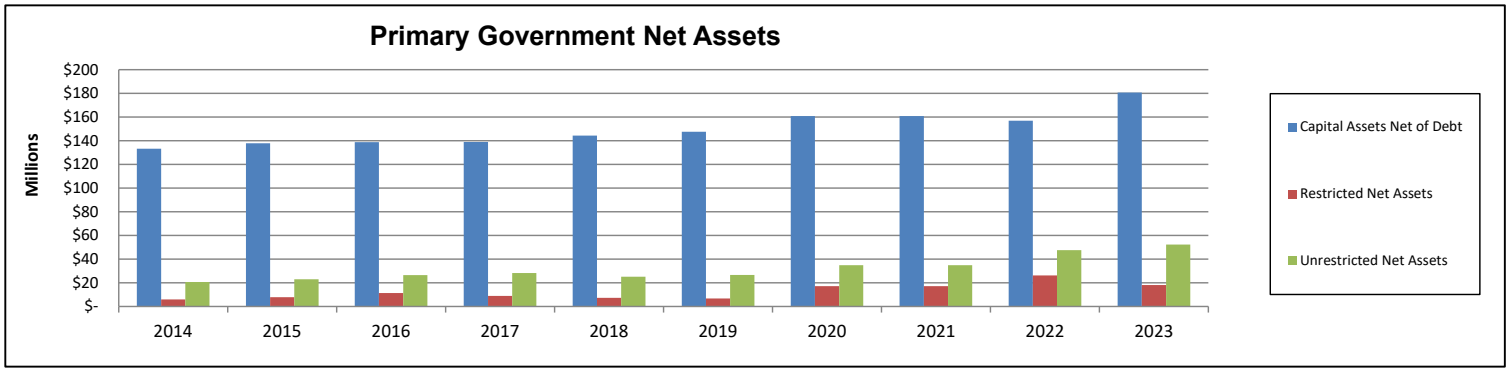
Operating information
These schedules contain service and infrastructure data to help the reader understand how the information in the Town's financial report relates to the services the Town provides and activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

Net Position by Component
Last Ten Fiscal Years

(accrual basis of accounting)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Governmental activities										
Net investment in capital assets	$ 91,322,703	$ 101,175,653	$ 106,023,911	$ 106,646,780	$ 105,795,420	$ 109,737,679	$ 113,181,522	$ 126,830,028	$ 123,558,471	$ 147,278,595
Restricted	7,132,056	5,920,619	7,789,841	11,316,514	8,916,903	7,273,639	6,740,555	17,181,407	26,238,326	18,054,440
Unrestricted	14,508,265	11,417,347	13,092,266	15,638,037	16,861,903	13,844,683	15,294,640	22,686,916	34,346,735	38,726,212
Total governmental net position	$ 112,963,024	$ 118,513,619	$ 126,906,018	$ 133,601,331	$ 131,574,226	$ 130,856,001	$ 135,216,717	$ 166,698,351	$ 184,143,532	$ 204,059,247
Business-type activities										
Net investment in capital assets	$ 31,886,646	$ 32,083,337	$ 31,865,621	$ 32,189,229	$ 33,156,018	$ 34,620,007	$ 34,460,583	$ 33,969,185	$ 33,432,536	$ 33,465,147
Unrestricted	8,585,533	9,246,040	9,856,281	10,796,082	11,325,149	11,285,398	11,343,980	12,186,286	13,120,147	13,542,349
Total business-type net position	$ 40,472,179	$ 41,329,377	$ 41,721,902	$ 42,985,311	$ 44,481,167	$ 45,905,405	$ 45,804,563	$ 46,155,471	$ 46,552,683	$ 47,007,496
Primary government										
Net investment in capital assets	$ 133,258,990	$ 137,889,532	$ 138,836,009	$ 138,951,438	$ 144,357,686	$ 147,642,105	$ 160,799,213	$ 160,799,213	$ 156,991,007	$ 180,743,742
Restricted	5,920,619	7,789,841	11,316,514	8,916,903	7,273,639	6,740,555	17,181,407	17,181,407	26,238,326	18,054,440
Unrestricted	20,663,387	22,948,547	26,434,119	28,187,052	25,130,081	26,638,620	34,873,202	34,873,202	47,466,882	52,268,561
Total primary government net position	$ 159,842,996	$ 168,627,920	$ 176,586,642	$ 176,055,393	$ 176,761,406	$ 181,021,280	$ 212,853,822	$ 212,853,822	$ 230,696,215	$ 251,066,743



Changes in Net Position
Last Ten Fiscal Years

(accrual basis of accounting)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Expenses										
Governmental activities:										
General government	$ 8,686,647	$ 4,110,441	$ 4,307,459	$ 5,053,033	$ 5,678,127	$ 5,056,561	$ 6,313,524	$ 6,679,176	$ 6,684,116	$ 7,109,167
Public safety	5,850,883	5,916,729	6,414,964	6,822,421	7,318,186	8,229,288	8,394,860	9,066,521	9,535,325	11,910,706
Public works	6,505,233	4,901,706	4,949,198	6,395,396	10,303,854	6,888,180	5,384,535	4,683,862	5,191,777	6,009,580
Transit	3,725,168	4,125,077	4,805,587	5,535,770	5,290,455	6,191,251	6,293,288	6,544,295	7,828,576	10,412,575
Health and welfare	509,253	480,463	508,912	563,412	686,098	706,878	801,509	948,974	1,025,496	1,231,374
Community development	310,600	244,842	248,337	1,385,406	199,559	1,625,530	677,156	839,521	835,500	1,490,139
Recreation and culture	1,508,047	1,667,838	1,839,978	2,217,404	2,457,190	2,537,041	3,853,282	2,602,832	2,691,991	2,191,905
Interest on long-term debt	-	-	6,187	4,703	4,463	4,223	3,981	3,738	30,268	54,993
Total governmental activities expenses	27,095,831	21,447,096	23,080,622	27,977,545	31,937,932	31,238,952	31,722,134	31,368,918	33,823,049	40,410,440
Business-type activities										
Water utility	2,067,201	1,592,691	2,036,913	1,740,216	1,621,429	1,757,922	2,130,666	1,985,319	1,971,891	2,151,531
Sewer utility	2,069,849	1,932,052	2,004,888	2,098,112	2,222,045	2,246,098	2,463,348	2,475,726	2,403,170	2,931,407
Total business-type activities expenses	4,137,050	3,524,743	4,041,801	3,838,328	3,843,474	4,004,020	4,594,014	4,461,045	4,375,061	5,082,938
Total primary government expenses	$ 31,232,881	$ 24,971,839	$ 27,122,423	$ 31,815,873	$ 35,781,406	$ 35,242,972	$ 36,316,148	$ 35,829,963	$ 38,198,110	$ 45,493,378
Program Revenues										
Governmental activities:										
Charges for services:										
General government	$ 716,553	$ 780,071	$ 819,309	$ 850,420	$ 899,062	$ 935,436	$ 962,103	$ 1,093,083	$1,320,302	$ 1,450,143
Public safety	1,206,537	1,296,034	1,301,381	1,422,288	1,514,805	1,647,139	1,427,811	1,726,332	1,936,713	1,897,349
Public works	20,000	20,000	20,000	15,600	26,200	86,420	110,434	64,839	45,481	69,786
Transit	772,191	678,810	729,631	740,128	795,204	838,815	823,409	582,323	619,036	710,323
Community development	26,455	53,882	222,456	442,182	59,292	268,168	353,656	909,303	917,818	1,357,220
Recreation and culture	107,796	142,553	200,032	176,205	152,469	227,461	295,506	311,514	573,020	508,343
Operating grants and contributions	2,591,048	2,986,023	3,013,339	2,862,202	2,824,371	3,494,454	5,022,541	9,652,418	3,700,869	6,316,912
Capital grants and contributions	1,635,739	11,594,461	7,686,547	4,910,191	1,848,629	1,135,374	3,305,984	17,450,768	1,180,351	8,222,615
Total governmental activities program revenues	7,076,319	17,551,834	13,992,695	11,419,216	8,120,032	8,633,267	12,301,444	31,790,580	10,293,590	20,532,691
Business-type activities:										
Charges for services:										
Water utility	2,164,168	2,223,021	2,301,436	2,507,036	2,440,803	2,439,415	2,399,877	2,542,150	2,619,287	2,931,767
Sewage utility	2,119,673	2,233,714	2,223,393	2,706,187	3,346,813	2,386,369	2,324,676	2,405,983	2,373,240	2,524,540
Operating grants and contributions	-	-	-	-	-	-	-	112,265	119,048	16,313
Capital grants and contributions	561,542	784,191	603,896	756,633	589,382	1,306,532	768,934	604,925	897,205	1,174,196
Total business-type activities program revenues	4,845,383	5,240,926	5,128,725	5,969,856	6,376,998	6,132,316	5,493,487	5,665,323	6,008,780	6,646,816
Total primary government program revenues	$ 11,921,702	$ 22,792,760	$ 19,121,420	$ 17,389,072	$ 14,497,030	$ 14,765,583	$ 17,794,931	$ 37,455,903	$ 16,302,370	$ 27,179,507

(continued)

Changes in Net Position
Last Ten Fiscal Years

(accrual basis of accounting)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Net (expense)/revenue										
Governmental activities	$(20,019,512)	$ (3,895,262)	$ (9,087,927)	$(16,558,329)	$(23,817,900)	$(22,605,685)	$(19,420,690)	$ 421,662	$(23,529,459)	$(19,877,749)
Business-type activities	708,333	1,716,183	1,086,924	2,131,528	2,533,524	2,128,296	899,473	1,204,278	1,633,719	1,563,878
Total primary government net expense	$(19,311,179)	$ (2,179,079)	$ (8,001,003)	$(14,426,801)	$(21,284,376)	$(20,477,389)	$(18,521,217)	$ 1,625,940	$(21,895,740)	$(18,313,871)
General Revenues and Other Changes in Net Assets										
Governmental activities:										
Taxes										
Local option sales taxes	$ 4,465,982	$ 4,849,944	$ 5,405,087	$ 5,674,051	$ 6,034,163	$ 6,672,712	$ 7,317,316	$ 7,639,569	$10,179,620	$ 10,505,372
Specific purpose excise taxes	1,114,472	5,469,635	263,388	3,500,000	6,000,000	2,760,205	1,705,957	9,887,529	6,185,931	7,617,460
Lodging tax	551,335	608,316	741,447	826,514	920,924	1,066,481	1,123,675	1,198,988	1,708,272	1,820,925
Franchise taxes	506,121	547,627	568,480	570,053	554,419	610,800	603,082	574,636	637,102	652,950
Property taxes	-	-	-	-	-	-	-	-	280,131	407,834
Unrestricted grants and contributions	7,277,888	7,800,311	8,250,135	8,609,190	9,179,321	9,953,969	10,724,659	11,074,738	14,260,640	14,760,164
Investment earnings (loss)	58,502	28,904	39,191	64,292	64,633	279,679	707,427	97,191	(353,778)	1,792,501
Other	265,463	1,725,023	255,439	215,577	1,221,827	138,043	334,362	175,874	547,514	793,060
Gain on sale of capital assets	-	-	-	72,308	44,168	(194,466)	60,380	(467,991)	-	-
Transfers	979,264	749,792	646,921	724,698	897,950	919,164	1,204,548	879,438	1,144,664	1,443,198
Total governmental activities	15,219,027	21,779,552	16,170,088	20,256,683	24,917,405	22,206,587	23,781,406	31,059,972	34,590,096	39,793,464
Business-type activities										
Investment earnings (loss)	53,910	16,978	12,219	22,313	24,831	107,943	204,233	24,108	(91,843)	334,133
Proceeds from disp of capital assets	-	45,000	-	7,986	5,000	(300,675)	-	1,961	-	-
Transfers	(693,546)	(979,264)	(749,792)	(724,698)	(897,950)	(919,164)	(1,204,548)	(879,438)	(1,144,664)	(1,443,198)
Total business-type activities	(639,636)	(917,286)	(737,573)	(694,399)	(868,119)	(1,111,896)	(1,000,315)	(853,369)	(1,236,507)	(1,109,065)
Total primary government	$ 14,579,391	$ 20,862,266	$ 15,432,515	$ 19,562,284	$ 24,049,286	$ 21,094,691	$ 22,781,091	$ 30,206,603	$ 33,353,589	$ 38,684,399
Changes in Net Position										
Governmental activities	$ (4,800,485)	$ 17,884,290	$ 7,082,161	$ 3,698,354	$ 1,099,505	$ (399,098)	$ 4,360,716	$ 31,481,634	$ 11,060,637	$ 19,915,715
Business-type activities	68,697	798,897	349,351	1,437,129	1,665,405	1,016,400	(100,842)	350,909	397,212	454,813
Total primary government	$ (4,731,788)	$ 18,683,187	$ 7,431,512	$ 5,135,483	$ 2,764,910	$ 617,302	$ 4,259,874	$ 31,832,543	$ 11,457,849	$ 20,370,528

Fund Balances of Governmental Funds
Last Ten Fiscal Years

(modified accrual basis of accounting)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General Fund										
Nonspendable	$ -	$ -	$ 1,098	$ -	$ 13,016	$ 1,803	$ 610	$ 4,171	$56,195	$ 4,537
Restricted	22,157	14,988	13,942	12,866	10,015	7,722	14,966	12,991	12,949	13,732
Assigned	-	-	791,534	776,179	-	-	4,813,042	4,813,042	8,313,914	4,035,491
Unassigned	5,428,613	7,034,764	6,677,726	6,861,845	8,306,685	8,673,764	7,330,238	13,190,266	16,496,667	14,672,953
Total general fund	$ 5,450,770	$ 7,049,752	$ 7,484,300	$ 7,650,890	$ 8,329,716	$ 8,683,289	$ 12,158,856	$ 18,020,470	$ 24,879,725	$ 18,726,713
All other governmental funds										
Nonspendable	$ -	$ -	$ -	$ -	$ 312,453	$ 32,850	$ 47,708	$ -	$ 143,568	$ 9,714
Restricted	6,166,340	4,648,284	7,775,899	11,303,648	8,906,888	7,265,917	6,725,589	17,168,416	26,225,377	18,040,708
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	6,965,079	5,157,077	5,855,660	9,403,694	11,365,255	8,103,836	7,542,458	9,156,019	13,383,266	24,271,284
Unassigned	-	-	-	-	-	-	-	-	-	-
Total all other governmental funds	$ 13,131,419	$ 9,805,361	$ 13,631,559	$ 20,707,342	$ 20,584,596	$ 15,402,603	$ 14,315,755	$ 26,324,435	$ 39,752,211	$ 42,321,706

Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years

(modified accrual basis of accounting)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Revenues										
General Taxes	$ 11,475,522	$ 6,978,402	$ 10,570,617	$ 13,509,506	$ 11,110,198	$ 8,782,398	$ 10,750,030	$ 19,300,721	$18,985,845	$ 21,004,541
Licenses and permits	991,008	1,071,762	1,264,994	1,607,645	1,240,704	1,647,948	1,580,191	2,455,825	2,865,788	3,087,270
Intergovernmental	22,891,132	18,386,121	14,998,295	14,214,075	13,958,627	14,563,184	16,205,670	25,274,977	18,740,844	27,957,338
Loan proceeds	-	1,000,000	-	-	-	-	-	-	-	-
Charges for services	1,325,232	1,251,799	1,323,258	1,344,767	1,431,265	1,461,559	1,476,592	1,249,832	1,301,686	1,486,659
Fines and forfeitures	278,420	347,687	417,750	399,860	442,861	476,375	332,750	332,799	368,412	466,907
Investment earnings (loss)	22,768	32,985	53,332	57,303	255,877	628,905	643,732	93,026	(326,370)	1,701,929
Contributions and donations	424,940	3,098	929,248	16,390	14,515	11,624	15,190	2,877	85,519	-
Other revenues	649,645	979,737	983,549	1,777,551	982,044	1,508,337	1,901,975	2,170,342	1,211,412	2,475,725
Total revenues	38,058,667	30,051,591	30,541,043	32,927,097	29,436,091	29,080,330	32,906,130	50,880,399	43,233,136	58,180,369
Expenditures										
General government	3,036,390	3,534,381	3,632,019	3,987,214	4,974,937	10,944,585	6,508,680	(4,960,967)	7,712,212	8,743,577
Public Safety	5,328,659	5,899,946	6,380,206	6,286,411	6,642,881	7,501,987	7,567,533	7,017,455	8,495,559	9,753,290
Public Works	4,691,057	3,253,276	2,353,946	3,536,686	8,624,864	1,284,270	2,464,442	2,019,428	2,624,006	3,075,623
Transit	3,037,411	3,079,970	3,344,042	3,921,002	3,784,604	4,502,359	4,878,614	4,632,674	6,164,585	8,417,491
Health and welfare	470,400	470,705	505,165	556,095	675,838	699,172	792,600	855,452	1,016,476	1,216,307
Community development	287,666	239,971	246,693	2,474,831	439,691	586,900	528,250	815,358	826,883	790,192
Culture and recreation	1,209,360	1,439,145	1,609,805	1,668,173	1,531,158	976,381	1,682,484	1,653,806	1,751,776	1,552,604
Other	997,313	277,691	107,825	192,277	234,676	185,219	197,558	1,793,886	171,598	267,449
Capital outlay	15,510,364	14,278,496	7,231,748	3,909,932	2,687,974	7,821,069	7,307,746	19,359,896	1,865,677	29,981,614
Debt service										
Principal	-	-	47,552	47,790	48,029	48,269	48,510	48,748	103,869	208,043
Interest	-	-	5,000	4,762	4,523	4,283	4,042	3,799	30,268	53,800
Total all other governmental funds	34,568,620	32,473,581	25,464,001	26,585,173	29,649,175	34,554,494	31,980,459	33,239,535	30,762,909	64,059,990
Excess (deficiency) of revenues over (under) expenditures	3,490,047	(2,421,990)	5,077,042	6,341,924	(213,084)	(5,474,164)	925,671	17,640,864	12,470,227	(5,879,621)
Other financing sources (uses)										
Transfers in	5,517,142	5,292,803	5,287,131	5,749,001	6,013,896	7,525,238	9,536,485	4,887,523	9,459,975	21,233,412
Transfers out	(4,917,350)	(4,645,882)	(4,742,533)	(4,851,051)	(5,244,732)	(6,884,494)	(8,081,937)	(4,658,085)	(8,390,311)	(19,637,523)
Sale of capital assets	-	48,000	-	2,500	-	5,000	8,500	-	-	-
Leases issued	-	-	-	-	-	-	-	-	362,593	700,215
Total other financing sources (uses)	599,792	694,921	544,598	900,450	769,164	645,744	1,463,048	229,438	1,432,257	2,296,104
Net change in fund balances	$ 4,089,839	$ (1,727,069)	$ 5,621,640	$ 7,242,374	$ 556,080	$ (4,828,420)	$ 2,388,719	$ 17,870,302	$ 13,902,484	$ (3,583,517)
Debt service as % of noncapital expenditures	0.0%	0.0%	0.3%	0.2%	0.2%	0.2%	0.2%	0.4%	0.5%	0.8%

Tax Revenues by Source
Last Ten Fiscal Years

(modified accrual basis of accounting)

Year	1% Local Sales and Use Tax (1)	Franchise Tax (2)	Specific Purpose Excise Tax (3)	Lodging Tax (4)	Property Tax (5)	Total	Unrealized Property Tax Revenue (6)
2014	$ 4,939,741	$ 547,627	$ 5,469,635	$ 608,316	$ -	$ 11,565,319	$ 1,810,959
2015	5,461,228	568,480	263,388	741,447	-	7,034,543	1,994,413
2016	5,769,899	570,052	3,500,000	826,514	-	10,666,465	2,082,552
2017	6,097,721	554,419	6,000,000	920,924	-	13,573,064	2,382,431
2018	6,915,160	610,800	2,760,205	1,066,481	-	11,352,646	2,950,203
2019	7,080,347	584,271	-	1,128,200	-	8,792,818	3,579,982
2020	6,647,468	603,082	1,273,916	1,123,675	-	9,648,141	3,830,413
2021	9,446,627	574,635	11,045,364	1,198,988	-	22,265,614	4,075,437
2022	10,179,620	637,102	6,180,720	1,708,272	208,131	18,913,845	5,957,529
2023	10,505,372	652,949	7,617,460	1,820,925	407,834	21,004,540	6,824,633
Change 2014-2023	112.7%	19.2%	39.3%	199.3%	---	81.6%	276.9%

Notes: (1) The local option sales and use tax is divided between the General and Capital Projects funds.
(2) Franchise fees are approxiamtely 5% of gross revenues for gas, electric, cable, telephone, cell phone towers and trash collection.
(3) Specific Purpose Excise Taxes are restricted to specific voter approved projects.
(4) The lodging tax consists of 10% general use revenue and 30% visitor impact revenue.
(5) The Town began assessing 0.5 mills in FY2021. Based on timing of collections, intital revenues were recoginized in FY2022.
(6) The property tax revenue that could be raised by levying remaining 7.5 mills on the town's assessed valuation.

Source: Administration and Finance

Unrestricted State Intergovernmental Revenues
Last Ten Fiscal Years

(modified accrual basis of accounting)

Year	4% Sales & Use Tax (1)	Gasoline Tax (2)	Cigarette Tax (3)	Severance Tax (4)	Mineral Royalties	Backfill, Over-the-cap etc.	Total
2014	$ 5,990,745	$ 425,602	$ 42,171	$ 357,496	$ 483,765	$ 543,424	$ 7,843,203
2015	6,632,974	491,774	40,152	356,958	493,106	805,858	8,820,822
2016	7,043,609	479,966	39,979	357,356	508,641	697,011	9,126,562
2017	7,456,089	461,841	36,572	357,244	517,079	209,386	9,038,211
2018	8,287,032	462,917	24,933	356,615	519,831	35,808	9,687,136
2019	8,638,613	487,356	23,563	356,362	543,460	-	10,049,354
2020	8,568,034	463,352	21,524	356,362	547,574	-	9,956,846
2021	10,344,279	440,152	19,843	355,797	549,950	272,411	11,982,432
2022	12,478,912	459,627	19,347	387,321	544,422	53,796	13,943,425
2023	12,850,113	471,933	18,585	390,457	538,701	-	14,269,789
Change 2014-2023	114.5%	10.9%	-55.9%	9.2%	11.4%	-100.0%	81.9%

Notes: (1) As of June 30, 2004, the 4% state sales and use tax is distributed 69% to the state and 31% to cities, towns and counties. Of the 31%, 1% is distributed proportionately based on population and 30% is distributed proportionately based on the sales tax collected in each county.

(2) The gasoline tax is distributed 57.5% to the state, 13.5% and 14% to counties, and 15% to cities and towns. City and town distributions are based 75% on proportionate sales in cities and towns and 25% on proportionate populations for the same.

(3) The cigarette tax is distributed 33 1/3% to incorporated cities, towns, and counties proportionately to sales derived in each. The remaining 66 2/3% is distributed 38 1/4% to the state's general fund and the remaining 61 3/4% is distributed in the preceding manner.

(4) The severance tax distribution to cities and towns is 9.25% of the total in the state severance tax distribution tax account (up to $155,000,000) in proportion to population.

Source: Administration and Finance

Direct and Overlapping Governmental Activities Debt
As of June 30, 2023

(Unaudited)

Teton County assessed valuation	3,972,145,024
Town of Jackson assessed valuation	896,178,816
Town of Jackson percent of total	22.6%

Direct and overlapping debt governmental activity debt	Total Debt 6/30/2023 (1)	Percent Applicable	Town's Share of Debt 6/30/2023 (2)
Teton County	$ 2,117,703	22.6%	$ 477,787
Town of Jackson	612,863	100.0%	612,863
Total direct and overlapping governmental activities debt	$ 2,730,566		$ 1,090,650

Ratio to assessed valuations	
Direct debt	0.07%
Total direct and overlapping debt	0.12%

Notes: (1) Excludes enterprise revenue debt, specific purpose excise tax supported debt and lease obligations.

(2) Overlapping governments are those that coincide, at least in part, with geographic boundaries of the town. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the town. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire burden borne by residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, therefore responsible for repaying the debt, of each overlapping government.

Source: Administration and Finance
Teton County

Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

(modified accrual basis of accounting)

	Governmental Activities				Business-Type Activities					
Year	General Obligation Bonds	Revenue Bonds	Notes Payable	Lease Liability	Sewage Notes	Water Notes	Lease Liability	Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
2014	$ -	$ -	$ 300,000	$ -	$ -	$ 1,422,593	$ -	$ 1,722,593	0.04%	$ 170
2015	-	-	1,000,000	-	-	1,371,282	-	2,371,282	0.05%	227
2016	-	-	952,448	-	-	1,317,919	-	2,270,367	0.05%	216
2017	-	-	904,658	-	-	1,262,420	-	2,167,078	0.05%	206
2018	-	-	856,629	-	-	1,204,703	-	2,061,332	0.04%	196
2019	-	-	808,360	-	-	1,144,675	-	1,953,035	0.04%	187
2020	-	-	759,850	-	-	1,082,248	-	1,842,098	0.03%	174
2021	-	-	711,102	-	-	939,532	-	1,650,634	0.02%	153
2022	-	-	662,105	307,782	-	910,143	67,537	1,947,567	0.02%	180
2023	-	-	612,863	849,256	-	879,579	46,068	2,387,766	0.03%	223

Notes: (1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

Source: Administration and Finance

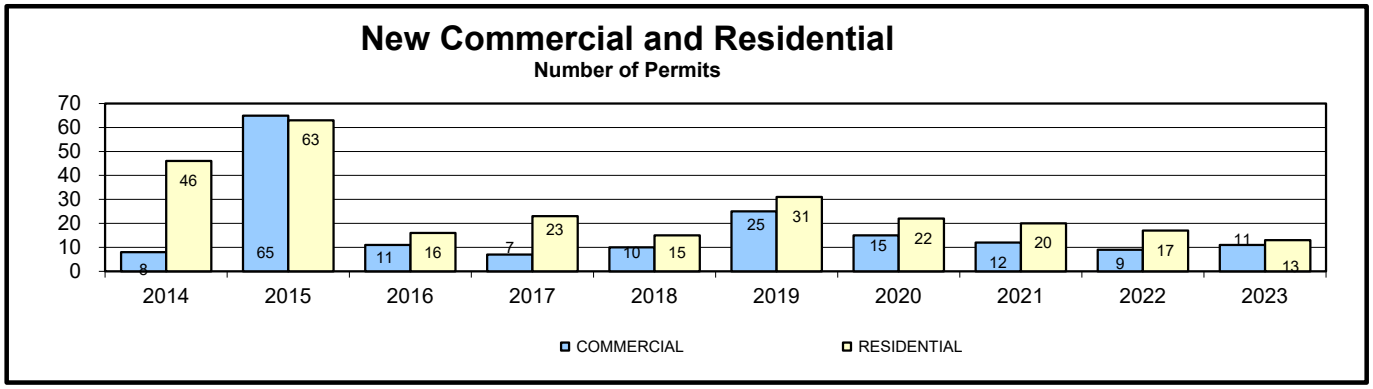
Legal Debt Margin Information
Last Ten Fiscal Years
(Unaudited)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Assessed market value	$ 220,971,568	$ 242,962,191	$ 254,621,491	$ 292,233,508	$ 363,311,972	$ 441,609,935	$ 473,008,636	$ 503,793,468	$ 762,827,959	$ 896,178,816
Total debt	$ 1,722,593	$ 2,371,282	$ 2,270,367	$ 2,167,078	$ 2,061,332	$ 1,953,035	$ 1,842,098	$ 1,650,634	$ 1,572,248	$ 1,492,442
Deductions:										
Debt -										
Notes payable	1,722,593	2,371,282	2,270,367	2,167,078	2,061,332	1,953,035	1,842,098	1,650,634	1,572,248	1,492,442
Revenue bonds	-	-	-	-	-	-	-	-	-	-
Debt service funds:										
Cash, securities, and restricted cash	-	-	-	-	-	-	-	-	-	-
Less amount applicable to excluded bonds	-	-	-	-	-	-	-	-	-	-
Total net debt applicable to debt limit	$ 1,722,593	$ 2,371,282	$ 2,270,367	$ 2,167,078	$ 2,061,332	$ 1,953,035	$ 1,842,098	$ 1,650,634	$ 1,572,248	$ 1,492,442
Debt limit is 4% of assessed value	$ 8,838,863	$ 9,718,488	$ 10,184,860	$ 11,689,340	$ 14,532,479	$ 17,664,397	$ 18,920,345	$ 20,151,739	$ 30,513,118	$ 35,847,153
Legal Debt Margin	$ 7,116,270	$ 7,347,206	$ 7,914,493	$ 9,522,262	$ 12,471,147	$ 15,711,362	$ 17,078,247	$ 18,501,105	$ 28,940,870	$ 34,354,711
Total net debt applicable to limit as a percentage of debt limit	19.5%	24.4%	22.3%	18.5%	14.2%	11.1%	9.7%	8.2%	5.2%	4.2%

Construction and Bank Deposits
Last Ten Years

(Unaudited)

Year	BUILDING PERMITS New Commercial	New Residential	All Other	Total	Bank Deposits Total	Percent Change
2014	8	46	91	145	1,641,183,000	12.3%
2015	65	63	12	140	1,716,884,000	4.6%
2016	11	16	86	113	1,786,820,000	4.1%
2017	7	23	86	116	2,019,822,000	13.0%
2018	10	15	76	101	2,206,469,000	9.2%
2019	25	31	76	132	2,212,607,000	0.3%
2020	15	22	80	117	2,719,327,000	22.9%
2021	12	20	158	190	3,813,011,000	40.2%
2022	9	17	84	110	4,021,496,000	5.5%
2023	11	13	189	213	3,059,062,000	-23.9%

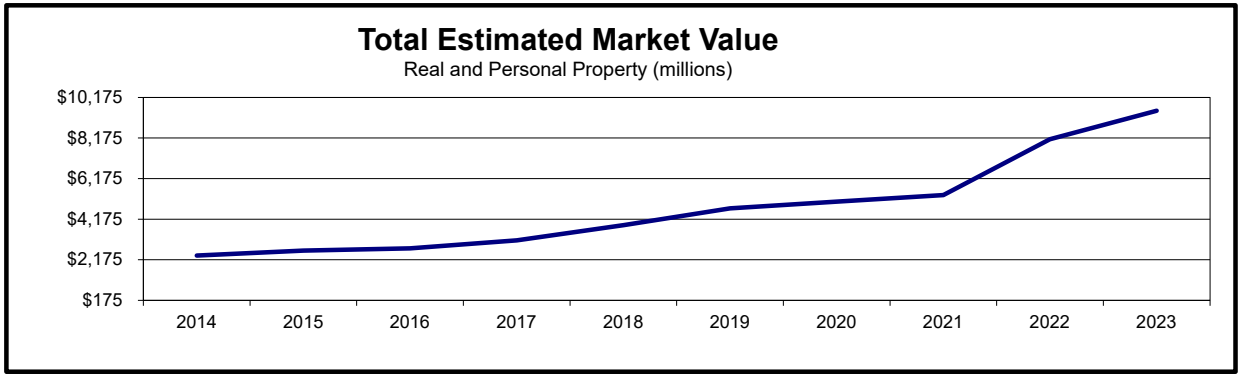


Source: Building Official, FDIC

Tax Capacity and Estimated Market Value of all Taxable Property
Last Ten Fiscal Years

(Unaudited)

Year	Real Property		Personal Property		Total		
	Assessed Value	Estimated Market Value	Assessed Value	Estimated Market Value	Assessed Value	Estimated Market Value	% of Market Value
2014	$ 220,971,568	$ 2,326,016,505	$ 5,398,300	$ 56,824,211	$ 226,369,868	$ 2,382,840,716	9.5%
2015	242,962,191	2,557,496,747	6,339,396	66,730,484	249,301,587	2,624,227,231	9.5%
2016	254,621,491	2,680,226,221	5,697,489	59,973,568	260,318,980	2,740,199,789	9.5%
2017	292,233,508	3,076,142,189	5,570,314	58,634,884	297,803,822	3,134,777,073	9.5%
2018	363,311,972	3,824,336,547	5,463,374	57,509,200	368,775,346	3,881,845,747	9.5%
2019	441,609,935	4,648,525,632	5,887,795	61,976,789	447,497,730	4,710,502,421	9.5%
2020	473,008,636	4,979,038,274	5,793,048	60,979,453	478,801,684	5,040,017,727	9.5%
2021	503,793,468	5,303,089,137	5,636,135	59,327,737	509,429,603	5,362,416,874	9.5%
2022	762,827,959	8,029,767,989	7,879,556	82,942,695	770,707,515	8,112,710,684	9.5%
2023	896,178,816	9,433,461,221	7,879,556	82,942,695	904,058,372	9,516,403,916	9.5%



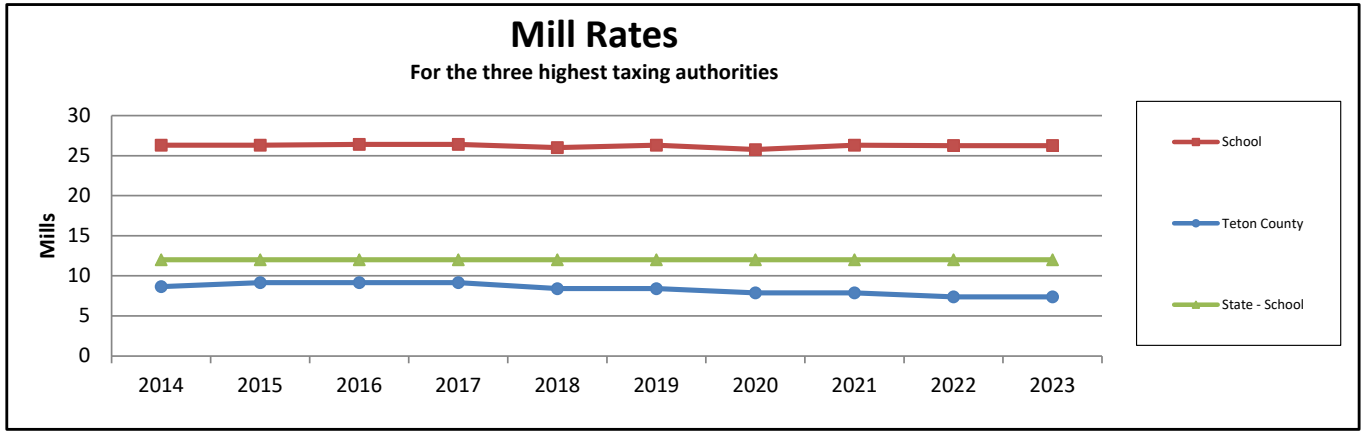
Note: State statutes gives the Town authority to levy taxes up to 8 mills (.008) on assessed valuation.

Source: Teton County Assessor

Property Tax Rates - All Direct and Overlapping Governments
Last Ten Fiscal Years

(Unaudited)

	Mill Rates							
Year	Town	School District	Teton County	State - School	County School	Hospital	Other	Total
2014	0.00	26.30	8.65	12.00	6.00	3.00	2.50	58.450
2015	0.00	26.30	9.15	12.00	6.00	3.00	1.90	58.350
2016	0.00	26.40	9.15	12.00	6.00	3.00	1.90	58.450
2017	0.00	26.40	9.15	12.00	6.00	3.00	1.90	58.454
2018	0.00	26.00	8.40	12.00	6.00	3.00	1.85	57.254
2019	0.00	26.30	8.40	12.00	6.00	3.00	1.85	57.554
2020	0.00	25.75	7.88	12.00	6.00	3.00	1.85	56.479
2021	0.50	26.30	7.88	12.00	6.00	3.00	1.80	57.479
2022	0.50	26.25	7.38	12.00	6.00	3.00	1.35	56.479
2023	0.50	26.25	7.38	12.00	6.00	3.00	1.60	56.729



Notes: State statutes gives the Town authority to levy taxes up to 8 mills (.008) on assessed valuation.

Source: Teton County Assessor

Taxable Sales by Major Business Class, Teton County
Last Ten Years

(Unaudited)

Category	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Ag., forestry, etc.	$ 353,500	$ 329,200	$ 409,200	$ 383,800	$ 389,800	$ 366,700	$ 309,200	$ 431,600	$ 383,800	$ 262,135
Mining	825,600	465,900	452,300	392,600	1,705,400	968,500	1,110,800	856,100	380,200	1,377,928
Utilities	39,012,500	36,962,000	37,227,500	39,389,600	40,618,700	42,633,300	43,625,100	59,969,200	46,211,200	51,589,730
Construction	24,011,300	25,784,200	27,366,900	31,836,500	32,260,200	25,004,500	24,962,500	8,466,800	34,367,000	42,607,467
Manufacturing	9,957,500	10,295,000	11,031,600	11,485,900	10,341,000	8,591,100	10,962,200	11,795,000	13,727,100	15,974,478
Wholesale trade	37,598,900	44,166,000	43,714,500	52,108,700	60,620,600	62,122,800	65,134,600	76,883,500	95,015,300	103,010,708
Retail trade	389,423,800	423,493,200	442,557,000	458,746,000	520,986,500	573,463,300	617,261,500	731,449,400	902,678,400	916,900,221
Transportation/warehouse	5,966,700	5,445,600	5,606,300	6,590,800	9,308,400	9,053,400	11,516,500	7,913,700	15,022,400	17,906,936
Information	23,751,000	24,693,000	24,145,500	21,657,600	19,100,000	19,543,100	20,524,800	17,097,800	19,959,400	17,835,875
Finance and insurance	440,900	551,700	519,900	409,400	831,200	755,300	845,900	664,100	274,900	408,045
Real estate, rental & lease	58,465,300	64,441,800	71,982,600	77,173,200	83,914,200	94,300,100	92,587,400	99,469,300	137,791,700	119,889,830
Professional & technical	12,658,400	13,153,500	12,068,800	11,412,700	11,676,400	11,880,800	10,040,700	12,784,300	15,474,600	14,237,638
Admin., support & waste	2,834,900	3,075,900	3,152,100	3,792,700	4,087,000	4,780,700	5,773,000	5,893,200	6,334,800	7,434,045
Educational services	76,000	191,900	219,000	147,700	190,000	160,600	141,100	193,800	272,200	375,090
Health and social assist	22,200	38,600	37,400	51,700	57,600	62,300	68,100	80,500	84,800	95,895
Arts, entertainment, & rec	7,170,600	5,245,200	8,034,900	8,691,500	9,956,700	10,770,200	11,167,200	10,661,300	14,676,800	11,527,656
Accommodations	392,452,000	455,795,000	478,702,300	507,754,400	568,346,900	590,100,200	569,051,000	546,221,800	800,853,700	787,667,054
Other services	25,837,100	28,067,100	29,798,500	30,930,500	33,544,000	35,680,100	33,618,700	34,700,000	40,907,700	41,312,001
Public administration	62,995,300	77,166,900	80,725,700	86,189,600	95,284,300	96,331,000	97,465,600	149,042,000	144,466,900	136,481,075
	$ 1,093,853,500	$ 1,219,361,700	$ 1,277,752,000	$ 1,349,144,900	$ 1,503,218,900	$ 1,586,568,000	$ 1,616,165,900	$ 1,774,573,400	$ 2,288,882,900	$ 2,286,893,807

Note: Sales are derived by dividing general purpose sales tax collections by the 1% local option sales tax rate in each industry classification.

Source: Wyoming Department of Revenue

Principal Employers
Current Year and Nine Years Ago
(Unaudited)

Employer	2023 Employees	Rank	Percentage of Total Employment	2014 Employees	Rank	Percentage of Total Employment
St. John's Hospital	850	1	4.67%	580	1	3.54%
Teton County School District	508	2	2.79%	482	2	2.94%
Teton County	310	3	1.70%	293	3	1.79%
Smith Food and Drug	190	4	1.04%	140	5	0.85%
Albertson's Food Center	153	5	0.84%	110	8	0.67%
Snow King Resort	145	6	0.80%	146	4	0.89%
Town of Jackson	158	7	0.87%	122	7	0.74%
Town Square Inns	125	8	0.69%	125	6	0.76%
The Wort Hotel	116	9	0.64%	96	10	0.59%
	2,555		14.05%	2,094		12.76%

Source: Administration and Finance

Note: The data, produced by survey, varies by the respondent providing the information. Data is only available for the last nine years.
Teton County Average Monthly Employment 18,186
Wyoming Dept. of Workforce Services http://doe.state.wy.us/LMI

Demographic and Economic Statistics
Last Ten Years

(Unaudited)

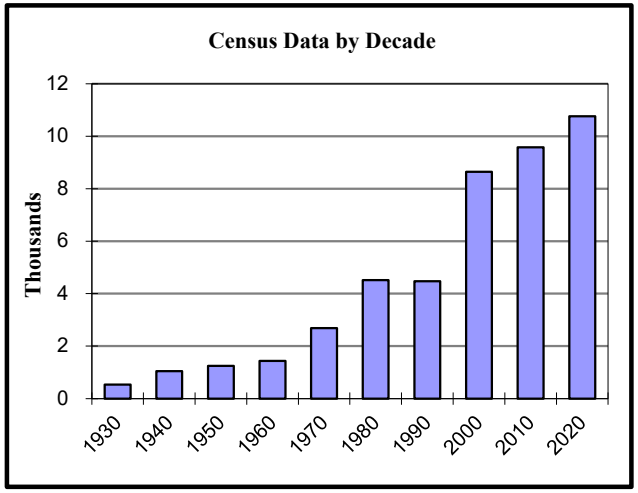
Year	Town of Jackson Population (1)	Teton County Unemploy-ment rate (2)	Teton County School Enrollment (3)	Teton County Personal Income (4) (thousands)	Teton County Per Capita Personal Income (5)	Education Level in Years of Formal Schooling	Teton County Median Age (1)
2014	10,135	3.5%	2,597	3,962,861	177,810	n/a	n/a
2015	10,449	2.9%	2,691	4,587,869	201,780	n/a	36
2016	10,523	2.6%	2,782	4,595,475	199,786	n/a	36
2017	10,529	2.2%	2,842	4,806,718	207,571	n/a	38
2018	10,532	2.4%	2,881	5,306,709	228,049	n/a	38
2019	10,429	2.3%	2,869	5,117,447	221,209	n/a	38
2020	10,559	9.4%	2,749	6,043,799	278,682	n/a	39
2021	10,760	3.9%	2,798	7,028,651	300,665	n/a	39
2022	10,849	2.2%	2,797	8,563,496	362,522	n/a	40
2023	10,698	1.7%	2,822	9,455,780	406,054	n/a	40

Sources: (1) US Census Bureau
(2) US Department of Labor - Bureau of Labor Statistics
(3) Wyoming Department of Education
(4) & (5) U. S. Department of Commerce - Bureau of Economic Analysis

Demographic Statistics
U.S. Census Data
(Unaudited)

Population Changes:

1930	533
1940	1,046
1950	1,244
1960	1,437
1970	2,688
1980	4,511
1990	4,472
2000	8,647
2010	9,577
2020	10,760



	2000		2010	
Age Characteristics:	Total	% Total	Total	% Total
Under 5 years	469	5%	624	7%
5-9 years	424	4%	469	5%
10-14 years	437	5%	390	4%
15-19 years	465	5%	384	4%
20-24 years	1,005	10%	969	10%
25-34 years	2,226	23%	2,602	27%
35-44 years	1,550	16%	1,584	17%
45-54 years	1,091	11%	1,197	12%
55-59 years	296	3%	441	5%
60-64 years	183	2%	327	3%
65-74 years	262	3%	339	4%
75-84 years	153	2%	161	2%
85 years and older	86	1%	90	1%
Total	8,647	100%	9,577	100%

Population Characteristic:	2000	% Total	2010	% Total	2020	% Total
Under 20	1,795	21%	1,867	19%	2,249	21%
20 and over	6,852	79%	7,710	81%	8,511	79%
	8,647	100%	9,577	100%	10,760	100%

Miscellaneous:	2000	2010	2020
Median Age:	30.8 years	31.9 years	32.6 years
Household size:	2.35 people	2.42 people	2.64 people
Number of households:	3,631 units	3,964 units	3,970 units

Source: U.S. Census Bureau

Full-time Equivalent Employees by Function/Program
Last Ten Fiscal Years

(Unaudited)

	Full-time Equivalent Employees as of June 30									
Function	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**
General Government:										
Town Attorney	3.00	3.00	3.00	3.00	3.00	3.00	3.00	2.00	3.00	3.00
Municipal Judge	2.00	2.00	2.20	2.23	2.50	2.50	2.50	2.50	2.50	2.50
Administration	1.00	1.00	1.00	1.00	1.00	1.00	3.00	1.00	1.00	1.00
Town Clerk/Personnel	3.00	3.00	3.50	3.50	3.56	3.56	4.06	3.80	4.80	4.80
Finance	4.30	4.30	4.30	4.33	3.99	3.99	3.99	4.00	4.00	4.00
Community Development	-	-	-	-	-	-	-	2.00	3.00	4.00
Planning	5.00	5.00	5.00	5.25	5.25	5.25	4.25	4.00	4.00	4.00
Information Technology	2.00	3.60	3.60	3.60	3.60	3.60	3.60	3.60	5.70	5.70
Town Hall Building	-	-	-	-	-	-	-	-	-	-
Public Safety:										
Police	32.00	32.25	32.75	32.75	33.75	36.25	36.75	34.90	38.30	39.25
Building Inspection	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Victim Witness	2.50	2.50	2.50	2.50	2.50	3.00	3.00	3.00	3.00	3.00
Animal Shelter	2.75	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	3.95
Public Works										
Administration	1.00	1.00	1.50	1.50	1.50	1.50	2.33	2.33	2.33	2.33
Streets	7.92	7.92	7.92	8.00	8.00	8.00	8.00	8.00	8.50	8.50
Town Engineer	3.00	3.00	3.00	3.00	3.00	3.00	4.00	3.00	4.00	4.00
Water O&M	3.25	3.50	4.00	4.00	4.00	4.00	4.58	4.58	4.58	5.58
Water Billing & Accounting	1.25	1.25	1.04	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Sewer Plant Operation	4.50	4.75	4.75	5.00	5.00	5.00	4.58	4.58	4.58	4.58
Sewer O&M	2.25	2.25	2.25	2.00	2.00	2.00	2.00	2.00	2.00	3.00
Sewer Billing & Accounting	1.25	1.25	1.04	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fleet Management	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Cemetery	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Transit										
Start Bus	35.11	35.51	38.63	37.95	38.48	40.34	41.80	33.65	40.49	43.90
Total Full-Time Equivalents	**126.33**	**129.23**	**134.13**	**133.76**	**135.28**	**140.14**	**145.60**	**133.10**	**149.94**	**158.35**

Source: Administration and Finance

Operating Indicators by Function
Last Ten Fiscal Years
(Unaudited)

Function	Year Ending June 30, 2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Police										
Total arrests	413	594	537	535	568	375	502	422	399	428
Total part 1 offenses incidents	393	197	590	229	170	158	233	191	194	172
DUI arrests	208	146	102	52	45	56	77	81	68	105
UCR Incidents reported	460	259	674	733	800	966	1,421	1,219	1,112	1,154
Fire/EMS										
Medical calls	1,058	1,137	1,142	1,043	986	1,049	1,185	1,192	1,439	1,509
Fire calls	52	65	45	51	54	64	60	60	82	61
Hazardous materials calls	17	48	51	46	34	46	65	73	72	107
Service calls	98	147	161	188	213	204	362	458	476	412
False alarms	126	124	122	151	89	130	253	271	336	368
Water Utility										
Annual Tap water billed (millions)	891	762	799	836	856	859	850	903	835	917
Number of meters billed	4,174	4,242	4,326	4,377	4,429	4,518	4,890	5,123	4,965	5,012
Transit										
Revenue miles	748,183	804,024	859,550	866,851	869,784	888,499	913,802	772,979	867,935	1,005,749
Passengers	944,357	954,388	979,674	1,002,443	1,051,982	1,054,567	904,931	440,131	633,578	816,825
Accidents	3	8	7	12	11	19	18	14	23	11
Accidents/100,000 miles	0.40	0.99	0.81	1.37	1.26	2.08	2.33	1.81	2.65	1.09

Source: Various Town departments

Capital Assets Statistics by Function
Last Eight Fiscal Years
(Unaudited)

Function	2016	2017	2018	2019	2020	2021	2022	2023
General government								
Town halls	1	1	1	1	1	1	1	1
Public safety								
Stations	1	1	1	1	1	1	1	1
Streets								
Street (miles)	34.0	34.0	34.0	34.0	34.0	34.2	34.2	34.2
Paved alleyways	1.0	1.0	1.0	1.2	1.2	1.2	1.2	1.4
Gravel alleyways	4.1	4.1	4.1	3.9	3.9	3.9	3.9	3.9
Parking garages	1	1	1	1	1	1	1	1
Recreation and culture								
Parks	12	12	12	12	12	12	12	12
Indoor ice arenas	1	1	1	1	1	1	1	1
Aquatics center	1	1	1	1	1	1	1	1
Water utility								
Well pump stations	5	5	5	5	5	5	5	5
Water mains (miles)	64.0	64.0	64.2	64.2	64.2	64.2	64.2	64.2
Water tanks	3	3	3	3	3	3	3	3
Fire hydrants	345	345	345	345	345	345	345	345
Sewage utility								
Sanitary sewers (miles)	57.2	57.2	57.4	57.4	57.4	57.4	57.4	57.4
Maximum daily treatment capacity (thousands of gallons)	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Lift stations	6	6	6	7	7	7	7	7
Manholes	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205

Source: Various town departments

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GOVERNMENT AUDIT REPORTS



TOWN OF JACKSON
WYOMING

JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity
75 YEARS 1948-2023

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

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

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Mayor and Town Council
Town of Jackson, Wyoming

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Jackson, Wyoming (the Town) as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements, and have issued our report thereon dated December 27, 2023.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Town's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



JONES SIMKINS LLC
Logan, Utah
December 27, 2023

JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity

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

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

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Town of Jackson, Wyoming's (the Town) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Town's major federal programs for the year ended June 30, 2023. The Town's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Town complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Town's compliance with the compliance requirements referred to above.

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Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Town's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Town's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Town's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Town's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Town's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing

their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



JONES SIMKINS LLC
Logan, Utah
December 27, 2023

TOWN OF JACKSON, WYOMING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended June 30, 2023

A. Summary of Auditor's Results

Financial Statements

1.	Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:	Unmodified
2.	Internal control over financial reporting: Material weaknesses identified:	No
	Significant deficiencies identified:	None reported
3.	Non-compliance material to financial statements noted:	No

Federal Awards

4.	Internal control over major programs: Material weaknesses identified:	No
	Significant deficiencies identified:	None reported
5.	Type of auditor's report issued on compliance for major federal programs:	Unmodified
6.	Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a):	None
7.	Federal programs tested as major programs:	Coronavirus State and Local Fiscal Recovery Funds - Assistance Listing #21.027 Federal Transit Cluster – Assistance Listing #20.526
8.	Dollar threshold used to distinguish between Type A and Type B programs:	$ 750,000
9.	Auditee qualification as high or low risk:	High

TOWN OF JACKSON, WYOMING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended June 30, 2023

B. Findings related to the financial statements required to be reported in accordance with *Government Auditing Standards.*

None

C. Findings and Questioned Costs Related to Federal Awards Required to be reported in accordance with the Uniform Guidance.

None

TOWN OF JACKSON, WYOMING
SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS
(Client Submitted Document)
Year Ended June 30, 2022

Finding 2022-001

Status: Town management has implemented procedures and controls to ensure all material accounts are being reconciled and reported in accordance with Generally Accepted Accounting Principles.

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2023

GRANTOR/GRANT TITLE	IDENTIFYING NUMBER	ASSISTANCE LISTING NUMBER	TOTAL AWARD AMOUNT	EXPENDITURES
GENERAL FUND				
US Department of Justice:				
Direct Program:				
Bureau of Justice Assistance:				
Office of Justice Programs				
Bullet Proof Vest Partnership	FY2020	16.607	2,365	2,365
Passed through the Wyoming Division of Victim Services:				
VOCA Program	2020-V2-GX-0016	16.575	32,592	32,345
VAWA Program	15JOVW-21-GG-00549-STOP	16.588	7,683	7,421
Passed through the Wyoming Association of Sheriffs & Chiefs:				
Enforcing Underage Drinking	FY2022/2023	93.243	10,000	1,705
US Department of Transportation:				
State and Community Highway Safety Cluster:				
Passed through the Wyoming Department of Transportation:				
Local Impaired Driving High Visibilty Overtime	M5HVE-2022-FA-HV-01	20.616	7,662	3,579
Local Impaired Driving High Visibilty Overtime	M5HVE-2023-BI-HV-02	20.616	9,675	5,259
Occupant Protection High Visibility OT	OP-2023-BI-OP-01	20.616	3,995	1,151
Total General Fund			73,972	53,826
SPECIAL REVENUE FUNDS				
US Department of Transportation:				
Federal Transit Cluster:				
Passed through the Wyoming Department of Transportation:				
Formula Grants for Rural Areas	FT22335	20.509	2,173,549	631,331
Formula Grants for Rural Areas (CARES)	FT23335	20.509	2,167,745	2,167,745
Formula Grants for Rural Areas	FT23335	20.509	2,574,588	962,708
Passed through Idaho Transportation Department:				
Formula Grants for Rural Areas	2020-29	20.509	579,086	62,352
Formula Grants for Rural Areas	2020-28	20.509	306,413	19,649
Formula Grants for Rural Areas	O2371SB	20.509	577,874	157,374
Formula Grants for Rural Areas	O2371S1	20.509	184,562	166,434
Formula Grants for Rural Areas (CARES)	C2080SB	20.509	579,086	143,568
Non-Metropolitan Planning & Research:				
Passed through the Wyoming Department of Transportation:				
State Planning and Research Program	FT22375	20.505	120,000	74,093
US Department of Transportation:				
Federal Transit Administration:				
Bus and Bus Facilities Formula Program:				
Passed through the Wyoming Department of Transportation:				
Bus Purchase	FT21080	20.526	2,752,000	1,481,546
Bus Purchase	FT22363	20.526	2,752,000	2,681,530
Total Special Revenue Funds			14,766,903	8,548,330

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2023 (continued)

GRANTOR/GRANT TITLE	IDENTIFYING NUMBER	ASSISTANCE LISTING NUMBER	TOTAL AWARD AMOUNT	EXPENDITURES
CAPITAL PROJECTS FUNDS				
US Department of Treasury				
Direct Program:				
America Rescue Plan Act	WY4544	21.027	1,833,585	1,692,110
Federal Transit Administration				
Passed through Teton County WY:				
National Infrastructure Investments RAISE	6928-2022-1	20.933	9,319,022	51,859
US Department of Transportation:				
Passed through the Wyoming Department of Transportation:				
Scott Lane/Maple Way Bike/Ped/ADA Improvements	CD20305	20.205	80,000	4,867
Passed through Teton County WY:				
State Planning & Research Program - Teton County	FT22376	20.505	112,121	33,360
US Department of the Interior:				
Passed through Wyoming Department of Environmental Quality:				
Stormwater Management Program Development	NPS2020H	66.460	100,679	7,550
Total Capital Projects Funds			11,445,407	1,789,746
Total Federal Awards			26,286,282	10,391,902

NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Town of Jackson under programs of the federal government for the year ended June 30, 2023. The information in this schedule is·presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Town of Jackson, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Town of Jackson.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3 - INDIRECT COST RATE

The Town of Jackson has not elected to use the 10% de minimis indirect cost rate as allowed under the Uniform Guidance.



Town of Jackson, Wyoming
Annual Comprehensive Financial Report

FOR THE FISCAL YEAR ENDED JUNE 30, 2024

TOWN OF JACKSON
WYOMING



ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
JUNE 30, 2024

Tyler Sinclair
Town Manager

Prepared by:
Department of Finance

Kelly Thompson
Finance Director

Melanie Adams
Finance Manager

Annual Comprehensive Financial Report
Table of Contents
June 30, 2024

INTRODUCTORY SECTION **Page**

Letter of Transmittal 1
GFOA Certificate of Achievement for Excellence in Financial Reporting 5
Organization of Services Chart 6
Elected Officials and Administrative Personnel 7

FINANCIAL SECTION

Independent Auditor's Report 9
Management's Discussion and Analysis 13
Basic Financial Statements
Government-wide Financial Statements
Statement of Net Position 23
Statement of Activities 24
Fund Financial Statements
Balance Sheet - Governmental Funds 25
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position 26
Statement of Revenue, Expenditures and Changes in Fund Balances - Governmental Funds 27
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities 28
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund 29
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - START Bus System Fund 31
Statement of Net Position - Proprietary Funds 32
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Funds 34
Statement of Cash Flows - Proprietary Funds 35
Notes to the Financial Statements 37
Required Supplementary Information
Schedule the Proportionate Share of the Net Pension Liability - Public Employees' Pension Plan 59
Schedule the Proportionate Share of the Net Pension Liability - Law Enforcement Pension Plan 60
Schedule of Contributions - Public Employees' Pension Plan 61
Schedule of Contributions - Law Enforcement Pension Plan 62
Combining Individual Fund Statements and Schedules
Nonmajor Governmental Funds
Combining Balance Sheet - Nonmajor Governmental Funds by Fund Type 63
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Governmental Fund Type 64
Combining Balance Sheet - Nonmajor Special Revenue Funds 65
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Special Revenue Funds 66
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Nonmajor Special Revenue Funds 67
Combining Balance Sheet - Nonmajor Capital Project Funds 73
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Capital Project Funds 74

(continued)

Annual Comprehensive Financial Report
Table of Contents
June 30, 2024 (continued)

Internal Service Funds
- Combining Statement of Net Position - Internal Service Funds 75
- Combining Statement of Revenues, Expenses and Changes Fund Net Position - Internal Service Funds 76
- Combining Statement of Cash Flows - Internal Service Funds 77

Other Supplementary Schedules
- Schedule of Revenues (Sources) and Expenditures (Uses) - General Fund 79

STATISTICAL SECTION (unaudited)

Financial trends
- Net Position by Component - Last Ten Fiscal Years 84
- Changes in Net Position - Last Ten Fiscal years 85
- Fund Balances of Governmental Funds - Last Ten Fiscal Years 87
- Changes in Fund Balances of Governmental Fund - Last Ten Fiscal Years 88

Revenue capacity
- Tax Revenues by Source - Last Ten Fiscal years 89
- Unrestricted State Intergovernmental Revenues by Program - Last Ten Fiscal Years 90

Debt capacity
- Direct and Overlapping Governmental Debt 91
- Ratios of Outstanding Debt by Type 92
- Legal Debt Margin Information 93

Economic and demographic information
- Construction and Bank Deposits - Last Ten Years 94
- Tax Capacity and Estimated Market Value of all Taxable Property - Last Ten Fiscal Years 95
- Property Tax Rates - All Direct and Overlapping Governments - Last Ten Fiscal Years 96
- Taxable Sales - Last Ten Years 97
- Principal Employers - Current Year and Seven Years Ago 98
- Demographic & Economic Statistics 99
- Demographic Statistics - US Census Data 100

Operating information
- Full-time Equivalent Town Employees by Function/Program - Last Ten Fiscal Years 101
- Operating Indicators by Function - Last Ten Fiscal Years 102
- Capital Asset Statistics by Function - Last Seven Fiscal Years 103

GOVERNMENT AUDIT REPORTS

Independent Auditor's Reporting Requirements and Other Communications Required Under the the Uniform Guidance
- Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in in Accordance with Government Auditing Standards 105
- Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance 107
- Schedule of Findings and Questioned Costs 110
- Schedule of Expenditures of Federal Awards 112
- Notes to Schedule of Expenditures of Federal Awards 114

Introductory Section



Administration and Finance

December 27, 2024

To the Honorable Mayor, Members of the Town Council, and the Citizens of the Town of Jackson:

The Wyoming statutes require all cities, towns, and counties to issue an annual report on its financial position and activity prepared in accordance with accounting principles generally accepted in the United States of America (GAAP), and audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants or the Wyoming Office of State Audit. Pursuant to that requirement, we hereby issue the Annual Comprehensive Financial Report (ACFR) of the Town of Jackson for the fiscal year ended June 30, 2024.

The Town of Jackson' financial statements have been audited by Jones Simkins LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Town of Jackson for the fiscal year ended June 30, 2024, are free of misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the Town of Jackson's financial statements for the fiscal year ended June 30, 2024, are fairly presented in conformity with GAAP.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A compliments this letter of transmittal and should be read in conjunction with it. The MD&A can be found on pages 13-22.

PROFILE OF THE GOVERNMENT

The Town of Jackson, incorporated in 1914, is located in Teton County near the Wyoming and Idaho border south of the Grand Teton and Yellowstone National Parks. The town currently has a land area of nearly 4 square miles and an estimated population of 10,600. The Town of Jackson is empowered to levy 8 mills of property tax on both real and personal properties located within its boundaries. The Town implemented a property tax of 0.5 mills during 2022. This is the first property tax assessment by the Town since 1977. It is also empowered by state statute to extend its corporate limits by annexation, which is done periodically when deemed appropriate by the Town Council.

The Town of Jackson is governed by city code under Wyoming Statutes with a council-mayor form of government. Policy-making and legislative authority are vested in a Town Council consisting of the mayor and four council members. The Town Council is responsible, among other things, for passing ordinances, resolutions, adopting the budget, appointing commissions, authorities, and committees, and hiring the town manager, town attorney and municipal judge. The town manager is responsible for carrying out the policies and ordinances of the Town Council, for overseeing the day-to-day operations of the town government, and for appointing the heads of the various departments. The council is elected on a non-partisan basis. All four council members and the mayor are elected at large. Council members serve staggered four-year terms, with elections occurring every even year. Effective 2017, the mayor serves a four-year term.

The Town of Jackson provides a full range of services, including police and fire protection; construction and maintenance of streets and infrastructure; recreational facilities and pathways, water, sewage, and transit services. Additionally, the town owns rental properties for employees.



FACTORS AFFECTING FINANCIAL CONDITION

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the Town of Jackson operates.

Local economy. The Town of Jackson is located at the southern entrance to Grand Teton and Yellowstone National Parks in the northwest corner of Wyoming. Dramatic mountain peaks, including the Tetons, the Gros Ventres, and Snow King form a breathtaking backdrop to our valley (called Jackson Hole). The Town of Jackson is home to a little over 10,600 people and another 12,600 live in the unincorporated county (Teton).

Jackson's economy is centered on tourism and lifestyle. Approximately four million guests visit each year and more than 700,000 skier days are tallied at the Jackson Hole Mountain Resort. The abundance of outdoor recreation opportunities, the unsurpassed scenic beauty, the prevalence of many species of wildlife, the lack of individual state income tax, and the high quality of life give Jackson unsurpassed appeal as a place to live, visit and recreate.

At fiscal year-end, the Town of Jackson's employment picture, at a 1.7% unemployment rate (Teton County), is healthier than the 4.1% national average. The state of Wyoming has an unemployment rate of 2.9%.

FINANCIAL INFORMATION

Management of the town is responsible for establishing and maintaining internal control designed to ensure that the assets of the government are protected from loss, theft, or misuse, and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with accounting principles generally accepted in the United States of America. Internal control is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgments by management.

This report consists of management's representations concerning the finance of the town. As a result, management assumes full responsibility for the completeness and reliability of all the information and content presented in this ACFR. Additionally, management asserts that, to the best of their knowledge and belief, this financial report is complete and reliable in all material respects.

Budgetary Controls. The annual budget serves as the foundation for the Town of Jackson's financial planning and control. All departments, authorities, and commissions of the town submit requests for appropriation to the town manager in February of each year. The town manager uses these requests as the starting point for developing a proposed budget. The town manager then presents this recommended budget to the council for review prior to May 15. The council is required to hold public hearings on the proposed budget and to adopt a final budget no later than June 30, the close of the town's fiscal year. The budget is prepared by fund (general), function (e.g., public safety), department (e.g., police), and division (e.g., patrol). All expenditures require the approval of the Town Council. Budget-to-actual comparisons are provided in this report for each individual governmental fund which an annual budget has been adopted. For the general fund and major special revenue funds, this comparison is presented starting on page 29 of the basic financial statements. For non-major special revenue funds, with annual budgets, this comparison is presented in the governmental fund subsection of this report, which starts on page 67.

Long-term Financial Planning. The Town's strategic vision is laid out in a Council bi-annual Work Plan, supported by a five-year financial model and

Capital Improvement Program. The Plan identifies the Town's strategic intent and identifies areas for emphasis and funding. The Town's near-term and long-term fiscal planning are focused on accomplishing Work Plan objectives. A five-year financial model and Capital Improvement Program are maintained to assess the attainability and sustainability of these objectives.

The Town Council supports and understands that the main area of focus for the Town of Jackson is the provision of core services, maintaining the current level of service already supported and approved through the annual budget, and most importantly those services that directly contribute to and maintain the health, safety, and welfare of the citizens and guests to our community. A brief summary includes:

Safety and security provided through law enforcement, fire protection, building safety and inspection, animal control, contractor licensing, and municipal court and prosecution services.

Infrastructure, facility and public asset management provided through street, sidewalk and right of way maintenance and snow removal services, engineering, preventive and proactive facility management, and parking enforcement.

Health and well-being provided through water treatment and distribution, sewer collection and treatment, emergency medical services, and victim services.

Development and economic oversight provided through code compliance, planning and development review, permit processing, and business, liquor, taxi, special event, and rental licensing.

Accessibility and livability provided through public transit, community and affordable housing, parks and recreation, and pathway creation and maintenance.

Internal services for the Town of Jackson organization that support the efficiency and effectiveness of our local government provided through information technology support, records management and access, fleet maintenance, public information, legal services, personnel services, financial accounting, and overall coordination, administration, leadership and management of government services and day to day operations.

Major Budget Initiatives.

To continue to be a resilient community, we will need to preserve and maintain General Fund Reserves to have the resources to adapt to uncertain times ahead. Looking ahead, recurring expenses are expected to exceed recurring revenues. We must continue evaluating our revenue streams and expenditures, to determine how to ensure a balanced budget into the future.

Due in part to COVID-19 pandemic we reinforced the importance of our fiduciary responsibility to maintain and continue building a strong, resilient community in the short, mid, and long-term. Due to years of prudent budgeting and planning, the Town was able to respond to reduced revenues projected and maintain a well-resourced and responsive Town government to close fiscal year 2024.

The Town will need to prioritize our core services, capital projects and consider reducing funding to the areas of lower priority and/or work to consider a new funding source(s) to maintain current Town program services and capital improvement projects. As our community changes, various core services continue to see increased need year-over-year. The Town simply does not have the capacity to absorb such continuous growth without increasing revenue or reducing existing program services and capital projects.

Single Audit. As a recipient of federal awards, the town is also responsible for ensuring that adequate internal controls are in place to ensure compliance with applicable laws and regulations related to those programs. The internal controls are subject to periodic evaluations by town management and external auditors.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Jackson, Wyoming for its comprehensive financial report for the fiscal year ending June 30, 2023. This is the 38th year the town has received this prestigious award. In order to be awarded the Certificate of Achievement, the government must publish an easily readable and efficiently organized annual comprehensive financial report. This report satisfies both accounting principles generally accepted in the United States of America and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to the Certificate of Achievement Program's requirements, and we are submitting it to GFOA to determine its eligibility for another certificate.

The preparation of this report could not be accomplished without the professional, efficient services of the Town Finance Department staff. We would like to express our appreciation to all members of the staff, with special recognition for the assistance contributed by Finance Manager Melanie

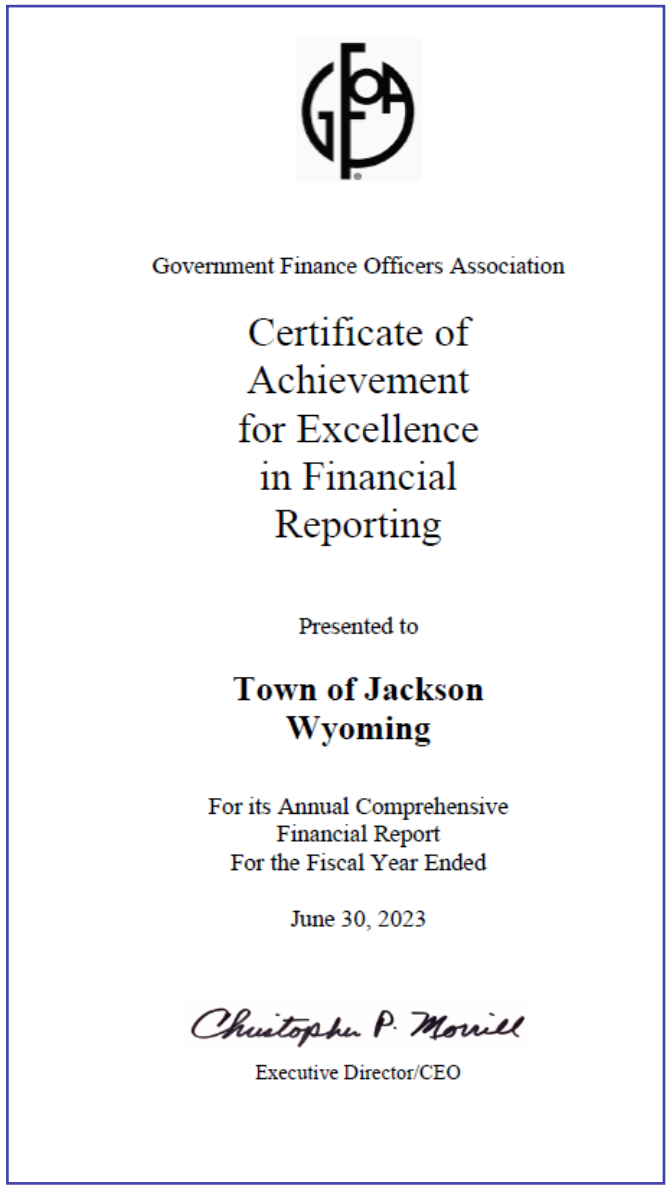
Adams and Senior Deputy Treasurer Pauline Scholes. Due credit also should be given to the mayor and the council for their support in planning and conducting the operations of the town in a responsible and progressive manner.



Tyler Sinclair
Town Manager



Kelly Thompson
Finance Director



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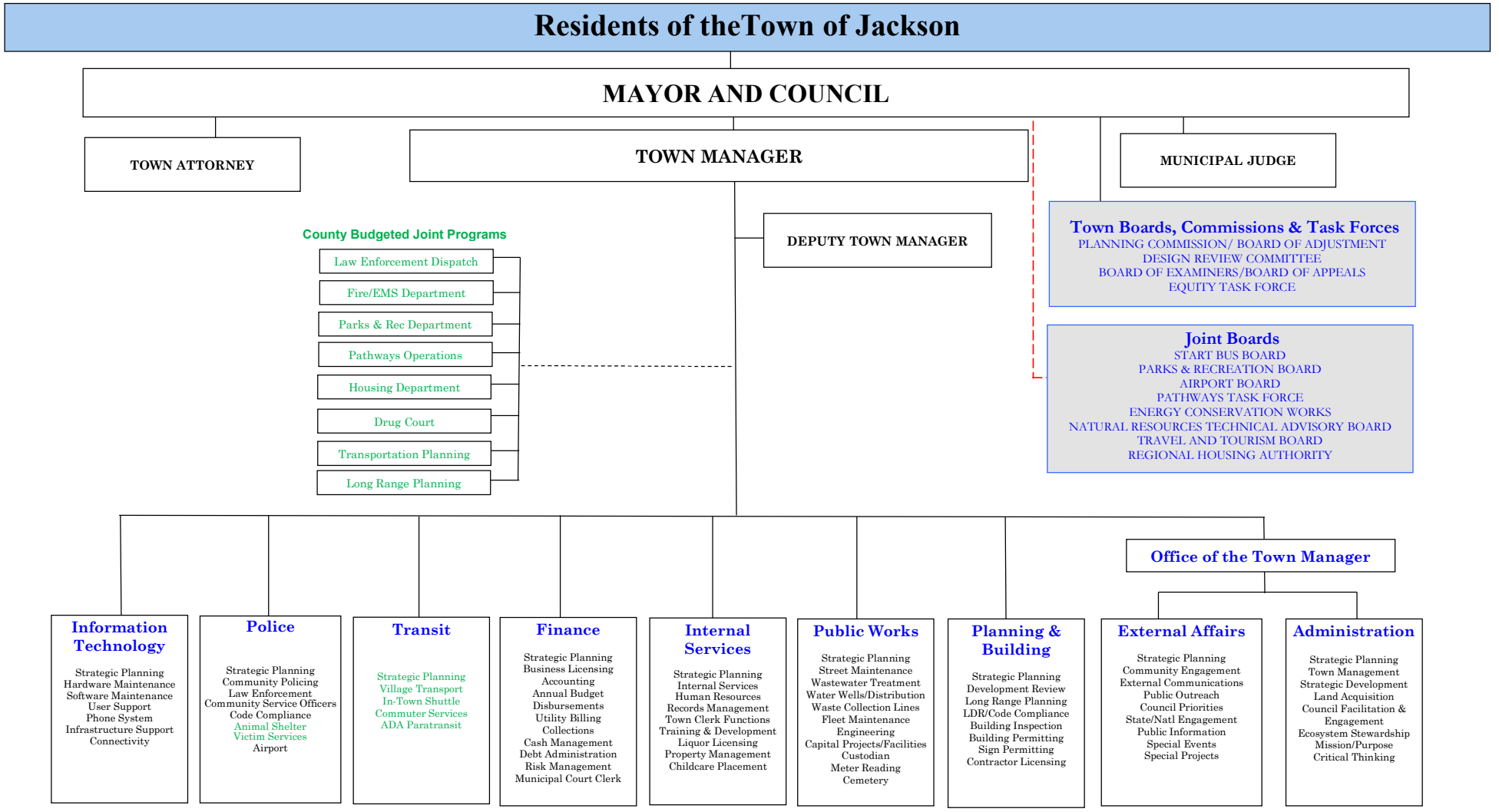
TOWN OF JACKSON ORGANIZATION



MAYOR & TOWN COUNCIL

Position	Name	Term Expires
Mayor	Hailey Morton Levinson	12/31/2024
Council, Vice Mayor	Arne Jorgensen	12/31/2026
Council	Jonathan Schechter	12/31/2026
Council	Jessica Chambers	12/31/2024
Council	Jim Rooks	12/31/2024

TOWN STAFF

Town Manager	Tyler Sinclair
Town Attorney	Lea Colasuonno
Municipal Judge	Christopher Leigh
Director of Internal Services	Roxanne Robinson
Director of External Services	Susan Scarlata
Finance Director	Kelly Thompson
Police Chief	Michelle Weber
Planning and Building Director	Paul Anthony
Public Works Director	Floren Poliseo
Transit Director	Bruce Abel
IT Director	Michael “Zolo” Palazzolo

JOINT TOWN/COUNTY STAFF

Fire/EMS Chief	Mike Moyer
Parks & Recreation Director	Steve Ashworth
Jackson/Teton County Affordable Housing Director	April Norton



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FINANCIAL SECTION



JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity

75 YEARS 1948-2023

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

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

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Town Council
Town of Jackson, Wyoming

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Jackson, Wyoming (the Town), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town, as of June 30, 2024, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund and START Bus System Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of proportionate share of the net pension liability, and the schedule of contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The supplementary information listed in the table of contents, including the accompanying schedule of expenditures of federal awards as required by *Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 27, 2024 on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.



JONES SIMKINS LLC
Logan, Utah
December 27, 2024

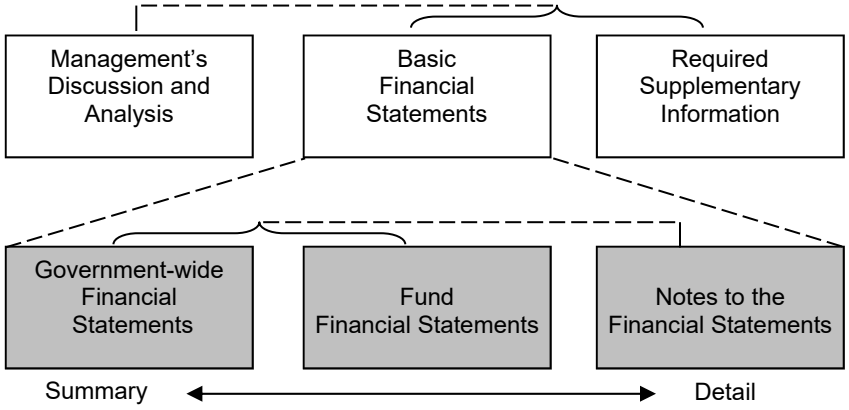
Management's Discussion and Analysis

As management of the Town of Jackson (Town), we offer readers of the Town's basic financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended June 30, 2024. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-4 of this report.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The Town's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

COMPONENTS OF THE ANNUAL FINANICAL REPORT



Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Town of Jackson's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Town's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

The statement of activities presents information showing how the Town's net position changed during the most recent fiscal year. All changes in net positions are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the Town of Jackson that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Town include general government, public safety, public works, health and welfare, community development, transit, and recreation and culture. The business-type activities of the Town include water and sewage utilities.

The government-wide financial statements can be found on pages 23-24 of this report.

Fund financial statements. The fund financial statements focus on current available resources and are organized and operated on the basis of funds, each of which is defined as fiscal and accounting entity with a self-balancing set of accounts established for the purpose of carrying on specific or attaining certain objectives in accordance with special regulations, restriction or limitations. The Town, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Town can be divided into two categories: governmental funds, and proprietary funds. The Town does not maintain any fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financial requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Town's near term

financial decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and change in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town maintains four major governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, one special revenue fund, and two capital project funds, all of which are considered major funds. Data from eleven other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The Town adopts an annual appropriated budget for its general and special revenue funds. A budgetary comparison statement has been provided for those funds to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 25-31 of this report.

Proprietary funds. The Town of Jackson maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the governmental-wide financial statements. The Town uses enterprise funds to account for its water and sewage operations. Internal service funds are accounting devices used to accumulate and allocate costs internally among the Town's various functions. The Town uses internal service funds to account for its fleet management, employee insurance (self insurance), information technology (IT), and central equipment operations. Because all of these services predominately benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water and sewage utilities. Both are considered major funds of the Town. Conversely, all internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found on pages 32-36 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are not reported in the governmental-wide financial statements because the resources of those funds are not available to support the Town of Jackson's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The Town of Jackson currently maintains no fiduciary funds.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 37-58 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the Town's funding obligation related to participation in a defined benefit plan. Required supplementary information can be found on pages 59-62 of this report.

The combining statements referred to earlier in connection with non-major governmental funds and internal service funds can be found immediately following the required supplementary information.

Combining and individual fund statements can be found on pages 63-78.

FINANCIAL HIGHLIGHTS

- The Town's net position (assets and deferred outflows of resources minus liabilities and deferred inflows of resources) increased by 4.3% as a result of this year's operations. The net position of the Town's governmental activities increased $8,751,417 (4.3%) and net position of the Town's business-type activities increased $2,064,040 (4.4%).
- Overall, capital assets (net of accumulated depreciation and amortization) increased $16,864,288. Capital assets of governmental activities increased $17,505,735 (12%) and capital assets of business-type activities decreased $941,447 (1.9%). Significant governmental capital assets acquisitions included: $16,136,599 for Core Services Maintenance Facility construction, $4,310,340 for six transit buses, $798,164 for START intelligent transit system software and hardware, $539,381 in infrastructure improvements, and $865,390 in fleet equipment and vehicles which includes ten police vehicles. Significant business-type capital assets acquisitions included: $993,090 for water line infrastructure, $79,969 for west Jackson water transmission project design, and $1,389,087 in sewer line installation. The

capital increases in the business-type activities are offset by $1,688,646 in current year depreciation and amortization.

- The Town's long-term liabilities decreased $3,640,425 (23%). The decrease was a result of a $3,576,301 decrease in net pension liability, $36,932 increase in lease liabilities and $112,053 decrease in subscription liability.
- At the close of the current fiscal year, the Town's governmental funds reported total ending fund balances of $52,584,678, a decrease of $8,463,741 (14%). The decrease is mainly due to a $9,951,832 decrease in the 5th Cent Capital Projects Fund for construction of the Core Services Maintenance Facility.
- The General Fund's total fund balance increased $345,715 (2%) to $19,072,428. The ending fund balance is 54% of General Fund expenditures. $2,539,368 of the fund balance is assigned to the FY2025 budget.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

NET POSITION

	Governmental Activities		Business-type Activities		Total Government	
	2024	2023	2024	2023	2024	2023
Current and other assets	$ 69,386,271	$ 76,877,407	$ 17,308,131	$ 15,267,241	$ 86,694,402	$ 92,144,648
Capital assets	167,317,309	149,811,574	33,859,596	34,501,043	201,176,905	184,312,617
Total assets	236,703,580	226,688,981	51,167,727	49,768,284	287,871,307	276,457,265
Deferred outflow of resources	3,984,952	5,596,771	321,953	367,478	4,306,905	5,964,249
Other liabilities	9,464,800	8,531,540	231,615	879,938	9,696,415	9,411,478
Long-term liabilities	12,002,546	15,642,971	2,136,606	2,239,996	14,139,152	17,882,967
Total Liabilities	21,467,346	24,174,511	2,368,221	3,119,934	23,835,567	27,294,445
Deferred inflow of resources	6,410,522	4,051,994	49,923	8,332	6,460,445	4,060,326
Net position:						
Net investment in capital assets	165,064,537	147,278,595	32,976,854	33,465,147	198,041,391	180,743,742
Restricted	17,981,418	18,054,440	-	-	17,981,418	18,054,440
Unrestricted	29,764,709	38,726,212	16,094,682	13,542,349	45,859,391	52,268,561
Total net position	$ 212,810,664	$ 204,059,247	$ 49,071,536	$ 47,007,496	$ 261,882,200	$ 251,066,743

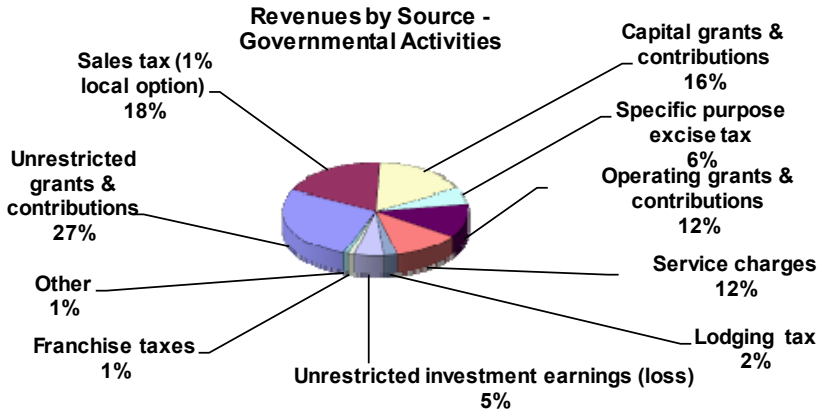
By far the largest portion of the Town's net position (76%) reflects investments in capital assets (e.g. land, buildings, structures, systems, machinery, equipment, infrastructure, and intangible assets), net of any related debt used to acquire those assets that is still outstanding. The Town uses assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town's investment in capital assets is reported net of related debt, it should be noted that resources needed to repay this debt must be provided from other sources, since capital assets themselves cannot be used to liquidate these liabilities.

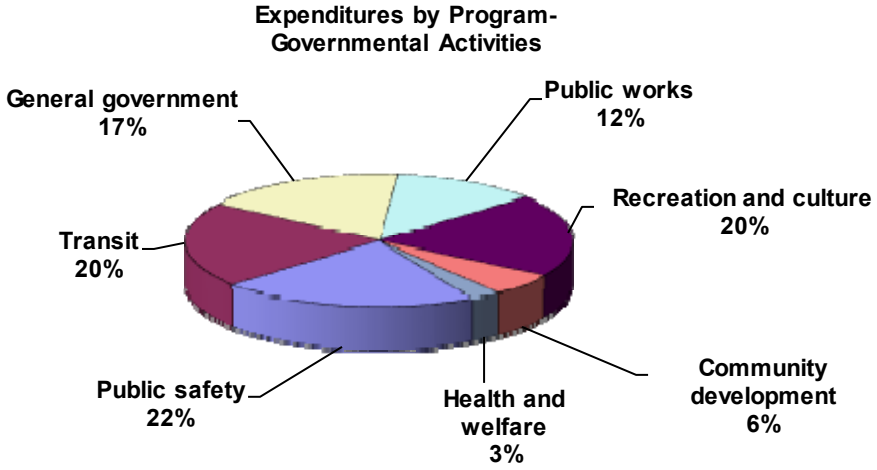
A small portion of the Town's net position (7%) represents resources that are subject to external restrictions on how they can be used. The $73,022 decrease in governmental activities restricted net position is primarily due to 2019 Special Purpose Excise Tax (SPET) project expenditures for Core Services Maintenance Facility exceeding SPET collections. The remaining unrestricted net position of $45,859,391 may be used to meet one-time obligations to citizens and creditors. Of the unrestricted net position, $16,094,682 (35%) is attributable to business-type activities. The unrestricted governmental activities net position decreased $8,961,503 (23%), while

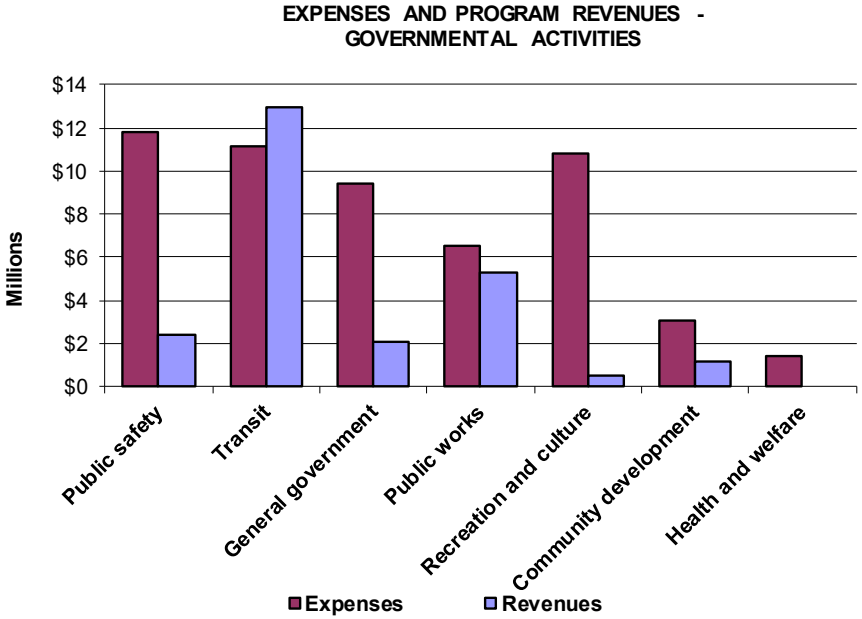
business-type activities unrestricted net position increased $2,552,333 (18.8%). The government-wide total unrestricted net position decrease of $6,409,170 (14.0%) is primarily due to Core Services Maintenance Facility construction within the 5th Cent Capital Projects Fund. Business-type capital assets decreased by $641,447 (1.9%) due to accumulated depreciation increase exceeding capital asset acquisitions.

CHANGE IN NET POSITION

	Governmental Activities		Business-type Activities		Total Government	
	2024	2023	2024	2023	2024	2023
REVENUES						
Program revenues:						
Charges for services	$ 7,212,311	$ 5,993,164	$ 5,489,786	$ 5,456,307	$ 12,702,097	$ 11,449,471
Operating grants and contributions	7,234,630	6,316,912	12,600	16,313	7,247,230	6,333,225
Capital grants and contributions	9,918,294	8,222,615	2,356,617	1,174,196	12,274,911	9,396,811
General revenues:						
Sales tax (1% local option)	11,147,256	10,505,372	-	-	11,147,256	10,505,372
Specific purpose excise taxes	3,404,553	7,617,460	-	-	3,404,553	7,617,460
Lodging tax	1,453,950	1,820,925	-	-	1,453,950	1,820,925
Franchise taxes	663,816	652,950	-	-	663,816	652,950
Property taxes	475,257	407,834	-	-	475,257	407,834
Unrestricted grants and contributions	16,189,973	14,760,164	-	-	16,189,973	14,760,164
Unrestricted investment earnings (loss)	3,158,372	1,792,501	825,457	334,133	3,983,829	2,126,634
Other	567,246	793,060	-	-	567,246	793,060
Total revenues	61,431,058	58,882,957	8,684,460	6,980,949	70,115,518	65,863,906
EXPENSES						
Program activities:						
Governmental activities:						
General government	9,389,167	7,109,167	-	-	9,389,167	7,109,167
Public safety	11,761,342	11,910,706	-	-	11,761,342	11,910,706
Public works	6,552,640	6,009,580	-	-	6,552,640	6,009,580
Transit	11,155,584	10,412,575	-	-	11,155,584	10,412,575
Health and welfare	1,430,018	1,231,374	-	-	1,430,018	1,231,374
Community development	3,071,972	1,490,139	-	-	3,071,972	1,490,139
Recreation and culture	10,789,932	2,191,905	-	-	10,789,932	2,191,905
Interest on long-term debt	76,076	54,994	-	-	76,076	54,994
Business-type activities						
Water	-	-	2,333,184	2,151,531	2,333,184	2,151,531
Sewage	-	-	2,740,146	2,931,407	2,740,146	2,931,407
Total expenses	54,226,731	40,410,440	5,073,330	5,082,938	59,300,061	45,493,378
Excess (deficiency) before transfers	7,204,327	18,472,517	3,611,130	1,898,011	10,815,457	20,370,528
Transfers in (out)	1,547,090	1,443,198	(1,547,090)	(1,443,198)	-	-
Increase (decrease) in net position	8,751,417	19,915,715	2,064,040	454,813	10,815,457	20,370,528
Net position at the beginning of the year	204,059,247	184,143,532	47,007,496	46,552,683	251,066,743	230,696,215
Net position at the end of the year	$ 212,810,664	$ 204,059,247	$ 49,071,536	$ 47,007,496	$ 261,882,200	$ 251,066,743







Governmental Activities. The most significant revenue (27%) of the governmental activities are $16.2M in unrestricted grants and state shared revenue. The majority of the revenue in the state-shared category consists of the 4% state-shared sales and use tax ($13.6M) followed by federal mineral royalties ($.5M), gasoline tax ($.5M), various Teton County reimbursements ($.5M), and severance tax ($.4M). The 1% local option (5th cent) sales tax makes up the second highest source of revenue ($11.1M or 18%) in the governmental funds. The revenue generated from the 5_{th} cent sales tax is split evenly between the general fund and capital projects fund. Capital grants and contributions make up the third highest source of revenue ($9.9M or 16%) in the governmental funds.

Public Safety (police, fire/EMS, building inspector, victim services, animal shelter and dispatch) expenses (22%) was the most significant followed by Transit (20%), Recreation and Culture (20%), General Government (17%), Public Works (12%), Community Development (6%), and Health and Welfare (3%). Included in these amounts is $5,734,371 of depreciation and amortization expense, which is 12% of the total expenses for governmental activities.

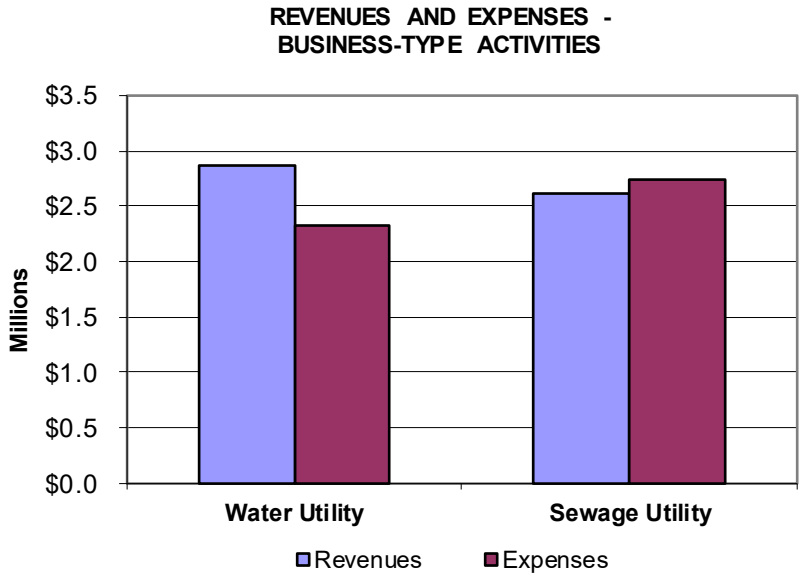
Governmental revenues increased $2,548,101 (4%), in the current year, with the most significant portion of the increase attributable to higher capital grants and

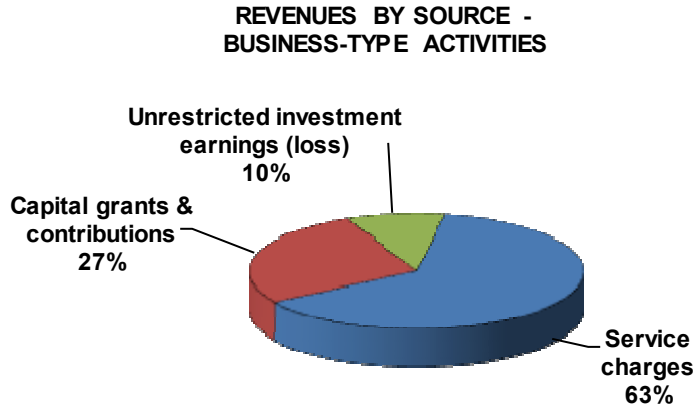
contributions ($1,695,679) and operating grants and contributions ($1,219,147). Capital grants were higher due to $4,159,078 received from Teton County towards completion of the Core Services Maintenance. Operating grants were higher due to Teton County and federal matches for START Bus System service increases.

Governmental activities expenses increased $13,816,291 (34%) in the current year. The most significant changes in program expenses were as follows:

- General government expenses increased $2,280,000 (32%). The majority of the increase is due to total compensation increases and capital outlay.
- Public safety expenses decreased $149,364 (1%). The decrease is related to pension expense being lower than prior year.
- Public works expenses increased $543,060 (9%). The increase is related to increases in total compensation and street maintenance.
- Health & Welfare expenses increased $198,644 (16%) to meet request increases from local non-profits.
- Transit operating expenses increased $743,009 (7%). The increase is related to total compensation increases and increased service levels.
- Recreation and culture expenses increased $8,598,027 (392%), primarily due to an increase in the operating match for Parks and Recreation (Teton County) department and Town share of the Recreation Center Renovation.
- Interest expense increased $21,083 (38%) due to GASB 87 lease and GASB 96 subscription arrangement accounting.

There were no other programs with significant or unusual changes.





Business-type activities. Business-type activities increased the Town's net position by $2,064,040 (4%). In the prior year, the business-type activities increased the Town's net position by $454,813 (1%).

Key elements of the change are as follows:

Water Fund operating revenues decreased $62,464 (2%), which is reflective of lower irrigation volume. Sewage Fund operating revenues increased $95,943 (4%), mainly due to increased connections and tourism.

Capital grants and contributions totaled $2,356,617, 101% higher than the prior year total of $1,174,196. Capital grants and contributions include capacity and tap fees charged to new customers and intergovernmental grants for capital improvements. Capacity and tap fees increased due to a few large developments in the current year coupled with fee increases. Depreciation and amortization expenses in the water and sewage utilities for fiscal year 2024 were $751,459 and $937,187, respectively.

FINANCIAL ANALYSIS OF THE TOWN'S FUNDS

Governmental funds. The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, spendable fund balances may serve as a useful measure of a government's net resources available for expenditure at the end of the fiscal year.

At June 30, 2024, the Town's governmental funds reported total ending fund balances of $52,584,678, a decrease of $8,463,741 (14%) when compared with the prior year. Nearly 34% or $17,981,418 of the total ending fund balances constituted restricted fund balances, which are considered unavailable for appropriation for general operations. The prior year restricted fund balances totaled $18,054,440. The decrease is mostly attributable to 2019 SPET project expenditures for the Core Services Maintenance Facility exceeding tax revenues.

At the end of the fiscal year, the General Fund reported a fund balance of $19,072,428 increasing $345,715 (2%) from the prior year. General Fund operating revenues were $3,104,729 (10%) more than the prior fiscal year and operating expenditures increased by $4,225,831 (19%). Transfers in increased by $50,562 (3%), primarily due to indirect cost allocations for staff. Transfers out decreased by $7,569,267 (45%). This is due to one-time transfers to the Capital Projects Fund to fund multiple, large capital projects in the prior year.

General Fund expenditures decreased $4,225,831 (19%). Salaries and salary related expenditures (Wyoming Retirement, Workers' Compensation, health insurance, etc.) increased $1,047,274 (9%) for all functions. Increase is primarily due to a 7.3% wage increase and $2,648,730 increase in Teton County joint departments.

The START Bus System Fund net change in fund balance was positive by $1,372,532 (77%). Total expenditures were $14,080,975. Operating expenditures increased $212,312, mainly due to labor increases. There were $5,324,935 in capital outlays during the fiscal year related to purchasing six transit buses, Stilson Transit Center design and fare technology. Intergovernmental revenues increased to $408,662 from the prior year total of $10,477,320. This is due to US Department of Transportation grant matches of approximately 80% for the bus purchases. Transit fares increased $181,534 from the prior year. $142,976 of the fare increase is due to the new airport shuttle service. The Town contributed $2,614,309 and Teton County contributed $2,064,278 for a total of $4,678,587 to the fund in fiscal year 2024.

The 5th Cent Capital Project Fund saw its fund balance decrease $9,951,832 (60%) to $6,647,317. The General Fund transferred $6,434,838 in 5th Cent sales tax to the fund in FY2024, a decrease of $8,871,369 from FY2023. This is due to one-time transfers to the Capital Projects Fund to fund multiple, large capital projects.

The 2019 SPET Fund saw its fund balance decrease $752,917 to $10,795,365. This is due to construction on the Core Services Maintenance Facility and project expenditures exceeding tax collections. This fund has received all $29,000,000 in SPET revenues. The fund will continue to decrease due to project expenditures in future years.

Proprietary funds. The proprietary funds financial statements provide the same type of information found in the government-wide financial statements, but in greater detail.

The water utility's net position increased $836,369 (4%) from the prior fiscal year. In 2024, operating revenues decreased $62,464 (2%). Capital contributions increased to $646,373 from $299,683 in the previous year (116%). Operating expenses increased $196,532 (9%) to $2,306,713. The 2024 operating income of $562,590 includes $751,459 in depreciation and amortization.

The sewage utility's net position increased $1,213,897 (4%) in the fiscal year ending June 30, 2024. Sewage utility operating revenues increased $95,943 (4%) to $2,620,483 and the utility's operating expenses decreased $204,579 (7%) to $2,741,749. Capital contributions increased $835,731 (96%) from

$874,513 to $1,710,244. The $121,266 operating loss includes $937,187 in depreciation and amortization.

Other factors of the changes in income from operations have previously been discussed in the government-wide financial analysis of business-type activities.

GENERAL FUND BUDGETARY HIGHLIGHTS

The differences between the 2024 original budget and the final amended budget are adopted by council resolution throughout the year.

General Fund revenues totaled $33,740,909 and exceeded the final budget by $1,934,313 (6%). General taxes and intergovernmental revenues were $249,119 (2%) and $435,235 (3%) higher than budget, respectively. This is due to sales tax related revenues which were budgeted to increase 3% over FY2024 actuals. However, this major revenue source increased 6%. This increase is attributable to tourism and sales tax generating transactions increasing over FY2023.

General Fund operating expenditures totaled 26,135,671. This was $2,422,564 (8%) less than the final amended budget and $1,961,981 (7%) less than the adopted budget. Including transfers out, supplemental appropriations from budget amending Council actions increased the original budget by $553,425 (1.5%). The majority of this increase was for the Town share of Teton County joint departments who increased due to a compensation study implementation. In fiscal year 2024, no divisions finished the year over budget.

The General Fund year end fund balances since 2014 are as follows:

Year	Amount	Year	Amount
2015	$ 7,049,752	2020	$ 12,158,856
2016	7,484,300	2021	18,020,470
2017	7,650,890	2022	24,879,725
2018	8,329,716	2023	18,726,713
2019	8,683,289	2024	19,072,428

CAPITAL ASSETS AND DEBT ADMINISTRATION

CAPITAL ASSETS
(net of accumulated depreciation and amortization)

	Governmental Activities		Business-type Activities		Total Government	
	2024	2023	2024	2023	2024	2023
Land	$ 33,351,431	$ 33,351,431	$ 1,100,404	$ 1,100,404	$ 34,451,835	$ 34,451,835
Construction in progress	33,335,691	19,713,986	881,952	2,423,171	34,217,643	22,137,157
Building, structures, & improvements	42,309,209	44,124,278	30,313,113	29,317,369	72,622,322	73,441,647
Machinery and equipment	21,074,133	16,828,745	1,530,358	1,615,074	22,604,491	18,443,819
Intangible assets	5,703,076	5,773,005	-	-	5,703,076	5,773,005
Right to use assets -buildings	817,235	801,220	-	-	817,235	801,220
Right to use assets - easments	-	-	33,769	45,025	33,769	45,025
Right to use assets - subscription asset	327,524	370,924	-	-	327,524	370,924
Infrastructure	30,399,010	28,847,985	-	-	30,399,010	28,847,985
Total	$ 167,317,309	$ 149,811,574	$ 33,859,596	$ 34,501,043	$ 201,176,905	$ 184,312,617

Capital assets. The Town's investment in capital assets for its governmental and business-type activities at June 30, 2024 totaled $201,176,905 (net of accumulated depreciation and amortization). This investment in capital assets included land, construction in progress, structures, systems, machinery and equipment, intangible assets, right to use assets and infrastructure.

Major governmental activities capital assets include: $16,136,599 for Core Services Maintenance Facility construction, $4,310,340 for six transit buses, $798,164 for START intelligent transit system software and hardware, $539,381 in infrastructure improvements, and $865,390 in fleet equipment and vehicles which includes ten police vehicles. The total government-wide capital asset increase over the prior fiscal year is approximately $16,864,288; governmental activities increased 12% and business-type activities decreased 9%.

Additional information on the Town's capital assets can be found in the notes to the financial statements on pages 48-49.

LONG-TERM LIABILITIES

	Governmental Activities		Business-type Activities		Total Government	
	2024	2023	2024	2023	2024	2023
Accrued interest payable	$ 702	$ 764	$ 19,697	$ 20,435	$ 20,399	$ 21,199
Lease payable	886,188	849,256	34,950	46,068	921,138	895,324
Subscription liability	166,466	278,519	-	-	166,466	278,519
Note payable - Snow King	563,375	612,863	-	-	563,375	612,863
Notes payable - State of Wyoming	-	-	847,792	879,579	847,792	879,579
Net pension liability	10,386,517	13,902,333	1,253,864	1,314,349	11,640,381	15,216,682
Total	$ 12,003,248	$ 15,643,735	$ 2,156,303	$ 2,260,431	$ 14,159,551	$ 17,904,166

Long-term liabilities. The Town's outstanding long-term liabilities - including notes payable, accrued interest payable, and net pension liability - totaled $14,159,551 at June 30, 2024. Governmental long-term and business-type long-term liabilities decreased primarily due to net pension liability decrease.

Additional information on the Town's long-term liabilities can be found in the notes to the financial statements on pages 51-57 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

- The unemployment rate for the Teton County, Wyoming area for June 30, 2024 was 1.7%, which is below the state average (2.9%) and below the national average (4.1%).
- In this budget, the Town continues to focus on staff retention and maintaining standard departmental budgets to provide expected levels of service while considering prudent requests for modest increases focused on staff retention and matching service levels with capacity.
- To continue to be a resilient community, we will need to preserve and maintain General Fund Reserves to have the resources to adapt to uncertain times ahead. Looking ahead, recurring expenses are expected to exceed recurring revenues. We must continue evaluating our revenue streams and expenditures, to determine how to ensure a balanced budget into the future.
- The Town will need to prioritize our core services, capital projects and consider reducing funding to the areas of lower priority and/or work to consider a new funding source(s) to maintain current Town program services and capital improvement projects. As our community changes, various core services continue to see increased need year-over-year. The Town simply does not have the capacity to absorb such continuous growth without increasing revenue or reducing existing program services and capital projects.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Town's finances for all those interested in governmental finance. Questions concerning any information in the report or requests for additional information should be addressed to Town of Jackson, Finance Department, P.O. Box 1687, Jackson, WY 83001.

Statement of Net Position
June 30, 2024

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	$ 33,494,081	$ 9,022,587	$ 42,516,668
Investments	22,783,680	6,135,793	28,919,473
Accrued interest receivable	62,244	-	62,244
Accounts receivable, net	852,927	727,734	1,580,661
Taxes receivable	471,157	-	471,157
Due from other governmental units	8,644,150	-	8,644,150
Lease receivable	3,157,790	-	3,157,790
Internal Balances	(1,201,460)	1,201,460	-
Prepaid items	188,137	2,608	190,745
Deposits	39,175	-	39,175
Inventories	627,890	217,949	845,839
Notes receivable - housing	266,500	-	266,500
Capital assets:			
Nondepreciable	66,687,122	1,982,356	68,669,478
Depreciable, net	100,630,187	31,877,240	132,507,427
TOTAL ASSETS	236,703,580	51,167,727	287,871,307
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pensions	3,984,952	321,953	4,306,905
LIABILITIES			
Accounts payable	7,028,487	174,091	7,202,578
Accrued wages payable	356,604	31,827	388,431
Accrued interest payable	702	19,697	20,399
Due to other governmental units	28,462	-	28,462
Deposits payable	3,643	-	3,643
Unearned revenue	2,046,902	6,000	2,052,902
Long-term liabilities:			
Portion due or payable within one year:			
Lease liability	256,892	11,380	268,272
Subscription liability	97,736	-	97,736
Notes payable	49,735	33,058	82,793
Portion due or payable after one year:			
Lease liability	629,296	23,570	652,866
Subscription liability	68,730	-	68,730
Notes payable	513,640	814,734	1,328,374
Net pension liability	10,386,517	1,253,864	11,640,381
TOTAL LIABILITIES	21,467,346	2,368,221	23,835,567
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - property taxes	463,014	-	463,014
Unavailable revenue - lease related	2,867,995	-	2,867,995
Deferred inflows related to pensions	3,079,513	49,923	3,129,436
TOTAL DEFERRED INFLOWS OF RESOURCES	6,410,522	49,923	6,460,445
NET POSITION			
Net investment in capital assets	165,064,537	32,976,854	198,041,391
Restricted for:			
Community development	2,887,643	-	2,887,643
Capital projects	15,081,030	-	15,081,030
Public safety programs	12,745	-	12,745
Unrestricted	29,764,709	16,094,682	45,859,391
TOTAL NET POSITION	$ 212,810,664	$ 49,071,536	$ 261,882,200

The notes to the financial statements are an integral part of this statement.

Statement of Activities
Year Ended June 30, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Primary Government: Business-type Activities	Primary Government: Total
Governmental activities:							
General government	$ 9,389,167	$ 2,044,155	$ -	$ -	$ (7,345,012)	$ -	$ (7,345,012)
Public safety	11,761,342	2,132,295	239,911	-	(9,389,136)	-	(9,389,136)
Public works	6,552,640	74,183	-	5,229,037	(1,249,420)	-	(1,249,420)
Transit	11,155,584	1,304,200	6,922,719	4,689,257	1,760,592	-	1,760,592
Health and welfare	1,430,018	-	-	-	(1,430,018)	-	(1,430,018)
Community development	3,071,972	1,116,646	72,000	-	(1,883,326)	-	(1,883,326)
Recreation and culture	10,789,932	540,832	-	-	(10,249,100)	-	(10,249,100)
Interest on long-term liabilities	76,076	-	-	-	(76,076)	-	(76,076)
Total governmental activities	$ 54,226,731	$ 7,212,311	$ 7,234,630	$ 9,918,294	(29,861,496)	-	(29,861,496)
Business-type activities							
Water Utility	$ 2,333,184	$ 2,869,303	$ -	$ 646,373	-	1,182,492	1,182,492
Sewage Utility	2,740,146	2,620,483	12,600	1,710,244	-	1,603,181	1,603,181
Total business-type activities	5,073,330	5,489,786	12,600	2,356,617	-	2,785,673	2,785,673
Total primary government	$ 59,300,061	$ 12,702,097	$ 7,247,230	$ 12,274,911	(29,861,496)	2,785,673	(27,075,823)
General Revenues:							
Sales tax (1% local option)					11,147,256	-	11,147,256
Specific purpose excise tax					3,404,553	-	3,404,553
Lodging tax					1,453,950	-	1,453,950
Franchise taxes					663,816	-	663,816
Property taxes					475,257	-	475,257
Unrestricted grants and contributions (revenue sharing)					16,189,973	-	16,189,973
Unrestricted interest and investment earnings					3,158,372	825,457	3,983,829
Gain on sale of capital assets					5,400	-	5,400
Other					567,246	-	567,246
Transfers					1,547,090	(1,547,090)	-
Total general revenues					38,612,913	(721,633)	37,891,280
Change in Net Position					8,751,417	2,064,040	10,815,457
Net position - July 1					204,059,247	47,007,496	251,066,743
Net Position - June 30					$ 212,810,664	$ 49,071,536	$ 261,882,200

The notes to the financial statements are an integral part of this statement.

Balance Sheet
Governmental Funds
June 30, 2024

	General	START Bus System	5th Cent Capital Projects	2019 SPET	Other Governmental Funds	Total Governmental Funds
ASSETS						
Cash and cash equivalents	$ 10,277,557	$ 133,090	$ 6,527,302	$ 6,754,662	$ 7,367,844	$ 31,060,455
Investments	7,159,688	-	4,525,595	4,683,231	4,607,985	20,976,499
Interfund receivable - pooled cash	752,214	-	-	-	-	752,214
Interest receivable	62,244	-	-	-	-	62,244
Accounts receivable	-	4,509	-	-	796,928	801,437
Leases receivable	3,157,790	-	-	-	-	3,157,790
Taxes receivable	471,157	-	-	-	-	471,157
Due from other governmental units	4,704,510	3,674,542	184,468	-	-	8,563,520
Prepaid items	2,508	66,130	-	-	-	68,638
Deposits	-	3,400	-	-	35,775	39,175
Notes receivable - housing	-	-	-	-	266,500	266,500
TOTAL ASSETS	26,587,668	3,881,671	11,237,365	11,437,893	13,075,032	66,219,629
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	1,595,717	669,255	3,388,588	642,528	81,160	6,377,248
Accrued wages payable	279,366	62,694	-	-	-	342,060
Interfund payable	-	-	1,201,460	-	-	1,201,460
Due to other governmental units	28,462	-	-	-	-	28,462
Deposits payable	-	3,643	-	-	-	3,643
Unearned revenue	1,976,519	-	-	-	70,383	2,046,902
Total liabilities	3,880,064	735,592	4,590,048	642,528	151,543	9,999,775
Deferred inflows of resources:						
Unavailable revenue - leases	3,172,162	-	-	-	-	3,172,162
Unavailable revenue - property taxes	463,014	-	-	-	-	463,014
	3,635,176	-	-	-	-	3,635,176
Fund balance:						
Nonspendable	2,508	66,130	-	-	-	68,638
Restricted	12,745	-	-	10,795,365	7,173,308	17,981,418
Assigned	2,539,368	3,079,949	6,647,317	-	5,750,181	18,016,815
Unassigned	16,517,807	-	-	-	-	16,517,807
Total fund balance	19,072,428	3,146,079	6,647,317	10,795,365	12,923,489	52,584,678
TOTAL LIABILITIES AND FUND BALANCE	$ 26,587,668	$ 3,881,671	$ 11,237,365	$ 11,437,893	$ 13,075,032	$ 66,219,629

The notes to the financial statements are an integral part of this statement.

Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position June 30, 2024

Total fund balances - governmental funds		$ 52,584,678
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Land	$ 33,351,431	
Construction in progress	33,335,691	
Buildings, structures and improvements	74,496,052	
Machinery and equipment	29,757,008	
Intangible	6,119,667	
Right to use asset - buildings	1,189,013	
Infrastructure	62,296,062	
Accumulated depreciation and amortization	(77,262,105)	163,282,819
Deferred outflows of resources related to pensions are not reported in the funds.		3,984,952
Long-term liabilties, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.		
Accrued interest payable		(702)
Lease liability		(886,188)
Note payable		(563,375)
Net pension liability		(10,386,517)
Deferred inflows of resources related to pensions are not reported in the funds.		(3,079,513)
Certain lease revenues are considered unavailable and therefore not reported in the funds.		304,167
Internal service funds are used by management to charge the costs of employee insurance, fleet management, IT services, and central equipment to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position:		
Cash and cash equivalents	$ 2,433,626	
Investments	1,807,181	
Accounts receivable	51,490	
Due from other governmental units	80,630	
Inventories	627,890	
Prepaid items	119,499	
Machinery and equipment, net	3,706,966	
Right to Use - subsciption asset, net	327,524	
Interfund Payable - pooled cash	(752,214)	
Accounts payable	(651,239)	
Accrued wages payable	(14,544)	
Subscription liability	(166,466)	7,570,343
NET POSITION OF GOVERNMENTAL ACTIVITIES		$ 212,810,664

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Year Ended June 30, 2024

	General	START Bus System	5th Cent Capital Projects	2019 SPET	Other Governmental Funds	Total Governmental Funds
Revenues:						
General taxes	$ 12,286,329	$ -	$ -	$ 2,882,540	$ 522,013	$ 15,690,882
Licenses and permits	2,033,967	-	-	-	1,144,925	3,178,892
Intergovernmental	16,334,740	10,885,982	5,229,037	-	1,525,950	33,975,709
Charges for services	1,153,609	1,304,201	-	-	-	2,457,810
Fines and forfeitures	362,841	-	-	-	-	362,841
Interest and investment income (loss)	1,140,549	(205,151)	725,330	633,557	619,276	2,913,561
Other revenues	428,874	886,805	-	-	725,590	2,041,269
Total revenues	33,740,909	12,871,837	5,954,367	3,516,097	4,537,754	60,620,964
Expenditures:						
Current:						
General government	7,139,906	-	-	-	254,855	7,394,761
Public safety	11,297,442	-	-	-	-	11,297,442
Public works	3,259,105	-	-	-	-	3,259,105
Transit	-	8,621,283	-	-	-	8,621,283
Health and welfare	1,419,651	-	-	-	-	1,419,651
Community development	458,706	-	-	-	599,751	1,058,457
Recreation and culture	2,319,220	-	-	-	547,301	2,866,521
Other expenditures	189,089	-	-	-	-	189,089
Capital outlay	-	5,324,935	22,309,181	4,269,014	2,727,101	34,630,231
Debt Service						
Principal	49,550	99,269	-	-	116,688	265,507
Interest	3,002	35,488	-	-	17,112	55,602
Total expenditures	26,135,671	14,080,975	22,309,181	4,269,014	4,262,808	71,057,649
Excess (deficiency) of revenues over expenditures	7,605,238	(1,209,138)	(16,354,814)	(752,917)	274,946	(10,436,685)
Other financing sources (uses):						
Transfers in	1,944,808	2,614,309	6,457,438	-	1,548,303	12,564,858
Transfers out	(9,204,331)	(134,087)	(54,456)	-	(1,608,426)	(11,001,300)
Leases issued	-	101,448	-	-	307,938	409,386
Total other financing sources (uses)	(7,259,523)	2,581,670	6,402,982	-	247,815	1,972,944
Net change in fund balances	345,715	1,372,532	(9,951,832)	(752,917)	522,761	(8,463,741)
Fund balance at beginning of year	18,726,713	1,773,547	16,599,149	11,548,282	12,400,728	61,048,419
Fund balance at end of year	$ 19,072,428	$ 3,146,079	$ 6,647,317	$ 10,795,365	$ 12,923,489	$ 52,584,678

The notes to the financial statements are an integral part of this statement.

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
Year Ended June 30, 2024

Net change in fund balances--total governmental funds		$ (8,463,741)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds reported capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation and amortization expense. This is the amount by which capital outlays exceeded depreciation and and amortization expense.		
Capital outlays	$ 22,621,812	
Depreciation and amortization	(5,734,371)	16,887,441
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		49,550
The net effect of transactions involving net pension liability, deferred outflows of resources related to pensions, deferred inflows of resources related to pensions, and pension expense is to decrease net position.		(135,769)
The net effect of transactions involving leases issued, debt service on lease liabilities, and lease conversion is to decrease net position.		(107,537)
Internal service funds are used by management to charge the costs of certain activities to individual funds. The net revenue of the internal service funds is reported with governmental activities.		521,473
Change in net position of governmental activities		$ 8,751,417

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
General taxes	$ 12,037,210	$ 12,037,210	$ 12,286,329	$ 249,119
Licenses and permits	1,461,623	1,648,623	2,033,967	385,344
Intergovernmental	15,882,505	15,899,505	16,334,740	435,235
Charges for services	812,558	936,334	1,153,609	217,275
Fines and forfeitures	385,000	385,000	362,841	(22,159)
Interest and investment earnings (loss)	420,050	420,050	1,140,549	720,499
Other revenues	473,962	479,874	428,874	(51,000)
Total revenues	31,472,908	31,806,596	33,740,909	1,934,313
Expenditures:				
Current:				
General government				
Mayor & town council	397,348	425,748	411,363	(14,385)
Town attorney	731,370	751,012	709,512	(41,500)
Municipal judge	318,646	323,430	315,799	(7,631)
Administration	471,737	1,090,512	891,176	(199,336)
Personnel & town clerk	1,016,974	1,018,373	942,180	(76,193)
Finance	800,802	799,248	782,228	(17,020)
Information technology	1,113,490	1,119,601	1,056,336	(63,265)
Community Development	808,144	541,059	458,649	(82,410)
Planning	1,413,893	1,130,724	802,389	(328,335)
Town hall building	972,616	911,794	770,274	(141,520)
Public safety				
Police - administration	774,541	779,256	742,930	(36,326)
Police - investigation	822,630	826,130	716,505	(109,625)
Police - patrol	4,085,145	4,115,772	3,751,548	(364,224)
Police - community service	743,273	743,964	687,389	(56,575)
Police - special operations	26,623	26,623	15,191	(11,432)
Fire/EMS (county service)	2,923,937	3,153,873	3,153,873	-
Emergency Management (county service)	160,169	171,077	91,005	(80,072)
Dispatch (county service)	801,038	896,997	772,737	(124,260)
Victim services	434,227	440,139	397,570	(42,569)
Animal shelter/control	461,778	468,861	432,768	(36,093)
Building inspections	528,455	554,571	535,926	(18,645)

(continued)

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended June 30, 2024 (continued)

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Expenditures (continued):				
Public works				
Administration	472,478	473,740	438,645	(35,095)
Streets	2,253,678	2,261,460	2,023,602	(237,858)
Town engineer	791,825	800,715	754,256	(46,459)
Public works yard operations	58,862	58,862	42,602	(16,260)
Health and welfare				
Social services	1,463,390	1,471,900	1,419,651	(52,249)
Community initiatves				
Community initiatives	455,675	470,675	458,706	(11,969)
Recreation and culture				
Parks and recreation (county service)	1,954,651	2,253,822	2,253,822	-
Pathways operations (county service)	75,862	88,757	51,839	(36,918)
Memorial park (cemetery)	34,493	34,493	13,559	(20,934)
Other expenditures				
Town-wide	729,902	355,047	241,641	(113,406)
Total expenditures	28,097,652	28,558,235	26,135,671	(2,422,564)
Excess (deficiency) of revenues over expenditures	3,375,256	3,248,361	7,605,238	4,356,877
Other financing sources (uses)				
Transfers in	2,064,578	2,070,970	1,944,808	(126,162)
Transfers out	(9,475,325)	(9,568,167)	(9,204,331)	363,836
Total other financing sources (uses)	(7,410,747)	(7,497,197)	(7,259,523)	237,674
Net change in fund balance	(4,035,491)	(4,248,836)	345,715	4,594,551
Fund balance at beginning of year	18,726,713	18,726,713	18,726,713	-
Fund balance at end of year	$ 14,691,222	$ 14,477,877	$ 19,072,428	$ 4,594,551

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - START Bus System Fund
Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 15,008,954	$ 15,008,954	$ 10,885,982	$ (4,122,972)
Charges for services	1,631,248	1,739,056	1,304,201	(434,855)
Investment earnings (loss)	24,000	24,000	(205,151)	(229,151)
Contributions and Donations	3,000	3,000	-	(3,000)
Other revenues	625,243	779,480	886,805	107,325
Total revenues	17,292,445	17,554,490	12,871,837	(4,682,653)
Expenditures:				
Current:				
Transit	9,608,443	10,155,006	8,621,283	(1,533,723)
Capital outlay	10,694,739	10,694,739	5,324,935	(5,369,804)
Debt service:				
Principal	-	-	99,269	99,269
Interest	-	-	35,488	35,488
Total expenditures	20,303,182	20,849,745	14,080,975	(6,768,770)
Excess (deficiency) of revenues over expenditures	(3,010,737)	(3,295,255)	(1,209,138)	2,086,117
Other financing sources (uses)				
Transfers in	3,010,736	3,010,736	2,614,309	(396,427)
Transfers out	(135,952)	(135,952)	(134,087)	1,865
Leases issued	-	-	101,448	101,448
Total other financing sources (uses)	2,874,784	2,874,784	2,581,670	(293,114)
Net change in fund balance	(135,953)	(420,471)	1,372,532	1,793,003
Fund balance at beginning of year	1,773,547	1,773,547	1,773,547	-
Fund balance at end of year	$ 1,637,594	$ 1,353,076	$ 3,146,079	$ 1,793,003

The notes to the financial statements are an integral part of this statement.

Statement of Net Position
Proprietary Funds
June 30, 2024

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
ASSETS				
Current assets:				
Cash and cash equivalents	$ 4,647,706	$ 4,201,997	$ 8,849,703	$ 2,606,510
Investments	3,222,409	2,913,384	6,135,793	1,807,181
Account receivable (net)	286,354	441,380	727,734	51,490
Due from other governmental units	-	-	-	80,630
Interfund receivable	300,000	300,000	600,000	-
Inventories	108,975	108,974	217,949	627,890
Prepaid items	1,304	1,304	2,608	119,499
Total current assets	8,566,748	7,967,039	16,533,787	5,293,200
Noncurrent assets:				
Interfund receivable - net current portion	300,730	300,730	601,460	-
Capital assets:				
Right to Use, easements	67,537	-	67,537	-
Right to Use, subscription asset	-	-	-	568,010
Land	128,404	972,000	1,100,404	-
Buildings and systems	22,997,366	37,672,651	60,670,017	-
Machinery and equipment	1,382,123	2,888,604	4,270,727	9,296,330
Construction in progress	649,983	231,969	881,952	-
Total capital assets	25,225,413	41,765,224	66,990,637	9,864,340
Less accumulated depreciation/amortization	(12,513,757)	(20,617,284)	(33,131,041)	(5,829,850)
Total capital assets (net)	12,711,656	21,147,940	33,859,596	4,034,490
Total noncurrent assets	13,012,386	21,448,670	34,461,056	4,034,490
TOTAL ASSETS	21,579,134	29,415,709	50,994,843	9,327,690
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows related to pensions	141,757	180,196	321,953	138,574

(continued)

Statement of Net Position
Proprietary Funds
June 30, 2024 (continued)

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
LIABILITIES				
Current liabilities:				
Interfund Payable - pooled cash	$ -	$ -	$ -	$ 752,214
Accounts payable	113,368	60,723	174,091	651,239
Accrued wages payable	15,525	16,302	31,827	14,544
Customer deposit payable	6,000	-	6,000	-
Accrued note interest payable	19,697	-	19,697	-
Lease liability - current	11,380	-	11,380	-
Subscription liability - current	-	-	-	97,736
Notes payable - current	33,058	-	33,058	-
Total current liabilities	199,028	77,025	276,053	1,515,733
Noncurrent liabilities:				
Lease liability - net current portion	23,570	-	23,570	-
Subscription liability - net of current portion	-	-	-	68,730
Notes payable - net current portion	814,734	-	814,734	-
Net pension liability	552,082	701,782	1,253,864	539,686
Total noncurrent liabilities	1,390,386	701,782	2,092,168	608,416
TOTAL LIABILITIES	1,589,414	778,807	2,368,221	2,124,149
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows related to pensions	21,981	27,942	49,923	21,488
NET POSITION				
Net investment in capital assets	11,828,914	21,147,940	32,976,854	3,868,024
Unrestricted	8,280,582	7,641,216	15,921,798	3,452,603
TOTAL NET POSITION	$ 20,109,496	$ 28,789,156	48,898,652	$ 7,320,627
Adjustment to reflect the consolidation of internal service fund related to enterprise funds			172,884	
Net position of business-type activities			$ 49,071,536	

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
Year Ended June 30, 2024

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
Operating revenues:				
Water charges	$ 2,868,814	$ -	$ 2,868,814	$ -
Sewer charges	-	2,620,183	2,620,183	-
Other	489	300	789	7,259,802
Total operating revenues	2,869,303	2,620,483	5,489,786	7,259,802
Operating expenses:				
Operations and maintenance	1,336,540	1,594,012	2,930,552	6,155,695
Administration	218,714	210,550	429,264	-
Depreciation & amortization	751,459	937,187	1,688,646	789,629
Total operating expenses	2,306,713	2,741,749	5,048,462	6,945,324
Operating income (loss)	562,590	(121,266)	441,324	314,478
Nonoperating revenues (expenses)				
Intergovernmental	-	12,600	12,600	-
Investment earnings (loss)	435,550	389,907	825,457	244,811
Contributions and donations	-	-	-	7,500
Gain (loss) on disposal of property	-	(4,043)	(4,043)	5,400
Interest expense	(34,599)	-	(34,599)	(20,474)
Total Nonoperating revenes (expenses)	400,951	398,464	799,415	237,237
Income (loss) before transfers and contributions	963,541	277,198	1,240,739	551,715
Capital contributions	646,373	1,710,244	2,356,617	-
Transfers in	11,728	11,728	23,456	97,069
Transfers out	(785,273)	(785,273)	(1,570,546)	(113,537)
Change in net position	836,369	1,213,897	2,050,266	535,247
Net position at the beginning of year	19,273,127	27,575,259		6,785,380
Net position at end of year	$ 20,109,496	$ 28,789,156		$ 7,320,627
Adjustment to reflect the consolidation of internal service fund related to enterprise funds			13,774	
Changes in net position of business-type activities			$ 2,064,040	

The notes to the financial statements are an integral part of this statement.

Statement of Cash Flows
Proprietary Funds
Year Ended June 30, 2024

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	$ 2,838,474	$ 2,531,011	$ 5,369,485	$ 7,521,298
Other receipts	489	300	789	-
Payments to suppliers and service providers	(899,569)	(1,375,526)	(2,275,095)	(5,344,824)
Payments to employees for salaries and benefits	(792,404)	(978,358)	(1,770,762)	(812,327)
Net cash provided (used) by operating activities	1,146,990	177,427	1,324,417	1,364,147
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Interfund Loan	(750,730)	(750,730)	(1,501,460)	-
Proceeds from Interfund loan repayments	150,000	150,000	300,000	-
Transfers from other funds	11,728	11,728	23,456	97,069
Transfers to other funds	(785,273)	(785,273)	(1,570,546)	(113,537)
Operating grants	-	12,600	12,600	-
Net cash (used for) noncapital financing activities	(1,374,275)	(1,361,675)	(2,735,950)	(16,468)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Capital contributions	646,373	1,710,244	2,356,617	-
Acquisition of capital assets	(359,134)	(692,108)	(1,051,242)	(1,588,129)
Contributions and donations	-	-	-	7,500
Principal payments on capital debt	(31,788)	-	(31,788)	-
Interest paid on capital debt	(35,184)	-	(35,184)	-
Principal payments on lease liability	(11,118)	-	(11,118)	-
Interest paid on lease liability	(154)	-	(154)	-
Principal payments on subscription liability	-	-	-	(82,265)
Interest paid on subscription liability	-	-	-	(20,474)
Proceeds from the sale of assets	-	-	-	5,400
Net cash provided by (used for) capital and related financing activities	208,995	1,018,136	1,227,131	(1,677,968)
CASH FLOWS FROM INVESTING ACTIVITIES				
Purchase of investments	(439,018)	(396,917)	(835,935)	(246,209)
Interest received on investments	553,547	496,588	1,050,135	310,985
Proceeds from sales and maturities of investments	3,296,004	3,107,523	6,403,527	2,114,121
Net cash provided by investing activities	3,410,533	3,207,194	6,617,727	2,178,897
Net increase (decrease) in cash and cash equivalents	3,392,243	3,041,082	6,433,325	1,848,608
Cash and cash equivalents - July 1	1,255,463	1,160,915	2,416,378	757,902
Cash and cash equivalents - June 30	$ 4,647,706	$ 4,201,997	$ 8,849,703	$ 2,606,510

(continued)

Statement of Cash Flows
Proprietary Funds
Year Ended June 30, 2024 (continued)

	Water	Sewage	Totals	Governmental Activities - Internal Service Funds
Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:				
Operating income (loss)	$ 562,590	$ (121,266)	$ 441,324	$ 314,478
Adjustments to reconcile net income (loss) to net cash provided by (used for) operating activities:				
Depreciation and amortization expense	751,459	937,187	1,688,646	789,629
Pension expense	32,420	(5,789)	26,631	(42,961)
Increase in accounts receivable	(30,339)	(89,172)	(119,511)	289,215
Decrease in due from other government units	-	-	-	(27,719)
(Increase) decrease in inventory	(36,004)	(36,002)	(72,006)	(126,582)
Decrease in prepaid items	3,459	3,459	6,918	(62,209)
Increase in interfund payable - pooled cash	-	-	-	169,561
Increase (decrease) accounts payable	(133,256)	(508,388)	(641,644)	65,681
Increase (decrease) customer deposit payable	(1,000)	-	(1,000)	-
Increase (decrease) unearned revenue	-	-	-	-
(Decrease) in accrued wages payable	(2,339)	(2,602)	(4,941)	(4,946)
Total Adjustments	584,400	298,693	883,093	1,049,669
Net Cash Provided Operating Activities	$ 1,146,990	$ 177,427	$ 1,324,417	$ 1,364,147
Schedule of noncash investing, capital and financing activities:				
Increase (Decrease) in fair value of investments	$ (117,997)	$ (106,681)	$ (224,678)	$ (66,174)
Increase (Decrease) in right to use - subsciption asset	-	-	-	103,187
Increase (Decrease) in subscription liability	-	-	-	(5,517)

The notes to the financial statements are an integral part of this statement.

I. Summary of significant accounting policies

A. Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers for support.

B. Reporting entity

The Town of Jackson was incorporated in 1914 and is a municipal corporation governed by an elected mayor and four-member governing council. The five-member mayor-council is elected on staggered, even-numbered years. The mayor and council members are elected at-large to four-year terms. The governing body appoints a manager to implement policies and oversee daily operations.

The accompanying financial statements present the governmental entities for which the government is considered to be financially accountable. The Town does not report any component units.

C. Basis of presentation - government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the Town's enterprise funds. Separate financial statements are provided for governmental funds and proprietary funds.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of inter-fund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operation or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

D. Basis of presentation - fund financial statements

The fund financial statements provide information about the Town's funds. Separate statements for each fund category; governmental and proprietary, are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The Town reports the following major governmental funds:

- The general fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.
- The 5th cent capital projects fund accounts for the acquisition and construction of the government's major capital facilities, other than those financed by the propriety funds and Specific Purpose Excise Tax (SPET) funds.
- The Southern Teton Area Rapid Transit (START) fund is a special revenue fund. It accounts for operational and capital transit system expenditures primarily financed by state and federal transit grants.
- The 2019 SPET fund accounts for expenditures related to the revenue generated by the 2019 specific purpose excise tax.

The Town reports the following enterprise funds:

- Water Fund. This enterprise fund accounts for the operations of the Town-owned water treatment and distribution system.
- Sewage Fund. This enterprise fund accounts for the operations of the Town-owned sewage collection and treatment system.

Additionally, the Town reports the following fund type:

Internal Service Funds. The operating activities for Employee Insurance, Fleet Management, Central Equipment, and Information Technology (IT) Services are reported in internal service funds because they provide services to other Town departments on a cost reimbursement basis.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal service fund balances in the business-type activities column. Internal service fund services provided and used by other funds are not eliminated in consolidation. No overhead costs are charged to internal service funds requiring elimination.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

E. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital outlay related to leases are reported as other financing sources.

Property taxes, sales taxes, franchise fees, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting.

F. Budgetary information

1. Budgetary basis of accounting

The Town uses the following procedures in establishing the budgetary data reflected in the accompanying financial statements:

- According to the laws of the State of Wyoming, all town budgets must be approved by their governing board not later than the third Tuesday in June.
- In May, the recommended budget for the following fiscal year is presented by the Town Manager to the Town Council. The budget includes recommended expenditures and the means of

financing them. Public meetings are held to obtain citizen comment.

- Prior to June 30, the Town Council legally adopts the budget through the passage of a resolution. The resolution sets the limit for expenditures for the year.
- The maximum legal expenditure permitted for the year is the total budget as adopted. The expenditure appropriations in the adopted budget are maintained in the Town's financial system by department within individual funds. Departmental appropriations may be amended during the year if approved by Council in the form of a budget amendment resolution.
- Department directors are generally authorized to transfer budgeted amounts within any specific department's expenditure appropriation. Any budget revisions requiring a transfer between departments must be approved by the Town Council. Additionally, budget revisions involving personnel or capital asset expenditures/expenses must be approved by the Town Council.
- Appropriations in all budgeted funds lapse at the end of the fiscal year even if they have related committed contracts. While all appropriations lapse at year end, valid outstanding committed contracts (those for which performance under the executory contract is expected in the next year) are re-appropriated and become part of the subsequent year's budget.

2. Excess of expenditures over appropriations

For the year ended June 30, 2024, expenditures exceeded appropriation in the Employee Housing Fund. This was due to GASB 87 implementation, non-cash basis budgetary transaction. Through four formal supplementary appropriations, the General Fund original budget increased 2%. Actual expenditures and other uses are 7.3% under the final amended budget.

G. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

1. Cash and cash equivalents

The government's cash and cash equivalents are cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

2. Investments

Cash and investment balances from all funds are combined and invested to the extent authorized by state statutes and Town investment policy. Earnings from such investments are allocated to respective funds on the basis of applicable cash balance participation by each fund. The interest receivable balance is reported as one amount in the General Fund while all other funds receive interest revenue distributions in cash.

Investments for the Town are reported at fair value.

3. Receivables

Account (trade) receivables are carried at original billing amount less an estimate made for doubtful receivables based on a review of all outstanding amounts on a regular basis. Management determines the allowance for doubtful accounts by identifying troubled accounts and by using historical experience applied to an aging of accounts. With council approval, trade receivables are written off when deemed uncollectible. Recoveries of trade receivables previously written off are recorded when received.

A receivable is considered past due if any portion of the receivable balance is outstanding for more than 30 days. Interest is charged on receivables that are outstanding for more than 30 days. Accrual of interest is not suspended until a receivable is determined to be uncollectible. Provisions for bad debts would be insignificant and immaterial and none has been made for 2024.

4. Short-term interfund receivables/payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the balance sheet. Short-term inter-fund loans are classified as "interfund receivables/payables." Due to and due from other funds are closed to cash and cash equivalents at year end.

5. Inventories, prepaid items, and deposits

Materials and supplies are valued at cost, which approximates market value, using the first-in/first-out (FIFO) method. The consumption method is used to account for inventories. Inventory costs are recorded as expenditures when individual inventory items are consumed. In governmental funds, reported inventories are equally offset by nonspendable fund balance amounts, indicating that they do not constitute "available spendable resources" even though they are a component of net current assets. The net change in nonspendable fund balances is not presented because the combined statements of revenues, expenditures, and changes in fund balances reflects

the changes in total fund balances rather than just the spendable and nonspendable fund balances.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Certain payments made to lessors are considered security deposits. These funds are considered assets that will be returned. In the event any deposit is kept by lessor, an expenditure/expense will be recorded.

6. Leases and Service-Based IT Arrangements (Subscription)

A. Town as Lessee

The Town is a lessee for various buildings and an easement. The Town recognizes a lease liability and an right-to-use lease asset (lease asset) in the government-wide financial statements. The Town recognizes lease liabilities with an initial, individual value of $50,000 or more and the lease must be longer than one year including expected extensions.

At the commencement of a lease, the Town initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. Key estimates and judgments related to leases include how the Town determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The Town uses the interest rate charged by the vendor as the discount rate. When the interest rate charged by the lessor is not provided, the Town generally uses its estimated incremental borrowing rate as the discount rate for subscription agreements.
- The lease term includes the noncancellable period of the lease.
- Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the Town is reasonably certain to exercise.

The Town monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

B. Town as Lessor

The Town is a lessor for multiple facilities and easements. The Town recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the Town initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Town determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The Town uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease.
- Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The Town monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

C. Subscription based IT Arrangements

The Town is committed under various subscription agreements. The Town recognizes a subscription liability and a right-to-use subscription asset in the government-wide financial statements. The Town recognizes subscription liabilities with an initial, individual value of $50,000 or more and the agreement must be longer than one year including expected extensions.

At the commencement of a contract, the Town initially measures the subscription liability at the present value of payments expected to be made during the contract term. Subsequently, the subscription liability is reduced by the principal portion of contract payments made. The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for contract payments made at or before the contract commencement date, plus certain initial direct costs. Subsequently, the subscription asset is amortized on a straight-line basis over its useful life. Key estimates and judgments related to contracts include how the Town determines (1) the discount rate it uses to discount the expected contract payments to present value, (2) contract term, and (3) contract payments.

- The Town uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the Town generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The contract term includes the noncancellable period of the contract.
- Contract payments included in the measurement of the subscription liability are composed of fixed payments and purchase option price that the Town is reasonably certain to exercise.

The Town monitors changes in circumstances that would require a remeasurement of its contract and will remeasure the subscription asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Subscription assets are reported with other capital assets and subscription liabilities are reported with long-term debt on the statement of net position.

7. Capital assets

Capital assets, including property, plant, and equipment, and infrastructure assets (e.g., roads, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $10,000 ($20,000 for buildings and improvements and $50,000 for infrastructure) and an estimated useful life in excess of two years. Right to use assets are discussed in note below. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value on date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, equipment, and intangible assets with exhaustible useful lives are capitalized when acquired, and depreciation is provided using the straight-line method applied over the following estimated useful lives of the assets:

Buildings	10-50
Distribution systems	20-50
Infrastructure	20-50
Machinery and equipment	5-15
Right-to-use asset - buildings	2-99
Right-to-use asset – easements	2-99
Right-to-use asset – subscription asset	2-10
Other improvements	5-99
Intangible assets	5-99

Intangible assets lack physical substance, are nonfinancial in nature, and have an estimated useful life extending beyond a single reporting period. The term depreciation, as used in this footnote, includes amortization of intangible assets.
Capital assets transferred between funds are transferred at their net book value (cost less accumulated depreciation), as of the date of the transfer.

8. Deferred outflows and inflows of resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The Town has reported deferred outflows of resources related to pensions on the government-wide statement of net position, each proprietary fund statement of position, and the Fleet Management Fund within the Internal Service Fund statement of net position.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until then. The Town has reported three deferred inflows of resources: pension related items, leases and property taxes. Pension items are reported on the government-wide statement of net position, each proprietary fund statement of position, and the Fleet Management Fund within the Internal Service Fund statement of net position. Leases are reported in both the governmental funds balance sheet and the entity-wide statement of net position. These amounts represent future revenues that will be collected per lease agreements and are not currently available to finance operations.

Property taxes for future periods are reported in both the governmental funds balance sheet and the entity-wide statement of net position. Property tax revenues are not recognized prior to the period which they are intended to finance, even if an enforceable lien is in place prior to the beginning of the intended period. Thus, property taxes received or receivable as of year-end, which are intended to finance the following fiscal year, are recorded as deferred inflows.

9. Pension related assets, liabilities, deferred outflows and inflows of resources

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Wyoming Retirement System (the System) and additions to/deductions from the System's fiduciary net position have been determined on the same basis as they are reported by the System. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

10. Net position flow assumption

Sometimes the Town will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied.

It is the Town's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

11. Fund balance flow assumption

Sometimes the Town will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

12. Fund balance policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The Town itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance). The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the Town's highest level of decision-making authority. The Town council is the highest level of decision-making authority for the Town that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the Town for specific purposes but do not meet the criteria to be classified as committed. The Town council has, by resolution, authorized the Town Manager to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

13. Long-term obligations

In the government-wide financial statements and in the proprietary fund types of the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statements of net position. If any, bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from actual debt

proceeds received, are reported as debt service expenditures. The Town's current debt obligations were issued without discounts or premiums and issuance costs were insignificant and immaterial.

14. Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

15. Reclassifications

Where presented, certain 2023 financial statement amounts have been reclassified to conform to the 2024 presentation.

H. Revenues and expenditures/expenses

1. Property Tax

Teton County assesses all taxable property other than centrally assessed property, which is assessed by the State of Wyoming, by January 1 of each year. The Town notifies its levy to Teton County by July 31. Properties taxes are levied on or about August 1 and are payable in two installments on September 1 and March 1. The Teton County Treasurer is responsible for billing and collecting property taxes for the Town. The Town receives monthly distributions for the prior month's collections by the County. Property tax revenues are recognized when levied to the extent that they result in current receivables which means collected within the current period or expected to be collected within 60 days after the period end to be used to pay liabilities of the current period.

2. Sales Tax

The Town imposes a 1% local optional sales and use tax (5th cent). The 5th cent sales tax is collected by the state and remitted monthly to the Town. Sales tax revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Additionally, Teton County imposes a 1% specific purpose excise tax (SPET) for various voter-approved projects. Teton County distributes SPET tax to the Town for projects that the Town manages.

3. Entitlements, state shared revenues and grants (Intergovernmental revenues)

Entitlements and shared revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Expenditure-driven grants are recognized in the fund financial statements as revenue when the qualifying expenditures have been incurred, all eligibility requirements have been met, and reimbursement is received within availability period. Included below are the ongoing state shared revenues and grants received by the Town.

Sales tax. The state levies a 4% general sales and use tax, with 31% of it returned to Wyoming towns and counties based on populations and location of sales.

Lodging tax. The state levies a 5% lodging tax that is added to a visitor's stay in any Teton County hotel, motel or rental property. 3% is distributed to the state and used to fund the Wyoming Office of Tourism and the Wyoming Tourism Board. 2% is distributed to the Town and County and allocated based on point of sale. The Jackson Hole Travel and Tourism Joint Powers board is responsible for allocating 60% of the collected funds. Teton County and the Town are responsible for the remaining 40% of the funds collected.

America Rescue Plan (ARPA) Act. These are program allocation driven, one-time funds related to the COVID-19 pandemic. Funds were received via the United States Department of the Treasury.

Gasoline, cigarette, and severance taxes. These three taxes are all imposed by the state and returned to cities, towns and counties by various percentages determined by the Wyoming legislature.

Mineral Royalties. These are federal royalties paid to the state and passed down to cities, towns, and counties by percentages determined by the Wyoming legislature.

Federal Transit Administration (FTA). The FTA provides funding for 80% of administration, 56.56% of operations, and 80% of capital for qualifying bus system expenditures. In FY2024, the FTA provided additional Coronavirus Aid, Relief, and Economic Security (CARES) Act funds which provided for 100% of operations costs.

4. Program revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and

contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

5. Compensated absences

Employees can sell-back up to 40 hours of accumulated paid time off (PTO) before the end of each fiscal year provided they meet certain requirements. All other accumulated PTO is forfeited. There are no accumulated balances for PTO. Compensatory time, if any, is accrued as wages payable at year end.

6. Proprietary funds operating and nonoperating revenues and expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water fund, sewer fund, and internal service funds are charges to customers for sales and services. The water fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

I. Federal Audit Requirements

The U.S. Office of Management and Budget (OMB) issued Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), which establishes uniform cost principles and audit requirements for federal awards to non-federal entities and administrative requirements for all federal grants.

For 2024, the Town of Jackson audit was performed in accordance with Uniform Guidance. The auditor's report on consideration of the Town's internal control over financial reporting and tests of other matters are issued with this report.

II. Stewardship, compliance and accountability

A. Budgetary information

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual appropriated budgets are legally adopted by council resolution for all funds.

Formal budgetary integration is employed as a management control device during the year for the General and Special Revenue Funds. Budgetary control for Capital Project Funds is based on a project completion time cycle rather than on an annual basis, therefore, budgetary comparisons on an annual basis would not present meaningful information.

The Town follows these legal compliance procedures in establishing the budgetary data reflected in the financial statements:

1. The Town Manager submits a proposed operating budget, including proposed expenditures and means of financing them, to the town council prior to the beginning of the fiscal year commencing July 1.

2. Public hearings are conducted to obtain taxpayer comments.

3. Prior to June 30, the budget is legally enacted through the passage of a budget resolution.

4. Management may not legally exceed budgeted expenditures at the division level. Monitoring of budgets is maintained at the division level (i.e., police administration, police investigations, police patrols, etc.) and the category level (i.e., personal services; supplies; other services and charges; capital outlay) within each division. Management can alter the budget at the category level within their division but cannot exceed the total budgeted expenditures for the division that was approved by the town council. During the year, four formal supplementary appropriations were made. However, the town council approves all payments of vouchers and payroll at its regular meetings held twice a month.

5. All budgeted appropriations lapse at the end of the fiscal year. The legal level of budgetary control (i.e. the level at which expenditures may not legally exceed appropriations) is at the department level.

Deficit fund net position

At June 30, 2024, there was one internal service fund (Fleet Management) with a deficit fund net position. Fleet management deficit is due mostly to net pension liability calculations.

IIII. Detailed notes on all activities and funds

A. Cash, cash equivalents and investments

Cash, cash equivalents, and investments at June 30, 2024 are classified in the accompanying financial statements as follows:

Statement of net position:		
Cash and cash equivalents	$	42,516,668
Investments		28,919,473
Total cash and investments	$	71,436,141

Cash and investments at June 30, 2024 consist of the following:

Cash:		
Cash on hand	$	300
Deposit with financial institutions		342,144
Cash equivalents:		
Short-term certificate of deposit		24,675,559
Money market funds		17,498,665
Investments:		
Federal agencies		11,970,510
WYO-STAR		16,948,963
Total cash, cash equivalents, and investments	$	71,436,141

Investments authorized by Wyoming statutes and Town investment policy

The following table identifies the investment types that are authorized for the Town by Wyoming state statute. The Town's investment policy does not restrict investment types beyond the limits set forth by state statute. The table also identifies any provisions in Town policy and state statutes that address interest rate risk, credit risk, and concentration risk. This table also applies to investments of debt proceeds held by bond trustee that are governed by provisions of debt agreements and similarly restricted by state statute.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
U.S. treasury obligations	None	None	None
U.S. agency securities	None	None	None
Banker's acceptances	None	25%	None
Commercial paper	270 days	25%	None
Negotiable certificates of deposit	None	None	$250,000
Non-negotiable certificates of deposit	None	None	None
Repurchase agreements	None	25%	None

The Town has investments with WYO-STAR, an investment pool authorized by the State of Wyoming and regulated by the Wyoming State Treasurer with oversight by the Wyoming State Loan and Investment Board. WYO-STAR issues separate external financial statements which can be obtained from the Wyoming State Treasurer's Office. WYO-STAR is not registered with the SEC as an investment company. Deposits in WYO-STAR are not insured or otherwise guaranteed by the State of Wyoming, and participants share proportionately in any realized gains or losses on investments. The fair value of the WYO-STAR investment pool is approximately equal to the value of the pool shares, $16,948,963.

B. Disclosures related to investment risk

Credit risk: Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Town polices restrict investments to the safest security types and require portfolio diversification so that potential losses on individual securities will be minimized. As of June 30, 2024, the Town's investments in U.S. Agencies are rated AA+ by Standard & Poor's and AAA by Moody's Investors Service. The Town's investments in negotiable certificates of deposit are below the F.D.I.C. $250,000 insurance limit per institution. Non-negotiable certificates of deposits exceeding $250,000 per institution must be collateralized by the limits defined in the custodial credit risk section of this footnote. The Town's investment in the brokerage money market mutual fund is unrated. Town investment policy limits investments to the safest types of securities, pre-qualifies financial institutions, brokers/dealers, intermediaries, and advisors, and requires investment portfolio diversification.

Custodial risk: Custodial risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial risk for investments is the risk that, in the event of failure of the counterparty (e.g. broker-dealer) to a transaction, a government will not be able to cover the value of its investment or collateral securities that are in possession of another party. Wyoming

statutes do not contain legal requirements that would limit the exposure to custodial risk for deposits or investments, other than the following provision for deposits: Wyoming statutes require that all Town deposits be protected by insurance, surety bond, or collateral. Authorized collateral includes the legal investment described earlier, as well as certain first mortgage notes, and certain other state or local obligations. Wyoming statutes require that securities pledged as collateral be held in safekeeping by the public funds depositor or by any bank, other than the depository bank, chartered by the state of Wyoming, any national bank, other than the depository bank, authorized to do business in the state, any federal reserve bank or branch thereof, or any federal reserve system member bank. According to Town polices, the market value of the collateral must be a minimum of 105% of deposits not covered by insurance or bonds.

Interest Rate Risk: Interest rate risk is the risk that changes in market interest rate will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value is to changes in market interest rates. According to its investment policy, the Town manages its exposure to interest rate risk by purchasing a combination of shorter term and longer term investments. The Town also manages this risk by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide cash flow and liquidity for operations. Further, the Town purchases some securities that have interest rates that step-up over time. The Town monitors the interest rate risk inherent in its portfolio by measuring the weighted average maturity of its portfolio. The Town has no specific limitations with respect to this metric.

Investment Type	Fair Value	Maturity (in years)
Federal Agencies:		
US Tresury Bills	$ 3,991,560	0.14
Federal Farm Credit Bank	3,999,400	0.01
Federal Home Loan Banks	3,979,550	0.17
WYO-STAR	16,948,963	0.00
	$ 28,919,473	
Portfolio weighted average maturity (yrs)		0.05

Concentration of Credit Risk: State statutes contain no limitations on the amount that can be invested in any one issuer. Investments in any one issuer representing approximately 5% or more of the Town's total investments are as follows:

Investment Type	Fair Value	Percent of Investment Portfolio
Federal Agencies:		
US Tresury Bills	$ 3,991,560	13.8%
Federal Farm Credit Bank	3,999,400	13.8%
Federal Home Loan Banks	3,979,550	13.8%
WYO-STAR	16,948,963	58.6%

Fair Value: The Town categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The Town has the following recurring fair value measurements as of June 30, 2024:

The $11,970,510 in U.S. agency securities are determined by an independent pricing service using recently executed transactions, market price quotations, and pricing models that factor in, when applicable, interest rates, bond spreads, and volatility (Level 2 inputs).

The fair value of the Town's position in WYO-STAR of $16,948,963 is the same as the value of the pool shares held by the Town (net asset value). WYO-STAR operates and reports monthly statements to participants on an amortized cost basis. The income, gains, and losses, net of administration fees, of WYO-STAR are allocated to participants monthly on the ratio of the participant's share to the total funds in WYO-STAR based on the participant's average daily balance. At June 30, the investments are valued at fair value, and participants are informed of the fair value valuation factor that enables them to adjust their statement balances to fair value (Level 2 inputs).

Cash, cash equivalents, and investments are presented in the government-wide financial statements as follows:

	Cash and Cash Equivalents	Investments	Total
Governmental activities:			
General Fund	$ 10,277,557	$ 7,159,688	$ 17,437,245
Start Fund	133,090	-	133,090
5th Cent Capital Projects	6,527,302	4,525,595	11,052,897
2019 SPET	6,754,662	4,683,231	11,437,893
Nonmajor govermental	7,367,844	4,607,985	11,975,829
Internal service funds	2,592,736	1,807,181	4,399,917
Total	33,653,191	22,783,680	56,436,871
Business-type activities:			
Water	4,647,706	3,222,409	7,870,115
Sewage	4,201,997	2,913,384	7,115,381
Internal service funds	13,774	-	13,774
Total	8,863,477	6,135,793	14,999,270
Government-wide total	42,516,668	28,919,473	71,436,141
Total cash and investments	$ 42,516,668	$ 28,919,473	$ 71,436,141

C. Concentration of sales and revenues

Snow King Mountain Resort and Blair Place Apartments are the two largest customers of water. Snow King Mountain Resort water purchases account for $118,135 (4%) and Blair Place Apartments water purchases account for $87,158 (3%) of the Water Fund's operating revenue. Wilson Sewer District and Spring Creek Improvement Service District are the two largest customers of sewage. Wilson Sewer District sewage charges account for $88,307 (3%) and Spring Creek Improvement Service District sewage charges account for $81,769 (3%) of the Sewage Fund's operating revenue.

D. Capital assets

Capital asset activities for the year end June 30, 2024 are as follows:

	Beginning Balance	Additions	Deletions	Ending Balance	Internal Service Fund Assets	Governmental Activities Total	Internal Service Fund Additons	Governmental Activities Additions
Governmental activities:								
Nondepreciable capital assets:								
Land	$ 33,351,431	$ -	$ -	$ 33,351,431	$ -	$ 33,351,431	$ -	$ -
Construction in progress	19,713,986	16,703,002	(3,081,297)	33,335,691	-	33,335,691	-	16,703,002
Total	53,065,417	16,703,002	(3,081,297)	66,687,122	-	66,687,122	-	16,703,002
Depreciable capital assets:								
Buildings and improvements	73,998,356	497,696	-	74,496,052	-	74,496,052	-	497,696
Machinery and equipment	32,534,340	6,662,781	(143,783)	39,053,338	9,296,330	29,757,008	1,593,529	5,069,252
Intangible assets	6,119,667	-	-	6,119,667	-	6,119,667	-	-
Right to use - buildings	1,062,808	409,386	(283,181)	1,189,013	-	1,189,013	-	409,386
Right to use - subscription asset	464,823	103,187	-	568,010	568,010	-	103,187	-
Infrastructure	59,459,054	2,885,398	(48,390)	62,296,062	-	62,296,062	-	2,885,398
Total	173,639,048	10,558,448	(475,354)	183,722,142	9,864,340	173,857,802	1,696,716	8,861,732
Total capital assets	226,704,465	27,261,450	(3,556,651)	250,409,264	9,864,340	240,544,924	1,696,716	25,564,734
Less accumulated depreciation/amortization for:								
Buildings and improvements	(29,874,078)	(2,312,765)	-	(32,186,843)	-	(32,186,843)	-	(2,312,765)
Machinery and equipment	(15,705,595)	(2,417,393)	143,783	(17,979,205)	(5,589,364)	(12,389,841)	(643,042)	(1,774,351)
Intangible assets	(346,662)	(69,929)	-	(416,591)	-	(416,591)	-	(69,929)
Right to use - buildings	(261,588)	(242,953)	132,763	(371,778)	-	(371,778)	-	(242,953)
Right to use - subscription asset	(93,899)	(146,587)	-	(240,486)	(240,486)	-	(146,587)	-
Infrastructure	(30,611,069)	(1,334,373)	48,390	(31,897,052)	-	(31,897,052)	-	(1,334,373)
Total accumulated depreciation/amortization	(76,892,891)	(6,524,000)	324,936	(83,091,955)	(5,829,850)	(77,262,105)	(789,629)	(5,734,371)
Total governmental activities capital assets, net	$ 149,811,574	$ 20,737,450	$ (3,231,715)	$ 167,317,309	$ 4,034,490	$ 163,282,819	$ 907,087	$ 19,830,363

Business-type activities:	Beginning Balance	Additions	Deletions	Ending Balance
Nondepreciable capital assets				
Land	$ 1,100,404	$ -	$ -	$ 1,100,404
Construction in progress	2,423,171	293,028	(1,834,247)	881,952
Total	3,523,575	293,028	(1,834,247)	1,982,356
Depreciable capital assets:				
Buildings and improvements	59,127,990	2,449,807	(907,780)	60,670,017
Right to use - easements	67,537	-	-	67,537
Machinery and equipment	4,134,770	142,654	(6,697)	4,270,727
Total	63,330,297	2,592,461	(914,477)	65,008,281
Total capital assets	66,853,872	2,885,489	(2,748,724)	66,990,637
Less accumulated depreciation/amortization for:				
Buildings and improvements	(29,810,621)	(1,450,020)	903,737	(30,356,904)
Right to use - easements	(22,512)	(11,256)	-	(33,768)
Machinery and equipment	(2,519,696)	(227,370)	6,697	(2,740,369)
Total accumulated depreciation/amortization	(32,352,829)	(1,688,646)	910,434	(33,131,041)
Total business-type activities capital assets, net	$ 34,501,043	$ 1,196,843	$ (1,838,290)	$ 33,859,596

Additions to construction in progress represent new construction in progress minus projects transferred to infrastructure or buildings for completed projects.

Depreciation and amortization was charged to function/programs as follows:

Governmental acitivities:	
General government	$ 1,544,289
Public safety	319,117
Public works	2,070,134
Recreation and culture	527,187
Transit	2,063,273
Total depreciation/amortization expenses - governmental activities	6,524,000
Internal service fund depreciation on capital assets charged to the various functions based on usage.	(789,629)
Depreciation expense excluding internal service fund.	$ 5,734,371
Business-type activities:	
Water Fund	$ 751,459
Sewer Fund	937,187
Total depreciation/amortization expenses - business-type activities	$ 1,688,646

E. Claims and judgements

The Town participates in a number of federal and state programs that are fully or partially funded by grants received from other governmental units. Expenditures financed by grants are subject to audit by the appropriate grantor government. If expenditures are disallowed due to noncompliance with grant program regulations, the Town may be required to reimburse the grantor government.

As of June 30, 2024, significant amounts of grant expenditures have not been audited by the granting agency, but the Town believes that disallowed expenditures discovered in subsequent audits, if any, will not have a material effect on any of the individual funds or the overall financial position of the Town. Additionally, unearned revenues are recognized in those funds that have received grant monies in advance of future reimbursable expenditures.

F. Receivables and unearned revenues

Accounts receivables and due from other governmental units: Due from other governmental units represent earned grant reimbursements or repayments owed for providing non-utility related services. The following are the accounts receivables and due from other governmental units at June 30, 2024:

	Accounts Receivable	Due from other Governments
Governmental activities:		
General Fund	$ -	$ 4,704,510
START Bus System	4,509	3,674,542
5th Cent Capital Projects	-	184,468
Nonmajor funds	796,928	-
Internal service funds	51,490	80,630
Total governmental activities	852,927	8,644,150
Business-type activities		
Water Fund	286,354	-
Sewage Fund	441,380	-
Total business-type activities	727,734	-
Total	$ 1,580,661	$ 8,644,150

Lease receivable

During the current fiscal year, the Town leased 9 facilities and easements. The leases range in term from 3 to 23 years with the longest expiring June 2044. Monthly payments ranged in value between $681 and $10,985. The Town recognized $416,327 in lease revenue and $117,864 in interest revenue during the current fiscal year related to these leases. As of June 30, 2024, the Town's receivable for lease payments was $3,157,790. Also, the Town has a deferred inflow of resources associated with this lease that will be recognized as revenue over the lease term. As of June 30, 2024, the balance of the deferred inflow of resources was $2,867,995.

Interfund receivables, payables and transfers: At June 30, 2024, there are interfund balances that are generally short-term loans used to cover temporary cash deficits in various funds. The interfund transfers generally are made for the purposes of distributing revenue from the general fund to other funds for capital projects and operations. Aside from utility transfers discussed below, no significant transfers during the fiscal year that were either non-routine in nature or inconsistent with the activities of the fund making the transfer.

The composition of interfund balances as of June 30, 2024 is as follows:

Receivable Fund	Payable Fund	Amount
General	Fleet Management	$ 752,214
Water	5th Cent Capital Projects	600,730
Sewage	5th Cent Capital Projects	600,730

On August 1, 2022, the Town approved an interfund loan each from the Water and Sewage funds to the 5th Cent Capital Projects fund to fund the Core Maintenance Facility project. The 5th Cent Capital Projects fund will repay the utility funds in monthly installments utilizing current interest rates earned on pooled cash over a five-year term. The interfund interest paid and received is recorded in transfers.

Unearned revenues: Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. This deferred revenue type is specifically referred to as unearned revenue. At the end of the current fiscal year, the various components of unearned revenue reported in governmental funds were as follows:

	Court Bonds	Construction Bonds	Grants	Customer Deposits	Total
Governmental Fund Activities:					
Unearned revenue					
General Fund	$ 9,980	$ 1,864,890	$ 90,149	$ 11,500	$ 1,976,519
Employee Housing	-	-	-	70,383	70,383
Total	9,980	1,864,890	90,149	81,883	2,046,902
Business-type activities:					
Unearned revenue					
Water	-	-	-	6,000	6,000
Total	-	-	-	6,000	6,000
Government-wide total	$ 9,980	$ 1,864,890	$ 90,149	$ 87,883	$ 2,052,902

Transfers: The following interfund transfers are reflected in the fund financial statements at June 30, 2024:

	Transfers In	Transfers Out
Governmental funds:		
General Fund	$ 1,944,808	$ 9,204,331
START	2,614,309	134,087
5th Cent Capital Projects	6,457,438	54,456
Nonmajor governmental	1,548,303	1,608,426
Total governmental funds	12,564,858	11,001,300
Enterprise funds:		
Water	11,728	785,273
Sewage	11,728	785,273
Total enterprise funds	23,456	1,570,546
Internal service funds	97,069	113,537
Total	$ 12,685,383	$ 12,685,383

The following schedule reflects each fund transfer:

In Fund	Out Fund	Amount	
General	Water	$ 785,273	(1)
General	Sewage	785,273	(1)
General	START	134,087	(1)
General	Employee Housing	87,846	(1)
General	Animal Care	61,392	(1)
General	Employee Insurance	90,937	(1)
START	General	1,155,121	(5)
START	Lodging Tax	1,459,188	(1)
Capital Projects	General	6,434,838	(2)
Capital Projects	IT Services	22,600	(5)
Central Equipment	Capital Projects	31,000	(5)
IT Services	General	66,069	(5)
Utility Funds	Capital Projects	23,456	(4)
Affordable Housing	General	1,548,303	(3)
		$ 12,685,383	

Annual reimbursement for shared expenditures
(1) Annual transfer to subsidize fund operations
(2) Annual 5th cent transfer to capital projects
(3) Transfer for housing projects and joint affordable housing department
(4) Transfer for interfund receivable interest
(5) One-time transfer for capital project

G. Accounts Payable

Accounts payable consists of vendor and retainage payables. As of June 30, 2024, governmental activities vendor payables totaled $6,391,744 and retainage payables totaled $636,743. As of June 30, 2024, business-type activities vendor payables totaled $174,091 and there were not retainage payables.

H. Long-term liabilities

Notes payable: The Town currently has issued two notes payable:

The first is a $1,158,046, 4% note also with the WWDC. This note is secured by the revenues of the Water Fund and a mortgage on the assets of the water supply system. This 30-year note is also payable in equal annual installments.

The last is a $1,000,000, .5% loan from Wyoming Business Council to install additional infrastructure at Snow King Mountain. This note is secured by the revenues of the Water Fund. This 20-year note is payable in 19 annual installments of $52,552 with all unpaid principal and interest due in the 20th year.

The notes payable outstanding are as follows:

Governmental activities

Notes Payable	Final Maturity	Interest Rates	Issue Amount	Outstanding 6/30/2024
Snow King Infrastructure				
Snow King Loan	03/31/35	0.50%	$ 1,000,000	$ 563,375

Business-type activities

Notes Payable	Final Maturity	Interest Rates	Issue Amount	Outstanding 6/30/2024
Water supply and storage projects				
2010 WWDC note	11/11/41	4.00%	1,158,046	847,792

Annual debt service requirements to maturity for the notes payable are as follows:

Year ending June 30	Governmental activities Principal	Governmental activities Interest	Business-type activities Principal	Business-type activities Interest
2025	$ 49,735	$ 2,817	$ 33,058	$ 33,912
2026	49,984	2,568	34,381	32,589
2027	50,234	2,318	35,756	31,214
2028	50,485	2,067	37,186	29,784
2029	50,737	1,815	38,673	28,296
2030-2034	257,518	5,243	217,847	117,003
2035-39	54,682	1,602	265,044	69,806
2040-42	-	-	185,847	14,921
Total	$ 563,375	$ 18,430	$ 847,792	$ 357,526

Leases payable

The Town is committed under eleven leases for buildings and easements entered into as lessee. The leases range between two and six years. As of June 30, 2024, the value of the lease liability was $921,138. The Town is required to make monthly principal and interest payments ranging between $1,500 and $11,159. The leases have an interest rate between 1% and 12%. The leases have estimated useful lives ranging between two and six years. The value of the right-to-use asset as of the end of the current fiscal year was $1,256,550 and had accumulated amortization of $405,546.

The future principal and interest lease payments as of June 30, 2024 were as follows:

Year ending June 30	Governmental activities Principal	Governmental activities Interest	Business-type activities Principal	Business-type activities Interest
2025	$ 256,892	$ 52,581	11,380	154
2026	264,789	35,454	11,648	117
2027	233,621	17,484	11,922	79
2028	111,895	4,326	-	-
2029	18,991	159	-	-
Total	$ 886,188	$ 110,004	$ 34,950	$ 350

Subscription payable

The Town is committed under four subscription agreements for software. The agreements range between two and six years. As of June 30, 2024, the value of the subscription liability was $166,466. The Town is required to make annual principal and interest payments ranging between $12,314 and $44,641. The agreements have an interest rate between 3% and 4%. The right-to-use subscription assets have estimated useful lives ranging between two and six years. The value of the right-to-use asset as of the end of the current fiscal year was $568,010 and had accumulated amortization of $240,486.

During the year ended June 30, 2024, there were no additional variable payments or other payments associated with these subscriptions.

The future principal and interest lease payments as of June 30, 2024 were as follows:

Year ending June 30	Governmental activities Principal	Interest
2025	$ 97,736	$ 6,399
2026	56,732	2,763
2027	11,998	482
Total	$ 166,466	$ 9,644

The following is a summary of changes in long-term liabilities reported in the government-wide financial statements for the year ended June 30, 2024:

	Beginning Balance	Additions/ Proceeds	Reductions/ Payments	Ending Balance	Due Within One Year
Governmental activities:					
Snow King Loan	$ 612,863	$ -	$ (49,488)	$ 563,375	$ 49,735
Leases payable	849,256	409,386	(372,454)	886,188	256,892
Subscription payable	278,519	248,731	(82,265)	166,466	97,736
Governmental activities total	1,740,638	658,117	(504,207)	1,616,029	404,363
Business-type activities:					
Water - storage	879,580	-	(31,788)	847,792	33,058
Leases payable	46,068	-	(11,118)	34,950	11,380
Business-type activities total	925,648	-	(42,906)	882,742	44,438
Government-wide total	$ 2,666,286	$ 658,117	$ (547,113)	$ 2,498,771	$ 448,801

Redemptions: None.

I. Risk management and litigation

The Town is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. For the past several years, the Town obtained coverage from various sources and has effectively managed risk through a number of employee education and prevention programs.

All risk management activities are accounted for in the appropriate fund. Expenditures and claims are recognized when it is probable that a loss has occurred, the amount of the loss can be reasonably estimated, and the loss amount exceeds insurance coverage. In determining claims, events that might create claims, but for which none have been reported, are considered.

The Town attorney estimates that the amount of actual or potential claims against the Town as of June 30, 2024 will not materially affect the financial condition of the Town.

Workers compensation coverage is provided through the state of Wyoming's Worker's Safety and Compensation Division. The Town pays an annual premium, reflecting a base rate plus an experience premium, to the division. Currently, the Town receives drug, alcohol, and safety program discounts.

The Town self-insures its health benefit coverage up to an annual $70,000 per claimant, with exception of laser coverage option. Stop-loss coverage is purchased from private insurers for amounts exceeding $70,000. For the year ended June 30, 2024, the Town exercised no laser coverage on any participants. Health benefit self-insurance activities are accounted for in the Employee Insurance Fund, an internal service fund.

Liability insurance is provided through Local Government Liability Pool (LGLP), a pooled self-insurance program. LGLP was created by the legislature specifically for local governments in Wyoming. The coverage amounts are the limits set by the Governmental Claims Act (W.S. 1-39-118). Current statutory limits are $250,000 per claimant with $500,000 per occurrence. Excess insurance coverage provides for out-of-state claims and Federal Civil Rights claims with the current limit of $5 million with a $1 million limit per occurrence. The LGLP policy has a $1,000 deductible.

Property and casualty insurances are provided by Wyoming Association of Risk Management (WARM) through a pooled self-insurance program. The WARM policy has a $5,000 deductible.

An analysis of claims activities for the last three fiscal periods ending on June 30 is presented below:

	2022	2023	2024
Paid losses	$35,358	$32,361	$88,076
Paid expenses	7,000	9,000	13,415
Reserves	14,895	-	34,478
Total incurred	$57,253	$41,361	$135,969

The Town's commercial insurance carrier has no set reserve losses or reserve expenses for claims filed after June 30, 2024 for incidents occurring prior to that date.

There were no significant reductions in insurance from the previous year and there were no settlements in excess of insurance coverage in each of the past three years.

J. Retirement plans

1. Defined benefit plans

The Town participates in the Wyoming Retirement System (the "System"), a statewide cost sharing multiple-employer public employee retirement system. The System is established and governed by the respective sections of Wyoming state statute. The statute provides for the administration of the System under the direction of the Wyoming State Retirement Board whose members are appointed by the Governor. The System issues a publicly available financial report that includes financial statements and required supplementary information for the System. A copy of the report may be obtained by writing to the Wyoming Retirement System, 6101 Yellowstone Road, Suite 500, Cheyenne, Wyoming 82002, by calling 1-307-777-7691, or https://retirement.wyo.gov/About/Reports?#categories. Substantially all Town employees are eligible to participate in following retirement plans offered by the System based upon eligibility and hiring status: 1) Public Employees' Pension Plan; 2) Law Enforcement Pension Plan; and 3) Wyoming Deferred Compensation Plan.

Public Employees' Pension Plan

The Public Employees' Pension Plan (PEPP) is a cost sharing multiple employer defined benefit, contributory retirement plan covering substantially all full-time employees of the Town. PEPP statutorily requires 18.62% of the participant's salary to be contributed to PEPP. Contributions consist of 9.25% of the participant's salary as employee contributions and 9.37% as employer contributions. The amount of contributions designated as employee contributions represent the portion of total contributions that a participant retains ownership of and can elect to receive as a refund upon termination of employment. Employers can elect to cover all or a portion of the employee's contribution at their discretion. Through legislation passed during the 2012 legislative session, two tiers of benefits were established for participants of this plan.

- Tier 1, PEPP allows for normal retirement after four years of service and attainment of age 60. Early retirement is allowed provided the employee has completed four years of service and attained age 50 or 25 years of service but will result in a reduction of benefits based on the length of time remaining to age 60.

- Tier 2, PEPP allows for normal retirement after four years of service and attainment of age 65. Early retirement is allowed provided the employee has completed four years of service and attained age 55, or 25 or more years of service but will result in a reduction of benefits based on the length of time remaining to age 65. All employees may also retire upon normal retirement on the bases that the sum of the member's age and service is at least 85.

PEPP provides retirement, disability and death benefits according to predetermined formulas and allows retirees to select one of eight optional methods for receiving benefits, including two joint and survivor forms of benefits: a 100% joint and survivor annuity, and a 50% joint and survivor annuity. The benefit amounts under these options are determined on an actuarially equivalent basis. Any cost of living adjustment provided to retirees must be granted by the State Legislature. In addition, a cost of living adjustment will not be approved by the legislature unless the plan is 100% funded after the COLA is awarded.

Employees terminating prior to normal retirement can elect to withdraw all employee contributions plus accumulated interest through date of termination or, if they are vested, they may elect to remain in PEPP and be eligible for retirement benefits at age 50 (Tier 1 employees) and 55 (Tier 2 employees).

Contributions to PEPP for the year ended June 30, 2024 were $1,593,184.

Law Enforcement Pension Plan

The Wyoming Law Enforcement Pension Plan (LEPP) is a cost sharing multiple employer defined benefit, contributory plan covering all law enforcement employees of the Town. LEPP statutorily requires 17.20% of the participant's salary to be contributed to LEPP. LEPP statutorily requires participants to contribute 8.6% of their salary to LEPP and the employer is required to contribute 8.6% of each participant's salary.

LEPP statutorily provides retirement, disability and death benefits according to predetermined formulas and allows employees to select one of seven optional methods for receiving benefits. Any cost of living adjustment provided to retirees must be granted by the State Legislature. In addition a cost of living adjustment will not be approved by the legislature unless LEPP is 100% funded after the COLA is awarded. Participants may withdraw from LEPP at

any time and receive refunds of participant contributions plus accumulated interest.

Contributions to LEPP for the year ended June 30, 2024 were $508,446.

Wyoming Deferred Compensation Plan

The Plan administered by the System is an IRS Section 457 Deferred Compensation Plan. This Plan is available as a supplemental plan to the defined benefit retirement plans. Contributions may be made into this Plan (subject to plan and Internal Revenue Code limitations) by employees and employer contributions at rates determined by the Town.

For the year ended June 30, 2024, employee contributions were $294,034 and employer contributions were $66,124.

2. **Pension Liabilities, Expense and Deferred Outflows of Resources Related to Pensions**

At June 30, 2024, the Town reported an entity-wide net pension liability of $11,640,381 of which $10,386,517 is related to governmental activities and $552,082 and $701,782 is related to the Town's water and sewer funds, respectively.

Plan	Proportionate Share	Net Pension Liability
PEPP	0.420014%	$ 9,535,088
LEPP	1.558506%	$ 2,105,293
Total net pension liability		$ 11,640,381

The net pension liability was measured as of December 31, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2024 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension liability was based upon actual historical employer contributions to the plan from the census data submitted to the plan for pay periods ending in 2023.

For the year ended June 30, 2024, the Town recognized entity-wide pension expense of $366,895. The PEPP recognized an expense of $238,077. The LEPP recognized an expense of $128,818. At June 30, 2024, the Town reported entity-wide deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	PEPP	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 184,219	$ 41,654
Net difference between projected and actual earnings on pension plan investments	-	337,991
Changes in assumptions	97,877	-
Change in proportion	1,340,127	-
Contributions subsequent to the measurement date	826,087	-
	$ 2,448,310	$ 379,645

	LEPP	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 183,117	$ 109,912
Net difference between projected and actual earnings on pension plan investments	-	126,951
Changes in assumptions	1,181,122	2,500,702
Change in proportion	238,766	12,226
Contributions subsequent to the measurement date	255,590	-
	$ 1,858,595	$ 2,749,791

Deferred outflows of resources related to pensions resulting from Town contributions of $1,081,677 made subsequent to the measurement date will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ending June 30,	Net Deferred Outflows (Inflows) of Resources PEPP	LEPP
2025	$ 478,255	$ 74,985
2026	370,711	(738,153)
2027	860,439	(315,951)
2028	(466,827)	(167,667)
	$ 1,242,578	$ (1,146,786)

Actuarial Assumptions

The total pension liability in the 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

	PEPP	LEPP
Projected salary increases, includes inflation	2.50% to 6.50%	5.25% TO 9.25%
Assumed inflation rate	2.25%	2.25%
Investment Rate of Return	6.80%	6.80%

PEPP mortality rates were based on the Pub-2010 General Employee Mortality Table, amount weighted, fully generational, projected with the MP-2020 Ultimate Scale.

LEPP mortality rates were based on the Pub-2010 Safety Employee Mortality Table, amount weighted, fully generational, projected with the MP-2020 Ultimate Scale.

Discount Rate

The discount rate used to measure the total pension liability was 6.8% for both the PEPP and LEPP. The projection of cash flows used to determine the discount rate assumed contributions from participating employers will be made based on the actuarially determined rates based on the Board's funding policy, which establishes the contractually required rates under Wyoming State Statutes. Based on those assumptions, the Systems' fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

Asset Class	Allocation	20 Year Arithmetic Expected Real Return
Cash	0.50%	-0.30%
Gold	1.50%	0.70%
Fixed Income	20.00%	3.80%
Equity	51.50%	8.20%
Marketable Alternatives	16.00%	5.23%
Private Real Assets	10.50%	7.48%
Totals	100.00%	6.61%

Sensitivity of the proportionate share of the net pension liability to changes in the discount rate:

The following presents the proportionate share of the net pension liability calculated using the PEPP discount rate of 6.80% and the LEPP discount rate of 6.80%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	1% Decrease	Discount Rate	1% Increase
PEPP	5.80%	6.80%	7.80%
Proportionate share of net pension liability	$ 15,142,031	$ 9,535,088	$ 4,888,626
LEPP	5.80%	6.80%	7.80%
Proportionate share of net pension liability	4,248,370	2,105,293	352,816

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the separately issued Wyoming Retirement System financial report.

K. Committed contracts

At June 30, 2024, the Town had the following remaining commitments for uncompleted construction and equipment purchase contracts:

Fund/Project	Remaining Contract
START	
BUILD Grant	270,580
Capital Projects	
Chip Seal	254,500
Core Services Vehicle Maintenance Facility	1,070,025
Water	
West Jackson Water Transmission Project	736,269
S. Millward Waterline	971,360
Central Equipment Fund	
Street Sweeper	299,897
IT Vehicle	60,414

In 2008, the Town created a shared-appreciation mortgage program as a recruitment tool for key personnel. At June 30, 2024, the Town's commitments totaled $266,500.

L. Fund changes and fund balances

Amounts for specific purposes by fund and fund balance classifications for the year ended June 30, 2024, are as follows:

Classification/Fund	Purpose	Amount
Nonspendable		
General Fund	Prepaid items	$ 2,508
START Bus System	Prepaid items	66,130
Restricted		
General Fund	Victim services	12,745
2010 SPET	Energy	128,383
2006 SPET	Sidewalks	17,727
2014 SPET	Pedestrian/Complete Streets	3,266,138
2016 SPET	Landslide mitigation	351,404
2019 SPET	Complete Streets/Stormwater	10,795,365
2022 SPET	Employee housing	522,013
Parking Exactions	Parking improvements	228,723
Parks Exactions	Park improvements	601,793
Affordable Housing	Housing options	1,206,612
Lodging Tax	Visitor impacts	280,079
Animal Care	Animal shelter	570,436
Assigned		
Employee Housing	Employee housing	2,943,351
Affordable Housing	Housing options	1,212,260
Parking Exactions	Parking management	1,594,570
5th Cent Capital Projects	Various improvements	6,647,317
START Bus System	Transit	3,079,949
General Fund	Subsequent year's budget	2,539,368
Unassigned		
General Fund		16,517,807
Total fund balances		$ 52,584,678

For the year ended June 30, 2024, the Town closed the following fund(s):
None

For the same period, the Town opened the following fund(s):
2022 SPET

SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Public Employees' Pension Plan

	December 31, 2014	December 31, 2015	December 31, 2016	December 31, 2017	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022	December 31, 2023
Proportion of the net pension liability	0.2477%	0.2588%	0.2691%	0.2887%	0.2955%	0.3029%	0.3058%	0.3344%	0.3674%	0.4200%
Proportionate share of the net pension liability	$ 4,371,143	6,028,352	5,749,223	6,580,771	8,997,981	7,118,565	6,646,010	5,098,714	10,040,865	9,535,088
Covered payroll	$ 4,234,215	4,513,663	4,797,798	5,128,402	5,145,703	5,265,046	5,444,566	6,085,894	6,633,861	7,889,204
Proportionate share of the net pension liability as a percentage of its covered payroll	103.23%	133.56%	135.59%	128.31%	174.88%	135.19%	122.07%	83.78%	151.36%	120.86%
Plan fiduciary net position as a percentage of the total pension liability	79.08%	73.40%	73.42%	76.35%	69.17%	76.83%	79.24%	86.03%	75.47%	80.19%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Law Enforcement Pension Plan

	December 31, 2014	December 31, 2015	December 31, 2016	December 31, 2017	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022	December 31, 2023
Proportion of the net pension liability	0.9710%	1.1008%	1.1771%	1.2442%	1.3305%	1.3952%	1.2181%	1.3880%	1.5194%	1.5585%
Proportionate share of the net pension liability	$ 276,396	826,914	929,485	1,070,529	3,220,730	1,202,683	829,769	3,949,304	5,175,817	2,105,293
Covered payroll	$ 1,435,120	1,655,587	1,821,906	1,910,369	2,021,012	2,174,440	1,957,903	2,305,848	2,452,351	2,606,793
Proportionate share of the net pension liability as a percentage of its covered payroll	19.94%	49.95%	48.77%	56.04%	159.36%	55.31%	42.38%	171.27%	211.06%	80.76%
Plan fiduciary net position as a percentage of the total pension liability	94.76%	87.49%	88.11%	87.99%	71.22%	89.05%	91.82%	75.62%	70.30%	86.90%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

SCHEDULE OF CONTRIBUTIONS

Public Employees' Pension Plan

June 30, 2024

	Year Ended June 30, 2015	Year Ended June 30, 2016	Year Ended June 30, 2017	Year Ended June 30, 2018	Year Ended June 30, 2019	Year Ended June 30, 2020	Year Ended June 30, 2021	Year Ended June 30, 2022	Year Ended June 30, 2023	Year Ended June 30, 2024
Contractually required contribution	$ 656,590	771,616	817,825	861,766	882,845	954,123	1,012,396	1,138,790	1,305,841	1,593,184
Contributions in relation to the contractually required contribution	656,590	771,616	817,825	861,766	882,845	954,123	1,012,396	1,138,790	1,305,841	1,593,184
Contribution deficiency (excess)	$ -	-	-	-	-	-	-	-	-	-
Covered payroll	$ 4,137,300	4,642,696	4,920,729	5,185,117	5,156,803	5,414,997	5,587,174	6,115,952	7,013,108	8,556,304
Contributions as a percentage of covered payroll	15.87%	16.62%	16.62%	16.62%	17.12%	17.62%	18.12%	18.62%	18.62%	18.62%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

SCHEDULE OF CONTRIBUTIONS

Law Enforcement Pension Plan

June 30, 2024

	Year Ended June 30, 2015	Year Ended June 30, 2016	Year Ended June 30, 2017	Year Ended June 30, 2018	Year Ended June 30, 2019	Year Ended June 30, 2020	Year Ended June 30, 2021	Year Ended June 30, 2022	Year Ended June 30, 2023	Year Ended June 30, 2024
Contractually required contribution	$ 258,516	309,370	331,618	339,729	367,582	403,806	374,602	413,814	484,598	508,446
Contributions in relation to the contractually required contribution	258,516	309,370	331,618	339,729	367,582	403,806	374,602	413,814	484,598	508,446
Contribution deficiency (excess)	$ -	-	-	-	-	-	-	-	-	-
Covered payroll	$ 1,503,002	1,798,665	1,928,014	1,975,166	2,137,107	2,347,710	2,177,919	2,405,897	2,817,429	2,956,083
Contributions as a percentage of covered payroll	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

Combining Balance Sheet
Nonmajor Governmental Funds by Fund Type
June 30, 2024

	Special Revenue Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
ASSETS			
Cash and cash equivalents	$ 5,075,875	$ 2,291,969	$ 7,367,844
Investments	3,120,189	1,487,796	4,607,985
Accounts receivable	274,915	522,013	796,928
Deposits	35,775	-	35,775
Notes receivable - housing	266,500	-	266,500
Total assets	8,773,254	4,301,778	13,075,032
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	65,047	16,113	81,160
Unearned revenue	70,383	-	70,383
Total liabilities	135,430	16,113	151,543
Fund balances:			
Restricted	2,887,643	4,285,665	7,173,308
Assigned	5,750,181	-	5,750,181
Total fund balances	8,637,824	4,285,665	12,923,489
Total liabilities and fund balances	$ 8,773,254	$ 4,301,778	$ 13,075,032

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances - Nonmajor Governmental Funds by Fund Type
Year Ended June 30, 2024

	Special Revenue Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
Revenues:			
General Taxes	$ -	$ 522,013	$ 522,013
Licenses and permits	1,144,925	-	1,144,925
Intergovernmental	1,525,950	-	1,525,950
Investment earnings	397,502	221,774	619,276
Other revenues	725,590	-	725,590
Total revenues	3,793,967	743,787	4,537,754
Expenditures:			
Current:			
General Government	254,855	-	254,855
Community development	599,751	-	599,751
Recreation and culture	547,301	-	547,301
Capital outlay	2,312,788	414,313	2,727,101
Debt service			
Principal	116,688	-	116,688
Interest	17,112	-	17,112
Total expenditures	3,848,495	414,313	4,262,808
Excess (deficiency) of revenues over expenditures	(54,528)	329,474	274,946
Other financing sources (uses)			
Transfers in	1,548,303	-	1,548,303
Transfers out	(1,608,426)	-	(1,608,426)
Leases issued	307,938	-	307,938
Total other financing sources (uses)	247,815	-	247,815
Net change in fund balances	193,287	329,474	522,761
Fund balance at beginning of year	8,444,537	3,956,191	12,400,728
Fund balance at end of year	$ 8,637,824	$ 4,285,665	$ 12,923,489

Combining Balance Sheet
Nonmajor Special Revenue Funds
June 30, 2024

	Employee Housing	Affordable Housing	Parking Exactions	Parks Exactions	Animal Care	Lodging Tax	Total
ASSETS							
Cash and cash equivalents	$ 1,612,686	$ 1,455,451	$ 1,076,748	$ 355,390	$ 570,436	$ 5,164	$ 5,075,875
Investments	1,118,128	1,009,113	746,545	246,403	-	-	3,120,189
Accounts Receivable	-	-	-	-	-	274,915	274,915
Notes receivable - housing	266,500	-	-	-	-	-	266,500
Deposits	35,775	-	-	-	-	-	35,775
Total assets	3,033,089	$ 2,464,564	$ 1,823,293	$ 601,793	$ 570,436	$ 280,079	$ 8,773,254
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	19,355	45,692	-	-	-	-	65,047
Deposits payable	70,383	-	-	-	-	-	70,383
Total liabilities	89,738	45,692	-	-	-	-	135,430
Fund balances:							
Restricted	-	1,206,612	228,723	601,793	570,436	280,079	2,887,643
Assigned	2,943,351	1,212,260	1,594,570	-	-	-	5,750,181
Total fund balances	2,943,351	2,418,872	1,823,293	601,793	570,436	280,079	8,637,824
Total liabilities and fund balances	$ 3,033,089	$ 2,464,564	$ 1,823,293	$ 601,793	$ 570,436	$ 280,079	$ 8,773,254

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Special Revenue Funds
Year Ended June 30, 2024

	Employee Housing	Affordable Housing	Parking Exactions	Parks Exactions	Animal Care	Lodging Tax	Total
Revenues:							
Intergovernmental	$ -	$ 72,000	$ -	$ -	$ -	$ 1,453,950	$ 1,525,950
Licenses and permits	-	743,453	373,193	28,279	-	-	1,144,925
Investment earnings	140,350	126,473	82,751	31,120	610	16,198	397,502
Other revenue:							
Other	630,446	-	-	-	95,144	-	725,590
Total revenues	770,796	941,926	455,944	59,399	95,754	1,470,148	3,793,967
Expenditures:							
Current:							
General government	254,855	-	-	-	-	-	254,855
Public safety	-	-	-	-	-	-	-
Community development	-	598,303	1,448	-	-	-	599,751
Recreation and culture	-	-	-	-	-	547,301	547,301
Capital outlay	307,938	2,000,000	-	4,850	-	-	2,312,788
Debt service							
Principal	116,688	-	-	-	-	-	116,688
Interest	17,112	-	-	-	-	-	17,112
Total expenditures	696,593	2,598,303	1,448	4,850	-	547,301	3,848,495
Excess (deficiency) of revenues over expenditures	74,203	(1,656,377)	454,496	54,549	95,754	922,847	(54,528)
Other financing sources (uses):							
Transfers in	-	1,548,303	-	-	-	-	1,548,303
Transfers out	(87,846)	-	-	-	(61,392)	(1,459,188)	(1,608,426)
Leases issued	307,938	-	-	-	-	-	307,938
Total other financing sources (uses)	220,092	1,548,303	-	-	(61,392)	(1,459,188)	247,815
Net change in fund balance	294,295	(108,074)	454,496	54,549	34,362	(536,341)	193,287
Fund balance at beginning of year	2,649,056	2,526,946	1,368,797	547,244	536,074	816,420	8,444,537
Fund balance at end of year	$ 2,943,351	$ 2,418,872	$ 1,823,293	$ 601,793	$ 570,436	$ 280,079	$ 8,637,824

Employee Housing Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Investment earnings	$ 65,800	$ 65,800	$ 140,350	$ 74,550
Other revenues:				
Rental charges	610,901	610,901	630,446	19,545
Total revenues	676,701	676,701	770,796	94,095
Expenditures:				
General government:				
Contractual services	635,970	670,869	254,855	(416,014)
Capital Outlay:				
General government	-	-	307,938	307,938
Debt service:				
Principal	-	-	116,688	116,688
Interest	-	-	17,112	17,112
Total expenditures	635,970	670,869	696,593	25,724
Excess (deficiency) of revenues over expenditures	40,731	5,832	74,203	68,371
Other financing sources (uses):				
Transfers out	(101,781)	(101,781)	(87,846)	13,935
Leases issued	-	-	307,938	307,938
Total other financing sources (uses)	(101,781)	(101,781)	220,092	321,873
Net change in fund balance	(61,050)	(95,949)	294,295	390,244
Fund balance at beginning of year	2,649,056	2,649,056	2,649,056	-
Fund balance at end of year	$ 2,588,006	$ 2,553,107	$ 2,943,351	$ 390,244

Affordable Housing
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ -	$ -	$ 72,000	$ 72,000
Licenses and Permits:				
Workforce housing exactions	500,000	500,000	743,453	243,453
Investment earnings (loss)	69,700	69,700	126,473	56,773
Total revenues	569,700	569,700	941,926	372,226
Expenditures:				
Community development:				
Contracted Services	571,530	598,303	598,303	-
Capital outlay	1,000,000	2,000,000	2,000,000	-
Total expenditures	1,571,530	2,598,303	2,598,303	-
Excess (deficiency) of revenues over expenditures	(1,001,830)	(2,028,603)	(1,656,377)	372,226
Other financing sources (uses):				
Transfers in	1,571,530	1,598,303	1,548,303	(50,000)
Total other financing sources (uses)	1,571,530	1,598,303	1,548,303	(50,000)
Net change in fund balance	569,700	(430,300)	(108,074)	322,226
Fund balance at beginning of year	2,526,946	2,526,946	2,526,946	-
Fund balance at end of year	$ 3,096,646	$ 2,096,646	$ 2,418,872	$ 322,226

Parking Exactions Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Licenses and permits:				
Parking exactions	$ 17,000	$ 17,000	$ -	$ (17,000)
Encroachment fees	300,000	300,000	373,193	73,193
Investment earnings	36,300	36,300	82,751	46,451
Total revenues	353,300	353,300	455,944	102,644
Expenditures:				
Community development:				
	5,000	5,000	1,448	(3,552)
Total expenditures	5,000	5,000	1,448	(3,552)
Excess (deficiency) of revenues over expenditures	348,300	348,300	454,496	106,196
Fund balance at beginning of year	1,368,797	1,368,797	1,368,797	-
Fund balance at end of year	$ 1,717,097	$ 1,717,097	$ 1,823,293	$ 106,196

Parks Exactions Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Licenses and permits:				
Subdivision exactions	$ 50,000	$ 50,000	$ 28,279	$ (21,721)
Investment earnings	14,200	14,200	31,120	16,920
Total revenues	64,200	64,200	59,399	(4,801)
Expenditures:				
Capital outlay	522,000	522,000	4,850	(517,150)
Total expenditures	522,000	522,000	4,850	(517,150)
Excess (deficiency) of revenues over expenditures	(457,800)	(457,800)	54,549	512,349
Fund balance at beginning of year	547,244	547,244	547,244	-
Fund balance at end of year	$ 89,444	$ 89,444	$ 601,793	$ 512,349

Animal Care Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Investment earnings	$ 200	$ 200	$ 610	$ 410
Other revenues:				
Donations and contributions	60,000	66,392	95,144	28,752
Total revenues	60,200	66,592	95,754	29,162
Expenditures:				
Public safety:				
Supplies	-	-	-	-
Total expenditures	-	-	-	-
Excess (deficiency) of revenues over expenditures	60,200	66,592	95,754	29,162
Other financing sources (uses):				
Transfers out	(55,000)	(61,392)	(61,392)	-
Total other financing sources (uses)	(55,000)	(61,392)	(61,392)	-
Net change in fund balance	5,200	5,200	34,362	29,162
Fund balance at beginning of year	536,074	536,074	536,074	-
Fund balance at end of year	$ 541,274	$ 541,274	$ 570,436	$ 29,162

Lodging Tax Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 1,425,211	$ 1,425,211	$ 1,453,950	$ 28,739
Investment earnings	35,200	35,200	16,198	(19,002)
Total revenues	1,460,411	1,460,411	1,470,148	9,737
Expenditures:				
Recreation and culture:				
Parks and Recreation	500,000	500,000	500,000	-
Pathways	50,000	50,000	47,301	(2,699)
Total expenditures	550,000	550,000	547,301	(2,699)
Excess (deficiency) of revenues over expenditures	910,411	910,411	922,847	12,436
Other financing sources (uses):				
Transfers out	(1,541,779)	(1,541,779)	(1,459,188)	82,591
Total other financing sources (uses)	(1,541,779)	(1,541,779)	(1,459,188)	82,591
Net change in fund balance	(631,368)	(631,368)	(536,341)	95,027
Fund balance at beginning of year	816,420	816,420	816,420	-
Fund balance at end of year	$ 185,052	$ 185,052	$ 280,079	$ 95,027

Combining Balance Sheet
Nonmajor Capital Projects Funds
June 30, 2024

	2006 SPET	2010 SPET	2014 SPET	2016 SPET	2022 SPET	Total
ASSETS						
Cash and cash equivalents	$ 17,727	$ 128,383	$ 1,938,337	$ 207,522	$ -	$ 2,291,969
Investments	-	-	1,343,914	143,882	-	1,487,796
Accounts Receivable	-	-	-	-	522,013	522,013
Total Assets	17,727	128,383	3,282,251	351,404	522,013	4,301,778
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts Payable	-	-	16,113	-	-	16,113
Total liabilities	-	-	16,113	-	-	16,113
Fund balances:						
Restricted	17,727	128,383	3,266,138	351,404	522,013	4,285,665
Total fund balances	17,727	128,383	3,266,138	351,404	522,013	4,285,665
Total liabilities and fund balances	$ 17,727	$ 128,383	$ 3,282,251	$ 351,404	$ 522,013	$ 4,301,778

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Capital Projects Funds
Year Ended June 30, 2024

	2006 SPET	2010 SPET	2014 SPET	2016 SPET	2022 SPET	Total
Revenues:						
Specific purpose excise tax	$ -	$ -	$ -	$ -	$ 522,013	$ 522,013
Investment earnings	14,864	6,727	181,404	18,779	-	221,774
Total revenues	14,864	6,727	181,404	18,779	522,013	743,787
Expenditures:						
Capital outlay:						
Infrastructure	255,384	-	157,553	1,376	-	414,313
Total expenditures	255,384	-	157,553	1,376	-	414,313
Net change in fund balances	(240,520)	6,727	23,851	17,403	522,013	329,474
Fund balance at beginning of year	258,247	121,656	3,242,287	334,001	-	3,956,191
Fund balance at end of year	$ 17,727	$ 128,383	$ 3,266,138	$ 351,404	$ 522,013	$ 4,285,665

Combining Statement of Net Position
Internal Service Funds
June 30, 2024

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
ASSETS					
Current assets:					
Cash and Cash Equivalents	$ 1,651,168	$ -	$ 612,428	$ 342,914	$ 2,606,510
Investments	1,144,810	-	424,618	237,753	1,807,181
Accounts receivable (net)	51,490	-	-	-	51,490
Due from other governmental units	-	80,630	-	-	80,630
Materials and supplies	-	627,890	-	-	627,890
Prepaid Items	65,405	-	-	54,094	119,499
Total current assets	2,912,873	708,520	1,037,046	634,761	5,293,200
Noncurrent assets:					
Capital assets:					
Machinery & equipment	-	48,962	6,782,424	2,464,944	9,296,330
Right to Use, subscription asset	-	-	-	568,010	568,010
Total capital assets	-	48,962	6,782,424	3,032,954	9,864,340
Less accumulated depreciation/amortization	-	(14,112)	(3,800,804)	(2,014,934)	(5,829,850)
Total capital assets (net)	-	34,850	2,981,620	1,018,020	4,034,490
Total noncurrent assets	-	34,850	2,981,620	1,018,020	4,034,490
TOTAL ASSETS	2,912,873	743,370	4,018,666	1,652,781	9,327,690
DEFERRED OUTFLOW OF RESOURCES					
Deferred outflows related to pensions	-	138,574	-	-	138,574
LIABILITIES					
Current liabilities:					
Interfund Payable - pooled cash	-	752,214	-	-	752,214
Accounts payable	438,321	82,812	-	130,106	651,239
Accrued wages payable	-	14,544	-	-	14,544
Subscription liability - current	-	-	-	97,736	97,736
Total current liabilities	438,321	849,570	-	227,842	1,515,733
Noncurrent liabilities:					
Subscription liability - net of current portion	-	-	-	68,730	68,730
Net pension liability	-	539,686	-	-	539,686
Total noncurrent liabilities	-	539,686	-	68,730	608,416
TOTAL LIABILITIES	438,321	1,389,256	-	296,572	2,124,149
DEFERRED INFLOW OF RESOURCES					
Deferred outflows related to pensions	-	21,488	-	-	21,488
NET POSITION					
Net investment in capital assets	-	34,850	2,981,620	851,554	3,868,024
Unrestricted	2,474,552	(563,650)	1,037,046	504,655	3,452,603
TOTAL NET POSITION	$ 2,474,552	$ (528,800)	$ 4,018,666	$ 1,356,209	$ 7,320,627

Combining Statement of Revenues, Expenses and Changes in Net Position - Internal Service Funds
Year Ended June 30, 2024

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
Operating revenues:					
Internal customers	$ 2,896,214	$ 1,756,771	$ 702,500	$ 1,407,861	$ 6,763,346
External customers	-	496,456	-	-	496,456
Total operating revenues	2,896,214	2,253,227	702,500	1,407,861	7,259,802
Operating expenses:					
Operations and maintenance	2,686,240	2,277,935	63	1,191,457	6,155,695
Depreciation and amortization	-	4,896	485,358	299,375	789,629
Total operating expenses	2,686,240	2,282,831	485,421	1,490,832	6,945,324
Operating income (loss)	209,974	(29,604)	217,079	(82,971)	314,478
Nonoperating revenues (expenses):					
Interest revenue	144,347	-	57,615	42,849	244,811
Contributions and donations	-	-	7,500	-	7,500
Gain on disposal of property	-	-	5,400	-	5,400
Interest expense		-	-	(20,474)	(20,474)
Total nonoperating revenues (expenses)	144,347	-	70,515	22,375	237,237
Income (loss) before transfers	354,321	(29,604)	287,594	(60,596)	551,715
Other financing sources (uses):					
Transfers in	-	-	31,000	66,069	97,069
Transfers out	(90,937)	-	-	(22,600)	(113,537)
Change in net position	263,384	(29,604)	318,594	(17,127)	535,247
Net position at beginning of year	2,211,168	(499,196)	3,700,072	1,373,336	6,785,380
Net position at end of year	$ 2,474,552	$ (528,800)	$ 4,018,666	$ 1,356,209	$ 7,320,627

Combining Statement of Cash Flows
Internal Service Funds
Year Ended June 30, 2024

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
Cash flow from operating activities:					
Cash received from internal customers	$ 3,121,150	$ 1,756,771	$ 766,779	$ 1,407,861	$ 7,052,561
Cash received from external customers	-	468,737	-	-	468,737
Cash paid to suppliers for goods and services	(2,800,829)	(1,413,181)	(63)	(1,130,751)	(5,344,824)
Cash paid to employees	-	(812,327)	-	-	(812,327)
Net cash provided (used) by operating activities	320,321	-	766,716	277,110	1,364,147
Cash flow from noncapital financing activities:					
Transfers from other funds	-	-	31,000	66,069	97,069
Transfers to other funds	(90,937)	-	-	(22,600)	(113,537)
Net cash provided (used) by noncapital financing activities	(90,937)	-	31,000	43,469	(16,468)
Cash flows from capital and related financing activities:					
Acquisition of capital assets	-	-	(865,390)	(722,739)	(1,588,129)
Contributions and donations	-	-	7,500	-	7,500
Proceeds from the sale of capital assets	-	-	5,400	-	5,400
Principal payments on subscription liability	-	-	-	(82,265)	(82,265)
Interest paid on subscription liability	-	-	-	(20,474)	(20,474)
Net cash (used) by capital and related financing activities	-	-	(852,490)	(825,478)	(1,677,968)
Cash flows from investing activities					
Interest on investments	186,267	-	73,163	51,555	310,985
Sale of investments	983,448	-	477,674	652,999	2,114,121
Proceeds from sales and maturities of investments	(155,968)	-	(57,850)	(32,391)	(246,209)
Net cash provided (used) by investing activities	1,013,747	-	492,987	672,163	2,178,897
Increase (decrease) in cash and cash equivalents	1,243,131	-	438,213	167,264	1,848,608
Cash and cash equivalents - July 1	408,037	-	174,215	175,650	757,902
Cash and cash equivalents - June 30	$ 1,651,168	$ -	$ 612,428	$ 342,914	$ 2,606,510

continued

Combining Statement of Cash Flows
Internal Service Funds
Year Ended June 30, 2024 (continued)

Reconciliation of operating income (loss) to net cash provided by operating activities:					
Operating income (loss)	209,974	(29,604)	217,079	(82,971)	314,478
Adjustments to Reconcile Net Income (Loss) to Net Cash Provided by Operating Activities:					
Depreciation and amortization expense	-	4,896	485,358	299,375	789,629
Pension Expense	-	(42,961)	-	-	(42,961)
Changes in assets and liabilities:					
Account receivable	224,936	-	64,279	-	289,215
Due from other governmental units	-	(27,719)	-	-	(27,719)
Materials and supplies	-	(126,582)	-	-	(126,582)
Prepaid items	(65,405)	-	-	3,196	(62,209)
Interfund payable - pooled cash	-	169,561	-	-	169,561
Accounts payable	(49,184)	57,355	-	57,510	65,681
Accrued wages payable	-	(4,946)	-	-	(4,946)
Net cash provided (used) by operating activities	$ 320,321	$ -	$ 766,716	$ 277,110	$ 1,364,147
Noncash investing, capital, and financing activities:					
Increase (decrease) in fair value of investments	$ (41,920)	$ -	$ (15,548)	$ (8,706)	(66,174)
Increase (Decrease) in right to use - subscription asset	-	-	-	103,187	103,187
Increase (Decrease) in subsciption liability	-	-	-	(5,517)	(5,517)

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2024

	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Actual	Variance with Final Budget
Revenue and other sources - summary:								
Taxes	$ 7,250,550	$ 10,021,262	$ 11,096,853	$ 11,566,156	$ 12,037,210	$ 12,037,210	$ 12,286,329	$ 249,119
Licenses & Permits	1,188,735	1,417,597	1,812,270	1,636,675	1,461,623	1,648,623	2,033,967	385,344
Intergovernmental Revenue	10,789,296	17,133,228	14,838,069	15,330,617	15,882,505	15,899,505	16,334,740	435,235
Charges for Services	653,182	667,508	682,649	776,335	812,558	936,334	1,153,609	217,275
Fines & Forfeitures	332,750	332,799	368,412	466,907	385,000	385,000	362,841	(22,159)
Miscellaneous Revenue	590,728	267,057	164,718	859,490	894,012	899,924	1,569,423	669,499
Interfund Transfers	3,743,957	975,090	1,337,031	1,894,246	2,064,578	2,070,970	1,944,808	(126,162)
Total Revenues & Other Sources	24,549,198	30,814,541	30,300,002	32,530,426	33,537,486	33,877,566	35,685,717	1,808,151
Revenue and other sources - detail:								
Taxes								
Local option sales and use tax	6,647,468	9,446,627	10,179,620	10,505,372	10,869,676	10,869,676	11,147,256	277,580
Property tax	-	-	252,255	378,488	457,697	457,697	444,414	(13,283)
Motor vehicle fees	-	-	27,876	29,347	40,000	40,000	30,843	(9,157)
Franchise taxes								
Franchise tax - electric	182,188	177,895	207,605	193,464	193,464	193,464	192,268	(1,196)
Franchise tax - gas	69,520	62,886	39,945	92,865	92,864	92,864	96,364	3,500
Franchise tax - cable	131,603	122,892	125,239	131,871	128,000	128,000	126,828	(1,172)
Franchise tax - trash	194,526	187,095	223,141	210,080	211,200	211,200	232,220	21,020
Franchise tax - phone	24,004	22,503	37,164	20,652	42,523	42,523	11,763	(30,760)
Franchise tax - recycling	1,241	1,364	4,008	4,017	1,786	1,786	4,373	2,587
Licenses & Permits								
Business licenses	304,162	298,108	352,960	363,119	364,000	364,000	402,634	38,634
Transportation license	680	528	1,807	3,028	3,120	3,120	1,776	(1,344)
Special Event Permit	200	100	230	6,281	520	520	29,092	28,572
Vehicle license permit	9,480	6,287	8,249	7,154	7,112	7,112	4,391	(2,721)
Operator license permit	8,320	9,985	5,930	9,261	8,421	8,421	7,895	(526)
Liquor licenses	118,680	131,171	137,350	142,158	197,550	197,550	232,860	35,310
Contractor licenses	79,191	83,293	101,768	98,927	110,000	110,000	91,093	(18,907)
COQ license renewal	8,953	11,825	23,134	25,450	20,000	20,000	26,103	6,103
Building permits	360,413	645,408	780,989	586,994	500,000	500,000	787,860	287,860
Sign permits	3,300	5,055	5,761	5,310	4,000	4,000	8,277	4,277
Mechanical permits	18,055	22,487	33,260	23,881	17,000	17,000	20,365	3,365
Plumbing permits	34,552	39,838	49,970	25,828	31,200	31,200	27,742	(3,458)
Development permits/fees	89,290	79,553	14,470	48,816	40,000	40,000	46,813	6,813
Grading/erosion permits	2,700	4,350	5,454	2,380	3,000	3,000	2,924	(76)
Demo permits	1,000	1,100	1,400	900	1,000	1,000	2,300	1,300
Animal licenses	4,411	3,094	3,636	4,051	4,700	4,700	5,245	545
Rodeo contract fees	145,348	75,415	285,902	283,137	150,000	337,000	336,597	(403)

continued…

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2024 (continued)

	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Actual	Variance with Final Budget
Intergovernmental Revenue								
Department of Justice Grant	2,898	-	2,428	2,365	-	3,000	-	(3,000)
Homeland Security Grant	19,997	-	-	-	-	-	-	-
State grant - tobacco compliance	2,635	2,550	3,825	5,440	5,100	5,100	7,990	2,890
State grant - alcohol compliance	5,950	5,525	6,375	6,375	5,100	5,100	5,100	-
State grant - EUDL	2,862	3,091	3,763	1,705	2,006	2,006	2,471	465
State grants - police	9,956	8,997	9,717	9,989	6,500	6,500	6,760	260
SLIB - Coronavirus Relief Funds	-	4,569,697	-	-	-	-	29,615	29,615
4% state sales tax	7,935,216	9,337,936	11,565,828	11,817,567	12,285,839	12,285,839	12,603,980	318,141
4% state use tax	632,818	1,006,343	913,084	1,032,546	1,021,668	1,021,668	1,032,901	11,233
Lodging tax	254,026	351,895	427,068	455,231	475,070	475,070	484,650	9,580
Gasoline tax	463,352	440,152	459,627	471,933	416,149	416,149	494,601	78,452
Cigarette tax	21,524	19,843	19,347	18,585	19,575	19,575	15,879	(3,696)
Severance tax	356,362	355,797	387,321	390,457	387,321	387,321	383,921	(3,400)
Federal mineral royalties	547,574	549,950	544,422	538,701	544,422	544,422	544,340	(82)
Lottery distribution	31,198	34,326	27,584	61,025	30,000	30,000	53,621	23,621
Skill Based Game distribution	-	-	-	-	-	-	10,358	10,358
Miscellaneous State Grants	-	-	-	-	-	14,000	49,133	35,133
County - split on joint departments	366,979	329,940	343,426	429,350	592,830	592,830	516,589	(76,241)
Victim witness grant	135,949	117,186	124,254	89,348	90,925	90,925	92,831	1,906
Charges for Services								
Special police services - airport	531,000	553,635	523,677	604,081	640,058	763,834	763,781	(53)
Special police services - SRO	65,000	65,000	65,000	65,000	65,000	65,000	65,000	-
Special police services - other	29,841	12,761	13,691	38,949	45,000	45,000	12,617	(32,383)
Alarm bond income	3,850	3,675	17,095	16,185	5,000	5,000	14,286	9,286
Public Safety Education	-	-	-	-	500	500	-	(500)
VIN inspections	10,632	13,495	13,740	13,900	14,000	14,000	15,960	1,960
Plan review fees	9,239	13,313	41,014	33,780	40,000	40,000	277,578	237,578
Cemetery fees	3,620	5,629	8,432	4,440	3,000	3,000	4,387	1,387
Fines & Forfeitures								
Parking tickets	191,506	216,089	222,755	265,455	210,000	210,000	255,760	45,760
Summons & complaints	141,244	116,710	145,657	201,452	175,000	175,000	107,081	(67,919)
Miscellaneous Revenue								
Interest and investment earnings (loss)	272,679	31,272	(179,961)	620,649	420,050	420,050	1,140,549	720,499
Animal shelter equipment rentals	10,223	6,506	13,015	9,143	8,500	8,500	10,986	2,486
DUI Impact Panel	4,045	2,775	3,415	2,765	5,016	5,016	2,240	(2,776)
Miscellaneous Reimbursement	10,714	9,396	13,551	18,437	8,000	8,000	14,439	6,439
Insurance reimbursement	10,015	-	-	-	-	-	-	-
Contributions & donations	-	1,000	-	-	-	-	-	-
South Park rental	-	4,112	24,444	38,033	42,696	42,696	41,673	(1,023)
Parking Garage rental	110,434	64,839	67,463	48,473	61,921	61,921	56,872	(5,049)
Snow King lease	75,257	77,430	112,966	96,196	141,536	141,536	137,647	(3,889)
Park & Mainteance lease	-	-	7,567	-	-	-	-	-
Vertical Harvest lease	33,481	24,115	36,649	31,195	33,252	33,252	33,922	670
155 E Pearl lease	-	-	-	-	126,744	126,744	126,747	3
Fairgrounds lease	28,822	29,236	29,862	18,879	29,797	29,797	20,245	(9,552)

continued…

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2024 (continued)

	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Actual	Variance with Final Budget
Miscellaneous revenue	36,656	16,417	35,354	(24,473)	16,500	22,412	(16,379)	(38,791)
Cash over/(short)	(1,598)	(41)	393	193	-	-	482	482
Interfund Transfers								
Indirect cost allocations - Utilities	1,252,724	878,626	1,137,860	1,450,224	1,680,908	1,680,908	1,570,546	(110,362)
Indirect cost allocations - START Bus	101,230	80,307	96,406	114,345	135,952	135,952	134,087	(1,865)
SRF - Animal Care	70,535	16,157	28,801	58,713	55,000	61,392	61,392	-
Indirect cost allocations - Employee Housing	112,026	-	73,964	86,109	101,781	101,781	87,846	(13,935)
Capital Fund - Vertical Harvest	24,512	-	-	-	-	-	-	-
Capital Fund - Snow King	49,126	-	-	-	-	-	-	-
Capital Fund - 2016 SPET	1,483,804	-	-	-	-	-	-	-
Internal Service - Cental Equip.	200,000	-	-	-	-	-	-	-
Internal Service - Employee Insurance	450,000	-	-	184,855	90,937	90,937	90,937	-
Total revenues and other sources	24,549,198	30,814,541	30,300,002	32,530,426	33,537,486	33,877,566	35,685,717	1,808,151
Expenditures and other uses - summary:								
General government	4,841,692	4,653,408	5,526,503	6,449,111	8,045,020	8,111,501	7,139,906	(971,595)
Public safety	7,550,461	7,005,691	8,494,839	9,498,218	11,761,816	12,177,263	11,297,442	(879,821)
Public works	2,464,442	2,019,426	2,622,883	3,071,114	3,576,843	3,594,777	3,259,105	(335,672)
Health & welfare	792,600	855,452	1,016,476	1,216,307	1,463,390	1,471,900	1,419,651	(52,249)
Community development	244,311	216,047	280,702	352,002	455,675	470,675	458,706	(11,969)
Recreation and culture	1,682,484	1,653,805	1,395,720	1,003,087	2,065,006	2,377,072	2,319,220	(57,852)
General unallocated	250,111	1,846,439	224,150	320,001	729,902	355,047	241,641	(113,406)
Transfers out and other uses	4,313,908	3,838,927	7,805,686	16,773,598	9,475,325	9,568,167	9,204,331	(363,836)
Total expenditures and other uses	22,140,009	22,089,196	27,366,959	38,683,438	37,572,977	38,126,402	35,340,002	(2,786,400)
Expenditures and other uses - divisions:								
General government								
Mayor & town council	358,523	364,625	354,173	385,956	397,348	425,748	411,363	(14,385)
Town attorney	355,299	293,208	465,634	610,517	731,370	751,012	709,512	(41,500)
Municipal judge	258,980	250,249	269,039	305,625	318,646	323,430	315,799	(7,631)
Administration	563,468	267,042	287,774	403,528	471,737	1,090,512	891,176	(199,336)
Personnel & town clerk	623,560	618,088	769,632	901,097	1,016,974	1,018,373	942,180	(76,193)
Finance	609,422	594,714	628,497	710,490	800,802	799,248	782,228	(17,020)
Information technology	525,291	570,088	766,739	911,188	1,113,490	1,119,601	1,056,336	(63,265)
Community Development	-	405,445	499,236	592,439	808,144	541,059	458,649	(82,410)
Planning	943,219	655,212	854,083	895,269	1,413,893	1,130,724	802,389	(328,335)
Town facilities	603,930	634,737	631,696	733,002	972,616	911,794	770,274	(141,520)
Public safety								
Police								
Police - administration	564,772	424,049	598,897	696,855	774,541	779,256	742,930	(36,326)
Police - investigation	379,245	383,117	535,941	583,103	822,630	826,130	716,505	(109,625)
Police - patrol	3,099,208	2,904,575	3,289,605	3,636,912	4,085,145	4,115,772	3,751,548	(364,224)
Police - community service	540,975	353,652	545,887	644,795	743,273	743,964	687,389	(56,575)
Police - special operations	15,822	11,146	14,923	13,917	26,623	26,623	15,191	(11,432)

continued…

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2024 (continued)

	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Actual	Variance with Final Budget
Fire/EMS (county service)	1,782,914	1,620,890	2,033,998	1,820,776	2,923,937	3,153,873	3,153,873	-
Emergency Management (county service)	-	-	-	65,953	160,169	171,077	91,005	(80,072)
Dispatch (county service)	276,159	435,299	367,172	805,802	801,038	896,997	772,737	(124,260)
Victim services	284,966	257,005	355,737	345,592	434,227	440,139	397,570	(42,569)
Animal shelter/control	234,190	240,689	321,143	403,933	461,778	468,861	432,768	(36,093)
Building inspections	372,210	375,269	431,536	480,580	528,455	554,571	535,926	(18,645)
Public works								
Administration	312,651	309,555	333,694	397,729	472,478	473,740	438,645	(35,095)
Streets	1,644,423	1,283,879	1,682,637	1,889,596	2,253,678	2,261,460	2,023,602	(237,858)
Town engineer	466,491	395,831	562,756	719,484	791,825	800,715	754,256	(46,459)
Public works yard operations	40,877	30,162	43,796	64,305	58,862	58,862	42,602	(16,260)
Community health & human services								
Community health & human services	792,600	855,452	1,016,476	1,216,307	1,463,390	1,471,900	1,419,651	(52,249)
Community initiatives								
Community initiatives	244,311	216,047	280,702	352,002	455,675	470,675	458,706	(11,969)
Affordable Housing (county service)	-	4,977	-	-	-	-	-	-
Recreation and culture								
Parks & recreation (county service)	1,596,822	1,561,681	1,328,325	935,219	1,954,651	2,253,822	2,253,822	-
Pathways operations (county service)	70,613	78,941	41,544	46,796	75,862	88,757	51,839	(36,918)
Memorial park (cemetery)	15,049	13,183	25,851	21,072	34,493	34,493	13,559	(20,934)
General unallocated								
Town-wide services	250,111	1,846,439	224,150	320,001	729,902	355,047	241,641	(113,406)
Transfers out and other uses								
Transfers out	4,313,908	3,838,927	7,805,686	16,773,598	9,475,325	9,568,167	9,204,331	(363,836)
Total expenditures & other uses	$ 22,140,009	$ 22,094,173	$ 27,366,959	$ 38,683,438	$ 37,572,977	$ 38,126,402	$ 35,340,002	$ (2,786,400)
Revenue over/(under) expenditures	$ 2,409,189	$ 8,720,368	$ 2,933,043	$ (6,153,012)	$ (4,035,491)	$ (4,248,836)	$ 345,715	$ 4,594,551

Statistical Section



TOWN OF JACKSON
WYOMING

Statistical Information

(unaudited)

The Statistical Section is included to provide financial statement users with additional historical perspective, context, and detail for them to use in evaluating the information contained within the financial statements, notes to the financial statements, and required supplementary information with the goal of providing the user a better understanding of the Town's economic condition.

Contents

Financial Trends
These schedules contain information to help the reader understand how the Town's financial performance and well-being have changed over time.

Revenue capacity
These schedules contain information to help the reader assess the Town's most significant local revenue sources.

Debt capacity
These schedules contain information to help the reader assess the affordability of the Town's current levels of outstanding debt and the Town's ability to issue additional debt in the future.

Demographic and economic information
These schedules offer demographic and economic indicators to help the reader understand the environment within which the Town's financial activities take place.

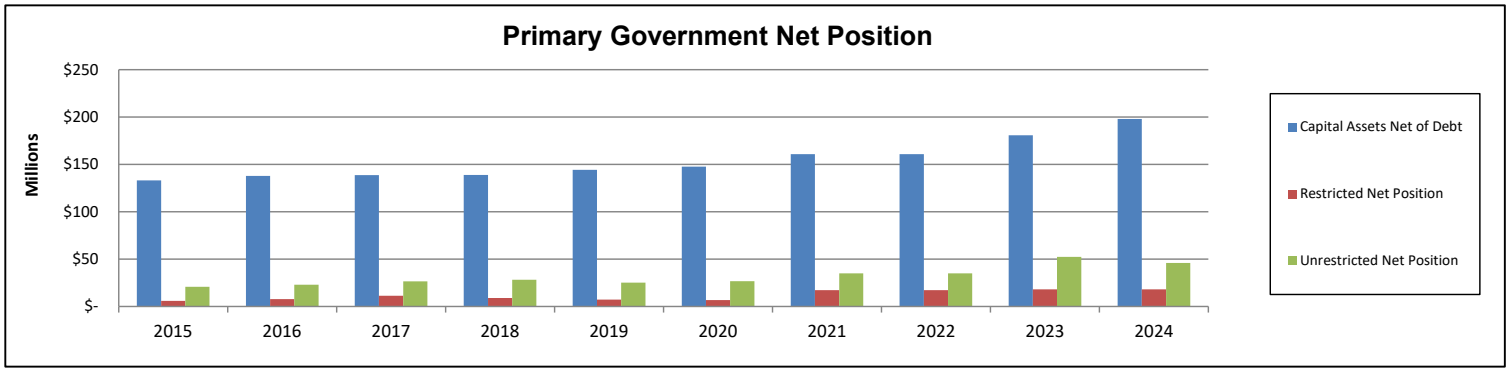
Operating information
These schedules contain service and infrastructure data to help the reader understand how the information in the Town's financial report relates to the services the Town provides and activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

Net Position by Component
Last Ten Fiscal Years

(accrual basis of accounting)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Governmental activities										
Net investment in capital assets	$ 101,175,653	$ 106,023,911	$ 106,646,780	$ 105,795,420	$ 109,737,679	$ 113,181,522	$ 126,830,028	$ 123,558,471	$ 147,278,595	$ 165,064,537
Restricted	5,920,619	7,789,841	11,316,514	8,916,903	7,273,639	6,740,555	17,181,407	26,238,326	18,054,440	17,981,418
Unrestricted	11,417,347	13,092,266	15,638,037	16,861,903	13,844,683	15,294,640	22,686,916	34,346,735	38,726,212	29,764,709
Total governmental net position	$ 118,513,619	$ 126,906,018	$ 133,601,331	$ 131,574,226	$ 130,856,001	$ 135,216,717	$ 166,698,351	$ 184,143,532	$ 204,059,247	$ 212,810,664
Business-type activities										
Net investment in capital assets	$ 32,083,337	$ 31,865,621	$ 32,189,229	$ 33,156,018	$ 34,620,007	$ 34,460,583	$ 33,969,185	$ 33,432,536	$ 33,465,147	$ 32,976,854
Unrestricted	9,246,040	9,856,281	10,796,082	11,325,149	11,285,398	11,343,980	12,186,286	13,120,147	13,542,349	16,094,682
Total business-type net position	$ 41,329,377	$ 41,721,902	$ 42,985,311	$ 44,481,167	$ 45,905,405	$ 45,804,563	$ 46,155,471	$ 46,552,683	$ 47,007,496	$ 49,071,536
Primary government										
Net investment in capital assets	$ 133,258,990	$ 137,889,532	$ 138,836,009	$ 138,951,438	$ 144,357,686	$ 147,642,105	$ 160,799,213	$ 160,799,213	$ 180,743,742	$ 198,041,391
Restricted	5,920,619	7,789,841	11,316,514	8,916,903	7,273,639	6,740,555	17,181,407	17,181,407	18,054,440	17,981,418
Unrestricted	20,663,387	22,948,547	26,434,119	28,187,052	25,130,081	26,638,620	34,873,202	34,873,202	52,268,561	45,859,391
Total primary government net position	$ 159,842,996	$ 168,627,920	$ 176,586,642	$ 176,055,393	$ 176,761,406	$ 181,021,280	$ 212,853,822	$ 212,853,822	$ 251,066,743	$ 261,882,200



Changes in Net Position
Last Ten Fiscal Years

(accrual basis of accounting)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Expenses										
Governmental activities:										
General government	$ 4,110,441	$ 4,307,459	$ 5,053,033	$ 5,678,127	$ 5,056,561	$ 6,313,524	$ 6,679,176	$ 6,684,116	$ 7,109,167	$ 9,389,167
Public safety	5,916,729	6,414,964	6,822,421	7,318,186	8,229,288	8,394,860	9,066,521	9,535,325	11,910,706	11,761,342
Public works	4,901,706	4,949,198	6,395,396	10,303,854	6,888,180	5,384,535	4,683,862	5,191,777	6,009,580	6,552,640
Transit	4,125,077	4,805,587	5,535,770	5,290,455	6,191,251	6,293,288	6,544,295	7,828,576	10,412,575	11,155,584
Health and welfare	480,463	508,912	563,412	686,098	706,878	801,509	948,974	1,025,496	1,231,374	1,430,018
Community development	244,842	248,337	1,385,406	199,559	1,625,530	677,156	839,521	835,500	1,490,139	3,071,972
Recreation and culture	1,667,838	1,839,978	2,217,404	2,457,190	2,537,041	3,853,282	2,602,832	2,691,991	2,191,905	10,789,932
Interest on long-term debt	-	6,187	4,703	4,463	4,223	3,981	3,738	30,268	54,993	76,076
Total governmental activities expenses	21,447,096	23,080,622	27,977,545	31,937,932	31,238,952	31,722,134	31,368,918	33,823,049	40,410,440	54,226,731
Business-type activities										
Water utility	1,592,691	2,036,913	1,740,216	1,621,429	1,757,922	2,130,666	1,985,319	1,971,891	2,151,531	2,333,184
Sewer utility	1,932,052	2,004,888	2,098,112	2,222,045	2,246,098	2,463,348	2,475,726	2,403,170	2,931,407	2,740,146
Total business-type activities expenses	3,524,743	4,041,801	3,838,328	3,843,474	4,004,020	4,594,014	4,461,045	4,375,061	5,082,938	5,073,330
Total primary government expenses	$ 24,971,839	$ 27,122,423	$ 31,815,873	$ 35,781,406	$ 35,242,972	$ 36,316,148	$ 35,829,963	$ 38,198,110	$ 45,493,378	$ 59,300,061
Program Revenues										
Governmental activities:										
Charges for services:										
General government	$ 780,071	$ 819,309	$ 850,420	$ 899,062	$ 935,436	$ 962,103	$ 1,093,083	$ 1,320,302	$1,450,143	$ 2,044,155
Public safety	1,296,034	1,301,381	1,422,288	1,514,805	1,647,139	1,427,811	1,726,332	1,936,713	1,897,349	2,132,295
Public works	20,000	20,000	15,600	26,200	86,420	110,434	64,839	45,481	69,786	74,183
Transit	678,810	729,631	740,128	795,204	838,815	823,409	582,323	619,036	710,323	1,304,200
Community development	53,882	222,456	442,182	59,292	268,168	353,656	909,303	917,818	1,357,220	1,116,646
Recreation and culture	142,553	200,032	176,205	152,469	227,461	295,506	311,514	573,020	508,343	540,832
Operating grants and contributions	2,986,023	3,013,339	2,862,202	2,824,371	3,494,454	5,022,541	9,652,418	3,700,869	6,316,912	7,234,630
Capital grants and contributions	11,594,461	7,686,547	4,910,191	1,848,629	1,135,374	3,305,984	17,450,768	1,180,351	8,222,615	9,918,294
Total governmental activities program revenues	17,551,834	13,992,695	11,419,216	8,120,032	8,633,267	12,301,444	31,790,580	10,293,590	20,532,691	24,365,235
Business-type activities:										
Charges for services:										
Water utility	2,223,021	2,301,436	2,507,036	2,440,803	2,439,415	2,399,877	2,542,150	2,619,287	2,931,767	2,869,303
Sewage utility	2,233,714	2,223,393	2,706,187	3,346,813	2,386,369	2,324,676	2,405,983	2,373,240	2,524,540	2,620,483
Operating grants and contributions	-	-	-	-	-	-	112,265	119,048	16,313	12,600
Capital grants and contributions	784,191	603,896	756,633	589,382	1,306,532	768,934	604,925	897,205	1,174,196	2,356,617
Total business-type activities program revenues	5,240,926	5,128,725	5,969,856	6,376,998	6,132,316	5,493,487	5,665,323	6,008,780	6,646,816	7,859,003
Total primary government program revenues	$ 22,792,760	$ 19,121,420	$ 17,389,072	$ 14,497,030	$ 14,765,583	$ 17,794,931	$ 37,455,903	$ 16,302,370	$ 27,179,507	$ 32,224,238

(continued)

Changes in Net Position
Last Ten Fiscal Years

(accrual basis of accounting)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Net (expense)/revenue										
Governmental activities	$ (3,895,262)	$ (9,087,927)	$(16,558,329)	$(23,817,900)	$(22,605,685)	$(19,420,690)	$ 421,662	$(23,529,459)	$(19,877,749)	$(29,861,496)
Business-type activities	1,716,183	1,086,924	2,131,528	2,533,524	2,128,296	899,473	1,204,278	1,633,719	1,563,878	2,785,673
Total primary government net expense	$ (2,179,079)	$ (8,001,003)	$(14,426,801)	$(21,284,376)	$(20,477,389)	$(18,521,217)	$ 1,625,940	$(21,895,740)	$(18,313,871)	$(27,075,823)
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Local option sales taxes	$ 4,849,944	$ 5,405,087	$ 5,674,051	$ 6,034,163	$ 6,672,712	$ 7,317,316	$ 7,639,569	$ 10,179,620	$10,505,372	$ 11,147,256
Specific purpose excise taxes	5,469,635	263,388	3,500,000	6,000,000	2,760,205	1,705,957	9,887,529	6,185,931	7,617,460	3,404,553
Lodging tax	608,316	741,447	826,514	920,924	1,066,481	1,123,675	1,198,988	1,708,272	1,820,925	1,453,950
Franchise taxes	547,627	568,480	570,053	554,419	610,800	603,082	574,636	637,102	652,950	663,816
Property taxes	-	-	-	-	-	-	-	280,131	407,834	475,257
Unrestricted grants and contributions	7,800,311	8,250,135	8,609,190	9,179,321	9,953,969	10,724,659	11,074,738	14,260,640	14,760,164	16,189,973
Investment earnings (loss)	28,904	39,191	64,292	64,633	279,679	707,427	97,191	(353,778)	1,792,501	3,158,372
Other	1,725,023	255,439	215,577	1,221,827	138,043	334,362	175,874	547,514	793,060	567,246
Gain on sale of capital assets	-	-	72,308	44,168	(194,466)	60,380	(467,991)	-	-	5,400
Transfers	749,792	646,921	724,698	897,950	919,164	1,204,548	879,438	1,144,664	1,443,198	1,547,090
Total governmental activities	21,779,552	16,170,088	20,256,683	24,917,405	22,206,587	23,781,406	31,059,972	34,590,096	39,793,464	38,612,913
Business-type activities										
Investment earnings (loss)	16,978	12,219	22,313	24,831	107,943	204,233	24,108	(91,843)	334,133	825,457
Proceeds from disp of capital assets	45,000	-	7,986	5,000	(300,675)	-	1,961	-	-	-
Transfers	(979,264)	(749,792)	(724,698)	(897,950)	(919,164)	(1,204,548)	(879,438)	(1,144,664)	(1,443,198)	(1,547,090)
Total business-type activities	(917,286)	(737,573)	(694,399)	(868,119)	(1,111,896)	(1,000,315)	(853,369)	(1,236,507)	(1,109,065)	(721,633)
Total primary government	$ 20,862,266	$ 15,432,515	$ 19,562,284	$ 24,049,286	$ 21,094,691	$ 22,781,091	$ 30,206,603	$ 33,353,589	$ 38,684,399	$ 37,891,280
Changes in Net Position										
Governmental activities	$ 17,884,290	$ 7,082,161	$ 3,698,354	$ 1,099,505	$ (399,098)	$ 4,360,716	$ 31,481,634	$ 11,060,637	$ 19,915,715	$ 8,751,417
Business-type activities	798,897	349,351	1,437,129	1,665,405	1,016,400	(100,842)	350,909	397,212	454,813	2,064,040
Total primary government	$ 18,683,187	$ 7,431,512	$ 5,135,483	$ 2,764,910	$ 617,302	$ 4,259,874	$ 31,832,543	$ 11,457,849	$ 20,370,528	$ 10,815,457

Fund Balances of Governmental Funds
Last Ten Fiscal Years

(modified accrual basis of accounting)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Fund										
Nonspendable	$ -	$ 1,098	$ -	$ 13,016	$ 1,803	$ 610	$ 4,171	$ 56,195	$4,537	$ 2,508
Restricted	14,988	13,942	12,866	10,015	7,722	14,966	12,991	12,949	13,732	12,745
Assigned	-	791,534	776,179	-	-	4,813,042	4,813,042	8,313,914	4,035,491	2,539,368
Unassigned	7,034,764	6,677,726	6,861,845	8,306,685	8,673,764	7,330,238	13,190,266	16,496,667	14,672,953	16,517,807
Total general fund	$ 7,049,752	$ 7,484,300	$ 7,650,890	$ 8,329,716	$ 8,683,289	$ 12,158,856	$ 18,020,470	$ 24,879,725	$ 18,726,713	$ 19,072,428
All other governmental funds										
Nonspendable	$ -	$ -	$ -	$ 312,453	$ 32,850	$ 47,708	$ -	$ 143,568	$ 9,714	$ 66,130
Restricted	4,648,284	7,775,899	11,303,648	8,906,888	7,265,917	6,725,589	17,168,416	26,225,377	18,040,708	17,968,673
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	5,157,077	5,855,660	9,403,694	11,365,255	8,103,836	7,542,458	9,156,019	13,383,266	24,271,284	15,477,447
Unassigned	-	-	-	-	-	-	-	-	-	-
Total all other governmental funds	$ 9,805,361	$ 13,631,559	$ 20,707,342	$ 20,584,596	$ 15,402,603	$ 14,315,755	$ 26,324,435	$ 39,752,211	$ 42,321,706	$ 33,512,250

Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years

(modified accrual basis of accounting)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenues										
General Taxes	$ 6,978,402	$ 10,570,617	$ 13,509,506	$ 11,110,198	$ 8,782,398	$ 10,750,030	$ 19,300,721	$ 18,985,845	$21,004,541	$ 15,690,882
Licenses and permits	1,071,762	1,264,994	1,607,645	1,240,704	1,647,948	1,580,191	2,455,825	2,865,788	3,087,270	3,178,892
Intergovernmental	18,386,121	14,998,295	14,214,075	13,958,627	14,563,184	16,205,670	25,274,977	18,740,844	27,957,338	33,975,709
Loan proceeds	1,000,000	-	-	-	-	-	-	-	-	-
Charges for services	1,251,799	1,323,258	1,344,767	1,431,265	1,461,559	1,476,592	1,249,832	1,301,686	1,486,659	2,457,810
Fines and forfeitures	347,687	417,750	399,860	442,861	476,375	332,750	332,799	368,412	466,907	362,841
Investment earnings (loss)	32,985	53,332	57,303	255,877	628,905	643,732	93,026	(326,370)	1,701,929	2,913,561
Contributions and donations	3,098	929,248	16,390	14,515	11,624	15,190	2,877	85,519	-	-
Other revenues	979,737	983,549	1,777,551	982,044	1,508,337	1,901,975	2,170,342	1,211,412	2,475,725	2,041,269
Total revenues	30,051,591	30,541,043	32,927,097	29,436,091	29,080,330	32,906,130	50,880,399	43,233,136	58,180,369	60,620,964
Expenditures										
General government	3,534,381	3,632,019	3,987,214	4,974,937	10,944,585	6,508,680	(4,960,967)	7,712,212	8,743,577	19,403,180
Public Safety	5,899,946	6,380,206	6,286,411	6,642,881	7,501,987	7,567,533	7,017,455	8,495,559	9,753,290	11,297,442
Public Works	3,253,276	2,353,946	3,536,686	8,624,864	1,284,270	2,464,442	2,019,428	2,624,006	3,075,623	3,259,105
Transit	3,079,970	3,344,042	3,921,002	3,784,604	4,502,359	4,878,614	4,632,674	6,164,585	8,417,491	8,621,283
Health and welfare	470,705	505,165	556,095	675,838	699,172	792,600	855,452	1,016,476	1,216,307	1,419,651
Community development	239,971	246,693	2,474,831	439,691	586,900	528,250	815,358	826,883	790,192	1,058,457
Culture and recreation	1,439,145	1,609,805	1,668,173	1,531,158	976,381	1,682,484	1,653,806	1,751,776	1,552,604	2,866,521
Other	277,691	107,825	192,277	234,676	185,219	197,558	1,793,886	171,598	267,449	189,089
Capital outlay	14,278,496	7,231,748	3,909,932	2,687,974	7,821,069	7,307,746	19,359,896	1,865,677	29,981,614	22,621,812
Debt service										
Principal	-	47,552	47,790	48,029	48,269	48,510	48,748	103,869	208,043	265,507
Interest	-	5,000	4,762	4,523	4,283	4,042	3,799	30,268	53,800	55,602
Total all other governmental funds	32,473,581	25,464,001	26,585,173	29,649,175	34,554,494	31,980,459	33,239,535	30,762,909	64,059,990	71,057,649
Excess (deficiency) of revenues over (under) expenditures	(2,421,990)	5,077,042	6,341,924	(213,084)	(5,474,164)	925,671	17,640,864	12,470,227	(5,879,621)	(10,436,685)
Other financing sources (uses)										
Transfers in	5,292,803	5,287,131	5,749,001	6,013,896	7,525,238	9,536,485	4,887,523	9,459,975	21,233,412	12,564,858
Transfers out	(4,645,882)	(4,742,533)	(4,851,051)	(5,244,732)	(6,884,494)	(8,081,937)	(4,658,085)	(8,390,311)	(19,637,523)	(11,001,300)
Sale of capital assets	48,000	-	2,500	-	5,000	8,500	-	-	-	-
Leases issued	-	-	-	-	-	-	-	362,593	700,215	409,386
Total other financing sources (uses)	694,921	544,598	900,450	769,164	645,744	1,463,048	229,438	1,069,664	2,296,104	1,972,944
Net change in fund balances	$ (1,727,069)	$ 5,621,640	$ 7,242,374	$ 556,080	$ (4,828,420)	$ 2,388,719	$ 17,870,302	$ 13,539,891	$ (3,583,517)	$ (8,463,741)
Debt service as % of noncapital expenditures	0.0%	0.3%	0.2%	0.2%	0.2%	0.2%	0.4%	0.5%	0.8%	0.7%

Tax Revenues by Source
Last Ten Fiscal Years

(modified accrual basis of accounting)

Year	1% Local Sales and Use Tax (1)	Franchise Tax (2)	Specific Purpose Excise Tax (3)	Lodging Tax (4)	Property Tax (5)	Total	Unrealized Property Tax Revenue (6)
2015	$ 5,461,228	$ 568,480	$ 263,388	$ 741,447	$ -	$ 7,034,543	$ 1,986,884
2016	5,769,899	570,052	3,500,000	826,514	-	10,666,465	2,087,687
2017	6,097,721	554,419	6,000,000	920,924	-	13,573,064	2,383,448
2018	6,915,160	610,800	2,760,205	1,066,481	-	11,352,646	2,951,058
2019	7,080,347	584,271	-	1,128,200	-	8,792,818	3,576,586
2020	6,647,468	603,082	1,273,916	1,123,675	-	9,648,141	3,831,171
2021	9,446,627	574,635	11,045,364	1,198,988	-	22,265,614	4,076,692
2022	10,179,620	637,102	6,180,720	1,708,272	280,131	18,985,845	5,882,144
2023	10,505,372	652,949	7,617,460	1,820,925	407,835	21,004,541	6,825,885
2024	11,147,256	663,816	3,404,553	1,453,950	475,257	17,144,832	6,880,458
Change 2013-2024	104.1%	16.8%	1192.6%	96.1%	---	143.7%	246.3%

Notes: (1) The local option sales and use tax is divided between the General and Capital Projects funds.
(2) Franchise fees are approxiamtely 5% of gross revenues for gas, electric, cable, telephone, cell phone towers and trash collection.
(3) Specific Purpose Excise Taxes are restricted to specific voter approved projects.
(4) The lodging tax consists of 10% general use revenue and 30% visitor impact revenue.
(5) The Town began assessing 0.5 mills in FY2021. Based on timing of collections, intital revenues were recoginized in FY2022.
(6) The property tax revenue that could be raised by levying remaining 7.5 mills on the town's assessed valuation.

Source: Administration and Finance

Unrestricted State Intergovernmental Revenues
Last Ten Fiscal Years

(modified accrual basis of accounting)

Year	4% Sales & Use Tax (1)	Gasoline Tax (2)	Cigarette Tax (3)	Severance Tax (4)	Mineral Royalties	Backfill, Over-the-cap etc.	Total
2015	$ 6,632,974	$ 491,774	$ 40,152	$ 356,958	$ 493,106	$ 697,011	$ 8,711,975
2016	7,043,609	479,966	39,979	357,356	508,641	1,000,255	9,429,806
2017	7,456,089	461,841	36,572	357,244	517,079	381,329	9,210,154
2018	8,287,032	462,917	24,933	356,615	519,831	296,990	9,948,318
2019	8,638,613	487,356	23,563	356,362	543,460	266,634	10,315,988
2020	8,568,034	463,352	21,524	356,362	547,574	697,011	10,653,857
2021	10,344,279	440,152	19,843	355,797	549,950	1,000,255	12,710,276
2022	12,478,912	459,627	19,347	387,321	544,422	313,370	14,202,999
2023	12,850,113	471,933	18,585	390,457	538,701	332,861	14,602,650
2024	13,636,881	494,601	15,879	383,921	544,340	-	15,075,622
Change 2013-2024	105.6%	0.6%	-60.5%	7.6%	10.4%	-100.0%	73.0%

Notes: (1) As of June 30, 2004, the 4% state sales and use tax is distributed 69% to the state and 31% to cities, towns and counties. Of the 31%, 1% is distributed proportionately based on population and 30% is distributed proportionately based on the sales tax collected in each county.

(2) The gasoline tax is distributed 57.5% to the state, 13.5% and 14% to counties, and 15% to cities and towns. City and town distributions are based 75% on proportionate sales in cities and towns and 25% on proportionate populations for the same.

(3) The cigarette tax is distributed 33 1/3% to incorporated cities, towns, and counties proportionately to sales derived in each. The remaining 66 2/3% is distributed 38 1/4% to the state's general fund and the remaining 61 3/4% is distributed in the preceding manner.

(4) The severance tax distribution to cities and towns is 9.25% of the total in the state severance tax distribution tax account (up to $155,000,000) in proportion to population.

Source: Administration and Finance

Direct and Overlapping Governmental Activities Debt
As of June 30, 2024

(Unaudited)

Teton County assessed valuation	4,107,313,200
Town of Jackson assessed valuation	926,028,959
Town of Jackson percent of total	22.5%

Direct and overlapping debt governmental activity debt	Total Debt 6/30/2024 (1)	Percent Applicable	Town's Share of Debt 6/30/2024 (2)
Teton County	$ 2,125,596	22.5%	$ 479,234
Town of Jackson	563,375	100.0%	563,375
Total direct and overlapping governmental activities debt	$ 2,688,971		$ 1,042,609

Ratio to assessed valuations	
Direct debt	0.06%
Total direct and overlapping debt	0.11%

Notes: (1) Excludes enterprise revenue debt, specific purpose excise tax supported debt and lease obligations.

(2) Overlapping governments are those that coincide, at least in part, with geographic boundaries of the town. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the town. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire burden borne by residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, therefore responsible for repaying the debt, of each overlapping government.

Source: Administration and Finance
Teton County

Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

(modified accrual basis of accounting)

	Governmental Activities				Business-Type Activities					
Year	General Obligation Bonds	Notes Payable	Subscription Liability	Lease Liability	Sewage Notes	Water Notes	Lease Liability	Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
2015	$ -	$ 1,000,000	$ -	$ -	$ -	$ 1,371,282	$ -	$ 2,371,282	0.05%	$ 227
2016	-	952,448	-	-	-	1,317,919	-	2,270,367	0.05%	216
2017	-	904,658	-	-	-	1,262,420	-	2,167,078	0.05%	206
2018	-	856,629	-	-	-	1,204,703	-	2,061,332	0.04%	196
2019	-	808,360	-	-	-	1,144,675	-	1,953,035	0.04%	187
2020	-	759,850	-	-	-	1,082,248	-	1,842,098	0.03%	174
2021	-	711,102	-	-	-	939,532	-	1,650,634	0.02%	153
2022	-	662,105	-	307,782	-	910,143	67,537	1,947,567	0.02%	180
2023	-	612,863	278,519	849,256	-	879,579	46,068	2,666,285	0.03%	249
2024	-	563,375	166,466	886,188	-	847,792	34,950	2,498,771	0.02%	235

Notes: (1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

Source: Administration and Finance

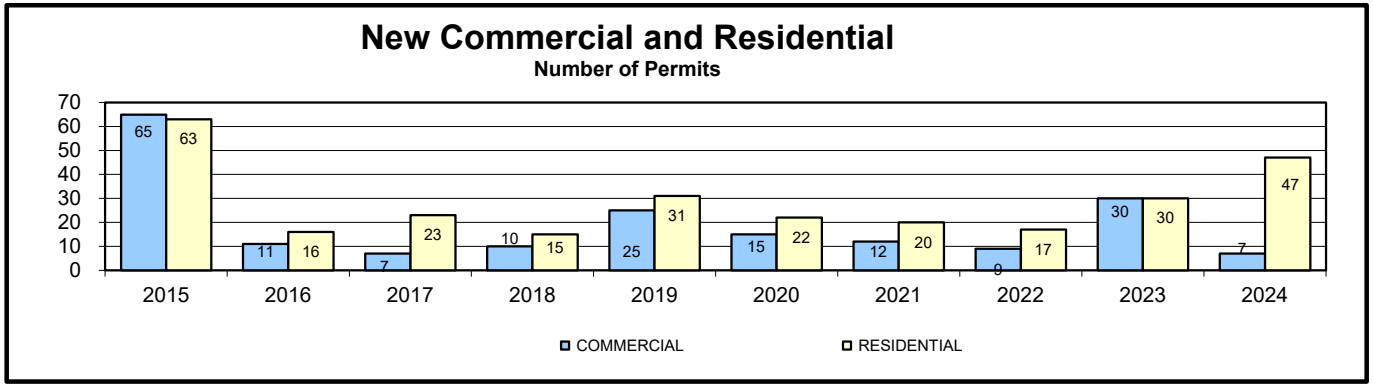
Legal Debt Margin Information
Last Ten Fiscal Years
(Unaudited)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Assessed market value	$ 242,962,191	$ 254,621,491	$ 292,233,508	$ 363,311,972	$ 441,609,935	$ 473,008,636	$ 503,793,468	$ 762,827,959	$ 896,178,816	$ 911,626,584
Total debt	$ 2,371,282	$ 2,270,367	$ 2,167,078	$ 2,061,332	$ 1,953,035	$ 1,842,098	$ 1,650,634	$ 1,572,248	$ 1,492,442	$ 1,411,167
Deductions:										
Debt -										
Notes payable	2,371,282	2,270,367	2,167,078	2,061,332	1,953,035	1,842,098	1,650,634	1,572,248	1,492,442	1,411,167
Revenue bonds	-	-	-	-	-	-	-	-	-	-
Debt service funds:										
Cash, securities, and restricted cash	-	-	-	-	-	-	-	-	-	-
Less amount applicable to excluded bonds	-	-	-	-	-	-	-	-	-	-
Total net debt applicable to debt limit	$ 2,371,282	$ 2,270,367	$ 2,167,078	$ 2,061,332	$ 1,953,035	$ 1,842,098	$ 1,650,634	$ 1,572,248	$ 1,492,442	$ 1,411,167
Debt limit is 4% of assessed value	$ 9,718,488	$ 10,184,860	$ 11,689,340	$ 14,532,479	$ 17,664,397	$ 18,920,345	$ 20,151,739	$ 30,513,118	$ 35,847,153	$ 36,465,063
Legal Debt Margin	$ 7,347,206	$ 7,914,493	$ 9,522,262	$ 12,471,147	$ 15,711,362	$ 17,078,247	$ 18,501,105	$ 28,940,870	$ 34,354,711	$ 35,053,896
Total net debt applicable to limit as a percentage of debt limit	24.4%	22.3%	18.5%	14.2%	11.1%	9.7%	8.2%	5.2%	4.2%	3.9%

Construction and Bank Deposits
Last Ten Years

(Unaudited)

	BUILDING PERMITS				Bank Deposits	
Year	New Commercial	New Residential	All Other	Total	Total	Percent Change
2015	65	63	12	140	1,716,884,000	17.5%
2016	11	16	86	113	1,786,820,000	4.1%
2017	7	23	86	116	2,019,822,000	13.0%
2018	10	15	76	101	2,206,469,000	9.2%
2019	25	31	76	132	2,212,607,000	0.3%
2020	15	22	80	117	2,719,327,000	22.9%
2021	12	20	158	190	3,813,011,000	40.2%
2022	9	17	84	110	4,021,496,000	5.5%
2023	30	30	46	106	3,059,062,000	-23.9%
2024	7	47	60	114	2,669,432,000	-12.7%

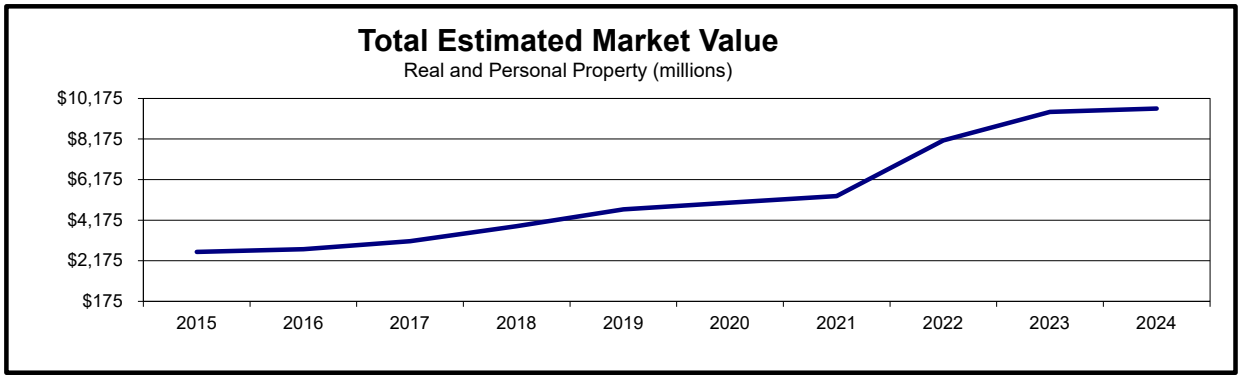


Source: Building Official, FDIC

Tax Capacity and Estimated Market Value of all Taxable Property
Last Ten Fiscal Years

(Unaudited)

Year	Real Property		Personal Property		Total		
	Assessed Value	Estimated Market Value	Assessed Value	Estimated Market Value	Assessed Value	Estimated Market Value	% of Market Value
2015	$ 242,962,191	$ 2,557,496,747	$ 5,398,300	$ 56,824,211	$ 248,360,491	$ 2,614,320,958	9.5%
2016	254,621,491	2,680,226,221	6,339,396	66,730,484	260,960,887	2,746,956,705	9.5%
2017	292,233,508	3,076,142,189	5,697,489	59,973,568	297,930,997	3,136,115,757	9.5%
2018	363,311,972	3,824,336,547	5,570,314	58,634,884	368,882,286	3,882,971,431	9.5%
2019	441,609,935	4,648,525,632	5,463,374	57,509,200	447,073,309	4,706,034,832	9.5%
2020	473,008,636	4,979,038,274	5,887,795	61,976,789	478,896,431	5,041,015,063	9.5%
2021	503,793,468	5,303,089,137	5,793,048	60,979,453	509,586,516	5,364,068,590	9.5%
2022	762,827,959	8,029,767,989	7,456,410	78,488,526	770,284,369	8,108,256,515	9.5%
2023	896,178,816	9,433,461,221	8,036,153	84,591,084	904,214,969	9,518,052,305	9.5%
2024	911,626,584	9,596,069,305	7,837,734	82,502,463	919,464,318	9,678,571,768	9.5%



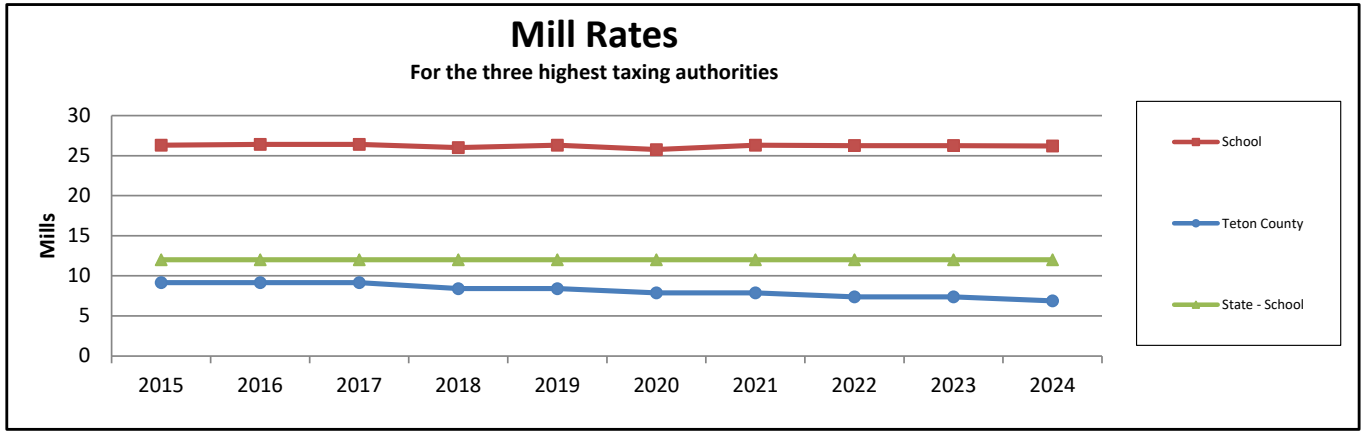
Note: State statutes gives the Town authority to levy taxes up to 8 mills (.008) on assessed valuation.

Source: Teton County Assessor

Property Tax Rates - All Direct and Overlapping Governments
Last Ten Fiscal Years

(Unaudited)

	Mill Rates							
Year	Town	School District	Teton County	State - School	County School	Hospital	Other	Total
2015	0.00	26.30	9.15	12.00	6.00	3.00	1.90	58.350
2016	0.00	26.40	9.15	12.00	6.00	3.00	1.90	58.450
2017	0.00	26.40	9.15	12.00	6.00	3.00	1.90	58.454
2018	0.00	26.00	8.40	12.00	6.00	3.00	1.85	57.254
2019	0.00	26.30	8.40	12.00	6.00	3.00	1.85	57.554
2020	0.00	25.75	7.88	12.00	6.00	3.00	1.85	56.479
2021	0.50	26.30	7.88	12.00	6.00	3.00	1.80	57.479
2022	0.50	26.25	7.38	12.00	6.00	3.00	1.35	56.479
2023	0.50	26.25	7.38	12.00	6.00	3.00	1.60	56.729
2024	0.50	26.20	6.88	12.00	6.00	3.00	1.52	56.099



Notes: State statutes gives the Town authority to levy taxes up to 8 mills (.008) on assessed valuation.

Source: Teton County Assessor

Taxable Sales by Major Business Class, Teton County
Last Ten Years

(Unaudited)

Category	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Ag., forestry, etc.	$ 329,200	$ 409,200	$ 383,800	$ 389,800	$ 366,700	$ 309,200	$ 431,600	$ 383,800	$ 262,135	$ 83,400
Mining	465,900	452,300	392,600	1,705,400	968,500	1,110,800	856,100	380,200	1,377,928	1,141,300
Utilities	36,962,000	37,227,500	39,389,600	40,618,700	42,633,300	43,625,100	59,969,200	46,211,200	51,589,730	50,666,400
Construction	25,784,200	27,366,900	31,836,500	32,260,200	25,004,500	24,962,500	8,466,800	34,367,000	42,607,467	35,447,400
Manufacturing	10,295,000	11,031,600	11,485,900	10,341,000	8,591,100	10,962,200	11,795,000	13,727,100	15,974,478	18,464,500
Wholesale trade	44,166,000	43,714,500	52,108,700	60,620,600	62,122,800	65,134,600	76,883,500	95,015,300	103,010,708	95,322,400
Retail trade	423,493,200	442,557,000	458,746,000	520,986,500	573,463,300	617,261,500	731,449,400	902,678,400	916,900,221	939,530,200
Transportation/warehouse	5,445,600	5,606,300	6,590,800	9,308,400	9,053,400	11,516,500	7,913,700	15,022,400	17,906,936	16,735,600
Information	24,693,000	24,145,500	21,657,600	19,100,000	19,543,100	20,524,800	17,097,800	19,959,400	17,835,875	14,907,200
Finance and insurance	551,700	519,900	409,400	831,200	755,300	845,900	664,100	274,900	408,045	240,200
Real estate, rental & lease	64,441,800	71,982,600	77,173,200	83,914,200	94,300,100	92,587,400	99,469,300	137,791,700	119,889,830	124,774,200
Professional & technical	13,153,500	12,068,800	11,412,700	11,676,400	11,880,800	10,040,700	12,784,300	15,474,600	14,237,638	17,054,500
Admin., support & waste	3,075,900	3,152,100	3,792,700	4,087,000	4,780,700	5,773,000	5,893,200	6,334,800	7,434,045	6,725,900
Educational services	191,900	219,000	147,700	190,000	160,600	141,100	193,800	272,200	375,090	287,500
Health and social assist	38,600	37,400	51,700	57,600	62,300	68,100	80,500	84,800	95,895	92,000
Arts, entertainment, & rec	5,245,200	8,034,900	8,691,500	9,956,700	10,770,200	11,167,200	10,661,300	14,676,800	11,527,656	12,463,900
Accommodations	455,795,000	478,702,300	507,754,400	568,346,900	590,100,200	569,051,000	546,221,800	800,853,700	787,667,054	861,593,200
Other services	28,067,100	29,798,500	30,930,500	33,544,000	35,680,100	33,618,700	34,700,000	40,907,700	41,312,001	39,027,000
Public administration	77,166,900	80,725,700	86,189,600	95,284,300	96,331,000	97,465,600	149,042,000	144,466,900	136,481,075	32,874,900
	$ 1,219,361,700	$ 1,277,752,000	$ 1,349,144,900	$ 1,503,218,900	$ 1,586,568,000	$ 1,616,165,900	$ 1,774,573,400	$ 2,288,882,900	$ 2,286,893,807	$ 2,267,431,700

Note: Sales are derived by dividing general purpose sales tax collections by the 1% local option sales tax rate in each industry classification.

Source: Wyoming Department of Revenue

Principal Employers
Current Year and Nine Years Ago
(Unaudited)

Employer	2024 Employees	Rank	Percentage of Total Employment	2014 Employees	Rank	Percentage of Total Employment
St. John's Hospital	850	1	4.67%	580	1	3.54%
Teton County School District	550	2	3.02%	482	2	2.94%
Teton County	367	3	2.02%	293	3	1.79%
Smith Food and Drug	190	4	1.04%	140	5	0.85%
Albertson's Food Center	153	5	0.84%	110	8	0.67%
Snow King Resort	145	6	0.80%	146	4	0.89%
Town of Jackson	159	7	0.87%	122	7	0.74%
Town Square Inns	125	8	0.69%	125	6	0.76%
The Wort Hotel	116	9	0.64%	96	10	0.59%
Target	100	10	0.55%	N/A	N/A	N/A
	2,755		15.15%	2,094		12.76%

Source: Administration and Finance

Note: The data, produced by survey, varies by the respondent providing the information.
Teton County Average Monthly Employment 18,187
Wyoming Dept. of Workforce Services http://doe.state.wy.us/LMI

Demographic and Economic Statistics
Last Ten Years

(Unaudited)

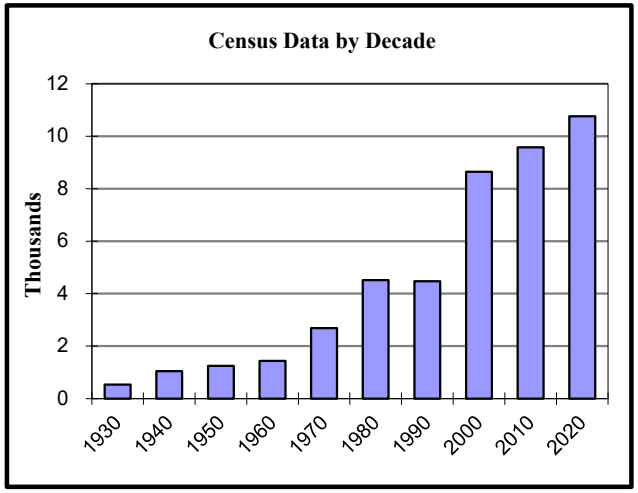
Year	Town of Jackson Population (1)	Teton County Unemploy-ment rate (2)	Teton County School Enrollment (3)	Teton County Personal Income (4) (thousands)	Teton County Per Capita Personal Income (5)	Education Level in Years of Formal Schooling	Teton County Median Age (1)
2015	10,449	2.9%	2,691	4,587,869	201,780	n/a	36
2016	10,523	2.6%	2,782	4,595,475	199,786	n/a	36
2017	10,529	2.2%	2,842	4,806,718	207,571	n/a	38
2018	10,532	2.4%	2,881	5,306,709	228,049	n/a	38
2019	10,429	2.3%	2,869	5,117,447	221,209	n/a	38
2020	10,559	9.4%	2,749	6,043,799	278,682	n/a	39
2021	10,760	3.9%	2,798	7,028,651	300,665	n/a	39
2022	10,849	2.2%	2,797	8,563,496	362,522	n/a	40
2023	10,698	1.7%	2,822	9,455,780	406,054	n/a	40
2024	10,639	1.7%	2,900	10,959,723	471,751	n/a	40

Sources: (1) US Census Bureau
(2) US Department of Labor - Bureau of Labor Statistics
(3) Wyoming Department of Education
(4) & (5) U. S. Department of Commerce - Bureau of Economic Analysis

Demographic Statistics
U.S. Census Data
(Unaudited)

Population Changes:

1930	533
1940	1,046
1950	1,244
1960	1,437
1970	2,688
1980	4,511
1990	4,472
2000	8,647
2010	9,577
2020	10,760



	2000		2010	
Age Characteristics:	Total	% Total	Total	% Total
Under 5 years	469	5%	624	7%
5-9 years	424	4%	469	5%
10-14 years	437	5%	390	4%
15-19 years	465	5%	384	4%
20-24 years	1,005	10%	969	10%
25-34 years	2,226	23%	2,602	27%
35-44 years	1,550	16%	1,584	17%
45-54 years	1,091	11%	1,197	12%
55-59 years	296	3%	441	5%
60-64 years	183	2%	327	3%
65-74 years	262	3%	339	4%
75-84 years	153	2%	161	2%
85 years and older	86	1%	90	1%
Total	8,647	100%	9,577	100%

Population Characteristic:	2000	% Total	2010	% Total	2020	% Total
Under 20	1,795	21%	1,867	19%	2,249	21%
20 and over	6,852	79%	7,710	81%	8,511	79%
	8,647	100%	9,577	100%	10,760	100%

Miscellaneous:	2000	2010	2020
Median Age:	30.8 years	31.9 years	32.6 years
Household size:	2.35 people	2.42 people	2.64 people
Number of households:	3,631 units	3,964 units	3,970 units

Source: U.S. Census Bureau

Full-time Equivalent Employees by Function/Program
Last Ten Fiscal Years
(Unaudited)

Function	Full-time Equivalent Employees as of June 30									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Government:										
Town Attorney	3.00	3.00	3.00	3.00	3.00	3.00	2.00	3.00	3.00	3.00
Municipal Judge	2.00	2.20	2.23	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Administration	1.00	1.00	1.00	1.00	1.00	3.00	1.00	1.00	1.00	3.00
Internal Services	3.00	3.50	3.50	3.56	3.56	4.06	3.80	4.80	4.80	4.80
Finance	4.30	4.30	4.33	3.99	3.99	3.99	4.00	4.00	4.00	4.00
External Affairs	-	-	-	-	-	-	2.00	3.00	4.00	2.00
Planning	5.00	5.00	5.25	5.25	5.25	4.25	4.00	4.00	4.00	5.00
Information Technology	3.60	3.60	3.60	3.60	3.60	3.60	3.60	5.70	5.70	6.00
Public Safety:										
Police	32.25	32.75	32.75	33.75	36.25	36.75	34.90	38.30	40.25	39.25
Building Inspection	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Victim Witness	2.50	2.50	2.50	2.50	3.00	3.00	3.00	3.00	3.00	3.00
Animal Shelter	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	3.95	3.95
Public Works										
Administration	1.00	1.50	1.50	1.50	1.50	2.33	2.33	2.33	2.33	2.83
Streets	7.92	7.92	8.00	8.00	8.00	8.00	8.00	8.50	9.16	9.00
Town Engineer	3.00	3.00	3.00	3.00	3.00	4.00	3.00	4.00	4.00	4.00
Water O&M	3.50	4.00	4.00	4.00	4.00	4.58	4.58	4.58	5.58	5.58
Water Billing & Accounting	1.25	1.04	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Sewer Plant Operation	4.75	4.75	5.00	5.00	5.00	4.58	4.58	4.58	4.58	4.08
Sewer O&M	2.25	2.25	2.00	2.00	2.00	2.00	2.00	2.00	3.00	3.00
Sewer Billing & Accounting	1.25	1.04	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fleet Management	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Cemetery	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Transit										
Start Bus	35.51	38.63	37.95	38.48	40.34	41.80	33.65	40.49	43.90	42.61
Total Full-Time Equivalents	**129.23**	**134.13**	**133.76**	**135.28**	**140.14**	**145.60**	**133.10**	**149.94**	**160.01**	**158.85**

Source: Administration and Finance

Operating Indicators by Function
Last Ten Fiscal Years
(Unaudited)

Function	Year Ending June 30, 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Police										
Total arrests	594	537	535	568	375	502	422	399	428	368
Total part 1 offenses incidents	197	590	229	170	158	233	191	194	172	226
DUI arrests	146	102	52	45	56	77	81	68	105	127
UCR Incidents reported	259	674	733	800	966	1,421	1,219	1,112	1,154	1,200
Fire/EMS										
Medical calls	1,137	1,142	1,043	986	1,049	1,185	1,192	1,439	1,509	1,376
Fire calls	65	45	51	54	64	60	60	82	61	59
Hazardous materials calls	48	51	46	34	46	65	73	72	107	108
Service calls	147	161	188	213	204	362	458	476	412	431
False alarms	124	122	151	89	130	253	271	336	368	333
Water Utility										
Annual Tap water billed (millions)	762	799	836	856	859	850	903	835	917	966
Number of meters billed	4,242	4,326	4,377	4,429	4,518	4,575	4,639	4,680	4,712	4,822
Transit										
Revenue miles	804,024	859,550	866,851	869,784	888,499	913,802	772,979	867,935	1,005,749	929,022
Passengers	954,388	979,674	1,002,443	1,051,982	1,054,567	904,931	440,131	633,578	816,825	1,002,787
Accidents	8	7	12	11	19	18	14	23	11	9
Accidents/100,000 miles	0.99	0.81	1.37	1.26	2.08	2.33	1.81	2.65	1.09	0.97

Source: Various Town departments

Capital Assets Statistics by Function
Last Eight Fiscal Years
(Unaudited)

Function	2017	2018	2019	2020	2021	2022	2023	2024
General government								
Town halls	1	1	1	1	1	1	1	1
Public safety								
Stations	1	1	1	1	1	1	1	1
Streets								
Street (miles)	34.0	34.0	34.0	34.0	34.2	34.2	34.2	34.2
Paved alleyways	1.0	1.0	1.2	1.2	1.2	1.2	1.4	1.4
Gravel alleyways	4.1	4.1	3.9	3.9	3.9	3.9	3.9	3.9
Parking garages	1	1	1	1	1	1	1	1
Recreation and culture								
Parks	12	12	12	12	12	12	12	12
Indoor ice arenas	1	1	1	1	1	1	1	1
Aquatics center	1	1	1	1	1	1	1	1
Water utility								
Well pump stations	5	5	5	5	5	5	5	5
Water mains (miles)	64.0	64.2	64.2	64.2	64.2	64.2	64.2	64.2
Water tanks	3	3	3	3	3	3	3	3
Fire hydrants	345	345	345	345	345	345	345	345
Sewage utility								
Sanitary sewers (miles)	57.2	57.4	57.4	57.4	57.4	57.4	57.4	57.4
Maximum daily treatment capacity (thousands of gallons)	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Lift stations	6	6	7	7	7	7	7	7
Manholes	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205

Source: Various town departments



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GOVERNMENT AUDIT REPORTS



TOWN OF JACKSON
WYOMING

JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity

75 YEARS 1948-2023

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

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

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Mayor and Town Council
Town of Jackson, Wyoming

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Jackson, Wyoming (the Town) as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements, and have issued our report thereon dated December 27, 2024.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Town's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



JONES SIMKINS LLC
Logan, Utah
December 27, 2024

JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity

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

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

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Town of Jackson, Wyoming's (the Town) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Town's major federal programs for the year ended June 30, 2024. The Town's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Town complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Town's compliance with the compliance requirements referred to above.

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Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Town's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Town's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Town's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Town's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Town's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing

their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



JONES SIMKINS LLC
Logan, Utah
December 27, 2024

TOWN OF JACKSON, WYOMING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended June 30, 2024

A. Summary of Auditor's Results

Financial Statements

1.	Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:	Unmodified
2.	Internal control over financial reporting: Material weaknesses identified:	No
	Significant deficiencies identified:	None reported
3.	Non-compliance material to financial statements noted:	No

Federal Awards

4.	Internal control over major federal programs: Material weaknesses identified:	No
	Significant deficiencies identified:	None reported
5.	Type of auditor's report issued on compliance for major federal programs:	Unmodified
6.	Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a):	No
7.	Identification of major federal programs:	
	• Assistance Listing #20.526	Federal Transit Cluster
	• Assistance Listing #20.933	National Infrastructure Investments
8.	Dollar threshold used to distinguish between Type A and Type B programs:	$ 750,000
9.	Auditee qualification as high or low risk:	High

TOWN OF JACKSON, WYOMING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended June 30, 2024

B. Findings related to the financial statements required to be reported in accordance with *Government Auditing Standards.*

None

C. Findings and Questioned Costs Related to Federal Awards Required to be reported in accordance with the Uniform Guidance.

None

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2024

GRANTOR/GRANT TITLE	IDENTIFYING NUMBER	ASSISTANCE LISTING NUMBER	TOTAL AWARD AMOUNT	EXPENDITURES
GENERAL FUND				
US Department of Treasury:				
Direct Program:				
America Rescue Plan Act	WY4544	21.027	9,319,022	29,615
US Department of Commerce:				
National Oceanic and Atmospheric Administration				
Passed through the University of Wyoming:				
Participatory Planning for Equitable Climate Action	1005400-TOJ	11.431	29,560	29,560
US Department of Justice:				
Passed through the Wyoming Division of Victim Services:				
VOCA Program	2020-V2-GX-0016	16.575	36,852	3,521
VAWA Program	15JOVW-21-GG-00549-STOP	16.588	7,580	7,580
Passed through the Wyoming Association of Sheriffs & Chiefs:				
Enforcing Underage Drinking	FY2023/2024	93.243	2,006	2,007
US Department of Transportation:				
Highway Safety Cluster:				
Passed through the Wyoming Department of Transportation:				
Impaired Driving High Visibility	AL-2024-BI-AL-01	20.600	13,029	5,254
Total General Fund			9,408,049	77,537
SPECIAL REVENUE FUNDS				
US Department of Transportation:				
Passed through the Wyoming Department of Transportation:				
Wyoming Rural Public Transit Program:				
Formula Grants for Rural Areas (CARES)	FT23335	20.509	2,167,745	232,810
Formula Grants for Rural Areas	FT23335	20.509	2,574,588	778,879
Formula Grants for Rural Areas	FT24335	20.509	4,829,024	3,007,713
Formula Grants for Rural Areas (CARES)	FT24335	20.509	150,426	150,426
Passed through Idaho Transportation Department:				
Formula Grants for Rural Areas	O2371SB	20.509	577,874	74,920
Formula Grants for Rural Areas	O2371S1	20.509	184,562	14,112
Formula Grants for Rural Areas	O2471SB	20.509	577,874	178,842
Formula Grants for Rural Areas	O2471S1	20.509	184,562	212,454
Formula Grants for Rural Areas (CARES)	C2080SB	20.509	579,086	137,222
Non-Metropolitan Planning & Research:				
Passed through Teton County WY:				
State Planning & Research Program - Teton County	FT22376	20.505	117,679	50,614
Passed through the Wyoming Department of Transportation:				
State Planning and Research Program	FT22375	20.505	120,000	45,518
Federal Transit Administration:				
Bus and Bus Facilities Formula Program - Federal Transit Cluster:				
Passed through the Idaho Department of Transportation:				
Bus Purchase	ID-2020-021	20.526	768,000	457,938
Bus Purchase	ID-2018-02	20.526	520,000	687,210

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2024 (continued)

GRANTOR/GRANT TITLE	IDENTIFYING NUMBER	CFDA NUMBER	TOTAL AWARD AMOUNT	EXPENDITURES
Passed through Teton County WY:				
National Infrastructure Investments RAISE	6928-2022-1	20.933	9,319,022	2,724,318
Total Special Revenue Funds			22,670,442	8,752,976
CAPITAL PROJECTS FUNDS				
US Department of Transportation:				
Passed through the Wyoming Department of Transportation:				
Scott Lane/Maple Way Bike/Ped/ADA Improvements	CD20305	20.205	80,000	23,738
US Department of Security:				
Passed through the Wyoming Office of Homeland Security:				
Inter-Operable Communications	22-SHSO-JAC-PD-INT	97.067	80,667	80,667
US Department of the Interior:				
Passed through Wyoming Department of Environmental Quality:				
Stormwater Management Program Development	NPS2020H	66.460	100,679	76,979
Total Capital Projects Funds			261,346	181,384
ENTERPRISE FUNDS				
US Department of Health and Human Services:				
Passed through Wyoming Department of Health:				
Epidemiological Surveillance	233019	93.323	80,000	12,600
Total Federal Awards			32,419,837	9,024,497

NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Town of Jackson under programs of the federal government for the year ended June 30, 2024. The information in this schedule is·presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Town of Jackson, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Town of Jackson.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3 - INDIRECT COST RATE

The Town of Jackson has not elected to use the 10% de minimis indirect cost rate as allowed under the Uniform Guidance.



Town of Jackson, Wyoming
Annual Comprehensive Financial Report

FOR THE FISCAL YEAR ENDED JUNE 30, 2025

TOWN OF JACKSON
WYOMING



ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
JUNE 30, 2025

Tyler Sinclair
Town Manager

Prepared by:
Department of Finance

Kelly Thompson
Finance Director

Melanie Adams
Finance Manager

Annual Comprehensive Financial Report
Table of Contents
June 30, 2025

INTRODUCTORY SECTION	Page
Letter of Transmittal	1
GFOA Certificate of Achievement for Excellence in Financial Reporting	5
Organization of Services Chart	6
Elected Officials and Administrative Personnel	7
FINANCIAL SECTION	
Independent Auditor's Report	9
Management's Discussion and Analysis	13
Basic Financial Statements	
Government-wide Financial Statements	
Statement of Net Position	23
Statement of Activities	24
Fund Financial Statements	
Balance Sheet - Governmental Funds	25
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	26
Statement of Revenue, Expenditures and Changes in Fund Balances - Governmental Funds	27
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	28
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	29
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - START Bus System Fund	31
Statement of Net Position - Proprietary Funds	32
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Funds	34
Statement of Cash Flows - Proprietary Funds	35
Notes to the Financial Statements	37
Required Supplementary Information	
Schedule the Proportionate Share of the Net Pension Liability - Public Employees' Pension Plan	59
Schedule the Proportionate Share of the Net Pension Liability - Law Enforcement Pension Plan	60
Schedule of Contributions - Public Employees' Pension Plan	61
Schedule of Contributions - Law Enforcement Pension Plan	62
Combining Individual Fund Statements and Schedules	
Nonmajor Governmental Funds	
Combining Balance Sheet - Nonmajor Governmental Funds by Fund Type	63
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Governmental Fund Type	64
Combining Balance Sheet - Nonmajor Special Revenue Funds	65
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Special Revenue Funds	66
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Nonmajor Special Revenue Funds	67
Combining Balance Sheet - Nonmajor Capital Project Funds	73
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Capital Project Funds	74

(continued)

Annual Comprehensive Financial Report
Table of Contents
June 30, 2025 (continued)

Internal Service Funds
- Combining Statement of Net Position - Internal Service Funds 75
- Combining Statement of Revenues, Expenses and Changes Fund Net Position - Internal Service Funds 76
- Combining Statement of Cash Flows - Internal Service Funds 77

Other Supplementary Schedules
- Schedule of Revenues (Sources) and Expenditures (Uses) - General Fund 79

STATISTICAL SECTION (unaudited)

Financial trends
- Net Position by Component - Last Ten Fiscal Years 84
- Changes in Net Position - Last Ten Fiscal years 85
- Fund Balances of Governmental Funds - Last Ten Fiscal Years 87
- Changes in Fund Balances of Governmental Fund - Last Ten Fiscal Years 88

Revenue capacity
- Tax Revenues by Source - Last Ten Fiscal years 89
- Unrestricted State Intergovernmental Revenues by Program - Last Ten Fiscal Years 90

Debt capacity
- Direct and Overlapping Governmental Debt 91
- Ratios of Outstanding Debt by Type 92
- Legal Debt Margin Information 93

Economic and demographic information
- Construction and Bank Deposits - Last Ten Years 94
- Tax Capacity and Estimated Market Value of all Taxable Property - Last Ten Fiscal Years 95
- Property Tax Rates - All Direct and Overlapping Governments - Last Ten Fiscal Years 96
- Taxable Sales - Last Ten Years 97
- Principal Employers - Current Year and Seven Years Ago 98
- Demographic & Economic Statistics 99
- Demographic Statistics - US Census Data 100

Operating information
- Full-time Equivalent Town Employees by Function/Program - Last Ten Fiscal Years 101
- Operating Indicators by Function - Last Ten Fiscal Years 102
- Capital Asset Statistics by Function - Last Seven Fiscal Years 103

GOVERNMENT AUDIT REPORTS

Independent Auditor's Reporting Requirements and Other Communications Required Under the the Uniform Guidance
- Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in in Accordance with Government Auditing Standards 105
- Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance 107
- Schedule of Findings and Questioned Costs 110
- Schedule of Expenditures of Federal Awards 112
- Notes to Schedule of Expenditures of Federal Awards 114

Introductory Section



Administration and Finance

December 29, 2025

To the Honorable Mayor, Members of the Town Council, and the Citizens of the Town of Jackson:

The Wyoming statutes require all cities, towns, and counties to issue an annual report on its financial position and activity prepared in accordance with accounting principles generally accepted in the United States of America (GAAP), and audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants or the Wyoming Office of State Audit. Pursuant to that requirement, we hereby issue the Annual Comprehensive Financial Report (ACFR) of the Town of Jackson for the fiscal year ended June 30, 2025.

The Town of Jackson' financial statements have been audited by Jones Simkins LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Town of Jackson for the fiscal year ended June 30, 2025, are free of misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the Town of Jackson's financial statements for the fiscal year ended June 30, 2025, are fairly presented in conformity with GAAP.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A compliments this letter of transmittal and should be read in conjunction with it. The MD&A can be found on pages 13-22.

PROFILE OF THE GOVERNMENT

The Town of Jackson, incorporated in 1914, is located in Teton County near the Wyoming and Idaho border south of the Grand Teton and Yellowstone National Parks. The town currently has a land area of nearly 4 square miles and an estimated population of 10,680. The Town of Jackson is empowered to levy 8 mills of property tax on both real and personal properties located within its boundaries. The Town implemented a property tax of 0.5 mills during 2022. This is the first property tax assessment by the Town since 1977. It is also empowered by state statute to extend its corporate limits by annexation, which is done periodically when deemed appropriate by the Town Council.

The Town of Jackson is governed by city code under Wyoming Statutes with a council-mayor form of government. Policy-making and legislative authority are vested in a Town Council consisting of the mayor and four council members. The Town Council is responsible, among other things, for passing ordinances, resolutions, adopting the budget, appointing commissions, authorities, and committees, and hiring the town manager, town attorney and municipal judge. The town manager is responsible for carrying out the policies and ordinances of the Town Council, for overseeing the day-to-day operations of the town government, and for appointing the heads of the various departments. The council is elected on a non-partisan basis. All four council members and the mayor are elected at large. Council members serve staggered four-year terms, with elections occurring every even year. Effective 2017, the mayor serves a four-year term.

The Town of Jackson provides a full range of services, including police and fire protection; construction and maintenance of streets and infrastructure; recreational facilities and pathways, water, sewage, and transit services. Additionally, the town owns rental properties for employees.



FACTORS AFFECTING FINANCIAL CONDITION

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the Town of Jackson operates.

Local economy. The Town of Jackson is located at the southern entrance to Grand Teton and Yellowstone National Parks in the northwest corner of Wyoming. Dramatic mountain peaks, including the Tetons, the Gros Ventres, and Snow King form a breathtaking backdrop to our valley (called Jackson Hole). The Town of Jackson is home to a little over 10,700 people and another 12,600 live in the unincorporated county (Teton).

Jackson's economy is centered on tourism and lifestyle. Approximately four million guests visit each year and more than 700,000 skier days are tallied at the Jackson Hole Mountain Resort. The abundance of outdoor recreation opportunities, the unsurpassed scenic beauty, the prevalence of many species of wildlife, the lack of individual state income tax, and the high quality of life give Jackson unsurpassed appeal as a place to live, visit and recreate.

At fiscal year-end, the Town of Jackson's employment picture, at a 2.3% unemployment rate (Teton County), is healthier than the 4.1% national average. The state of Wyoming has an unemployment rate of 3.3%.

FINANCIAL INFORMATION

Management of the town is responsible for establishing and maintaining internal control designed to ensure that the assets of the government are protected from loss, theft, or misuse, and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with accounting principles generally accepted in the United States of America. Internal control is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgments by management.

This report consists of management's representations concerning the finance of the town. As a result, management assumes full responsibility for the completeness and reliability of all the information and content presented in this ACFR. Additionally, management asserts that, to the best of their knowledge and belief, this financial report is complete and reliable in all material respects.

Budgetary Controls. The annual budget serves as the foundation for the Town of Jackson's financial planning and control. All departments, authorities, and commissions of the town submit requests for appropriation to the town manager in February of each year. The town manager uses these requests as the starting point for developing a proposed budget. The town manager then presents this recommended budget to the council for review prior to May 15. The council is required to hold public hearings on the proposed budget and to adopt a final budget no later than June 30, the close of the town's fiscal year. The budget is prepared by fund (general), function (e.g., public safety), department (e.g., police), and division (e.g., patrol). All expenditures require the approval of the Town Council. Budget-to-actual comparisons are provided in this report for each individual governmental fund which an annual budget has been adopted. For the general fund and major special revenue funds, this comparison is presented starting on page 29 of the basic financial statements. For non-major special revenue funds, with annual budgets, this comparison is presented in the governmental fund subsection of this report, which starts on page 67.

Long-term Financial Planning. The Town's strategic vision is laid out in a Council bi-annual Work Plan, supported by a five-year financial model and

Capital Improvement Program. The Plan identifies the Town's strategic intent and identifies areas for emphasis and funding. The Town's near-term and long-term fiscal planning are focused on accomplishing Work Plan objectives. A five-year financial model and Capital Improvement Program are maintained to assess the attainability and sustainability of these objectives.

The Town Council supports and understands that the main area of focus for the Town of Jackson is the provision of core services, maintaining the current level of service already supported and approved through the annual budget, and most importantly those services that directly contribute to and maintain the health, safety, and welfare of the citizens and guests to our community. A brief summary includes:

Safety and security provided through law enforcement, fire protection, building safety and inspection, animal control, contractor licensing, and municipal court and prosecution services.

Infrastructure, facility and public asset management provided through street, sidewalk and right of way maintenance and snow removal services, engineering, preventive and proactive facility management, and parking enforcement.

Health and well-being provided through water treatment and distribution, sewer collection and treatment, emergency medical services, and victim services.

Development and economic oversight provided through code compliance, planning and development review, permit processing, and business, liquor, taxi, special event, and rental licensing.

Accessibility and livability provided through public transit, community and affordable housing, parks and recreation, and pathway creation and maintenance.

Internal services for the Town of Jackson organization that support the efficiency and effectiveness of our local government provided through information technology support, records management and access, fleet maintenance, public information, legal services, personnel services, financial accounting, and overall coordination, administration, leadership and management of government services and day to day operations.

Major Budget Initiatives.

To continue to be a resilient community, we will need to preserve and maintain General Fund Reserves to have the resources to adapt to uncertain times ahead. Looking ahead, recurring expenses are expected to exceed recurring revenues. We must continue evaluating our revenue streams and expenditures, to determine how to ensure a balanced budget into the future.

Due in part to COVID-19 pandemic we reinforced the importance of our fiduciary responsibility to maintain and continue building a strong, resilient community in the short, mid, and long-term. Due to years of prudent budgeting and planning, the Town was able to respond to reduced revenues projected and maintain a well-resourced and responsive Town government to close fiscal year 2025.

The Town will need to prioritize our core services, capital projects and consider reducing funding to the areas of lower priority and/or work to consider a new funding source(s) to maintain current Town program services and capital improvement projects. As our community changes, various core services continue to see increased need year-over-year. The Town simply does not have the capacity to absorb such continuous growth without increasing revenue or reducing existing program services and capital projects.

Single Audit. As a recipient of federal awards, the town is also responsible for ensuring that adequate internal controls are in place to ensure compliance with applicable laws and regulations related to those programs. The internal controls are subject to periodic evaluations by town management and external auditors.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Jackson, Wyoming for its comprehensive financial report for the fiscal year ending June 30, 2024. This is the 39th year the town has received this prestigious award. In order to be awarded the Certificate of Achievement, the government must publish an easily readable and efficiently organized annual comprehensive financial report. This report satisfies both accounting principles generally accepted in the United States of America and applicable legal requirements.

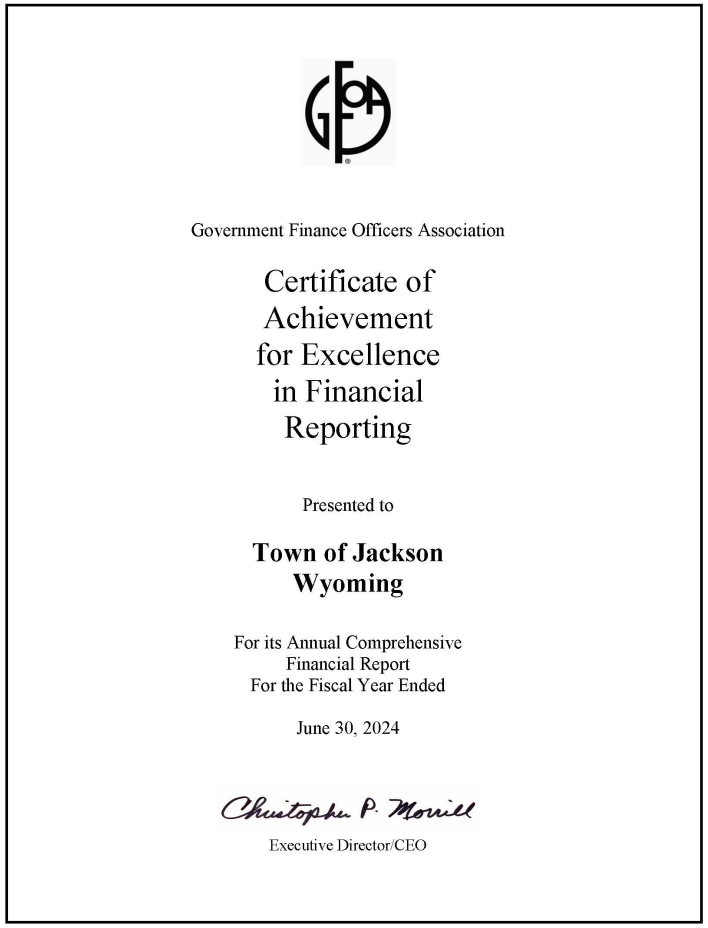
A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to the Certificate of Achievement Program's requirements, and we are submitting it to GFOA to determine its eligibility for another certificate.

The preparation of this report could not be accomplished without the professional, efficient services of the Town Finance Department staff. We would like to express our appreciation to all members of the staff, with special recognition for the assistance contributed by Finance Manager Melanie

Adams and Senior Deputy Treasurer Pauline Scholes. Due credit also should be given to the mayor and the council for their support in planning and conducting the operations of the town in a responsible and progressive manner.

Tyler Sinclair
Town Manager

Kelly Thompson
Finance Director



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

Town of Jackson
Wyoming

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morrill

Executive Director/CEO

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate for Excellence in Financial Reporting to the Town of Jackson, Wyoming for its annual comprehensive financial report for the fiscal year ended June 30, 2024.

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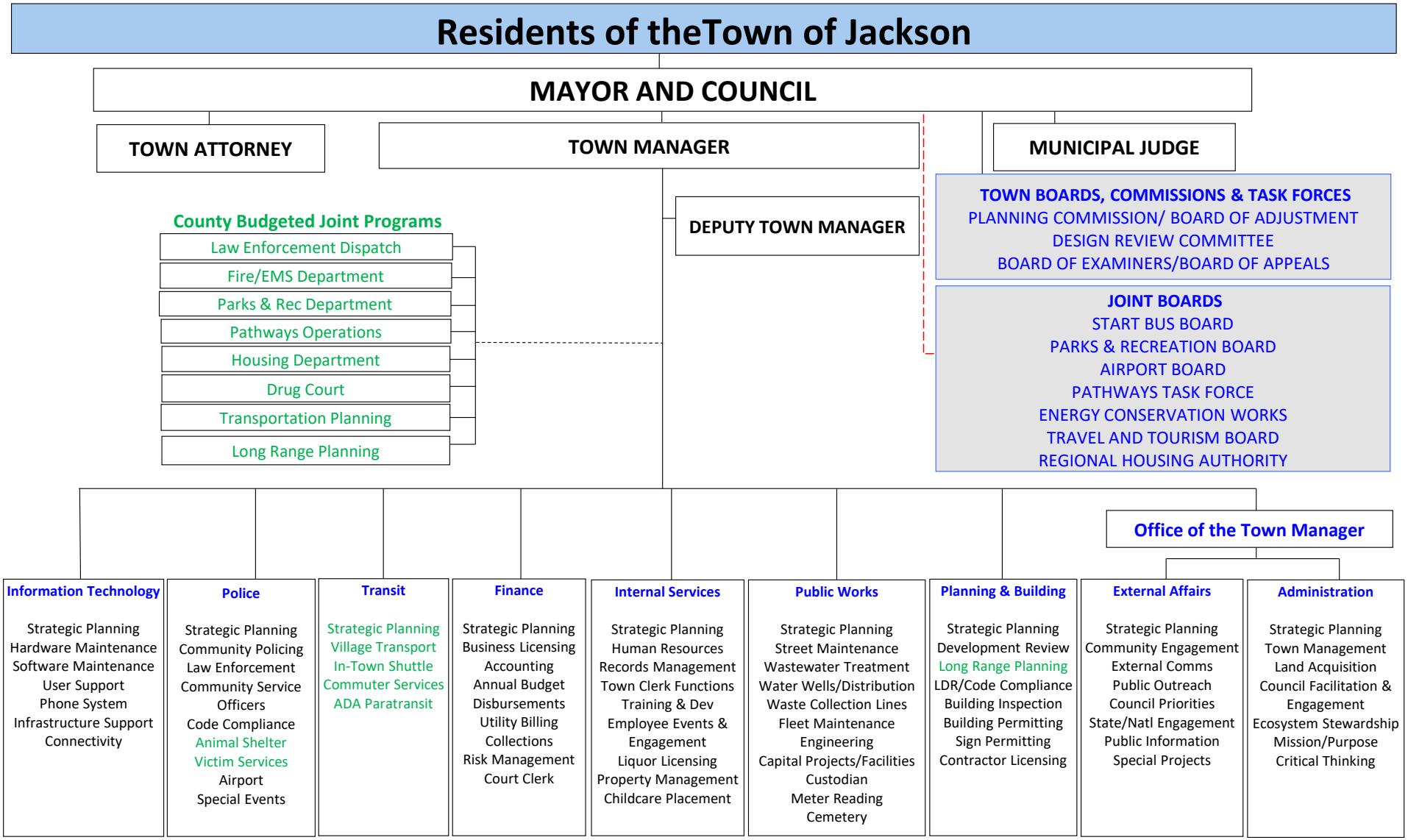
TOWN OF JACKSON ORGANIZATION



MAYOR & TOWN COUNCIL

Position	Name	Term Expires
Mayor	Arne Jorgensen	12/31/2028
Council, Vice Mayor	Jonathan Schechter	12/31/2026
Council	Kevin Regan	12/31/2028
Council	Alyson Spery	12/31/2028
Council	Devon Viehman	12/31/2028

TOWN STAFF

Town Manager	Tyler Sinclair
Town Attorney	Lea Colasuonno
Municipal Judge	Christopher Leigh
Director of Internal Services	Roxanne Robinson
Director of External Services	Susan Scarlata
Finance Director	Kelly Thompson
Police Chief	Michelle Weber
Planning and Building Director	Paul Anthony
Public Works Director	Floren Poliseo
Transit Director	Bruce Abel
IT Director	Michael “Zolo” Palazzolo

JOINT TOWN/COUNTY STAFF

Fire/EMS Chief	Mike Moyer
Parks & Recreation Director	Tyler Florence
Jackson/Teton County Affordable Housing Director	April Norton



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FINANCIAL SECTION



JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity

75 YEARS 1948-2023

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

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

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Town Council
Town of Jackson, Wyoming

Report on the Audit of the Financial Statements

Opinions

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

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town, as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund and START Bus System Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of proportionate share of the net pension liability, and the schedule of contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The supplementary information listed in the table of contents, including the accompanying schedule of expenditures of federal awards as required by *Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 29, 2025 on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.



JONES SIMKINS LLC
Logan, Utah
December 29, 2025

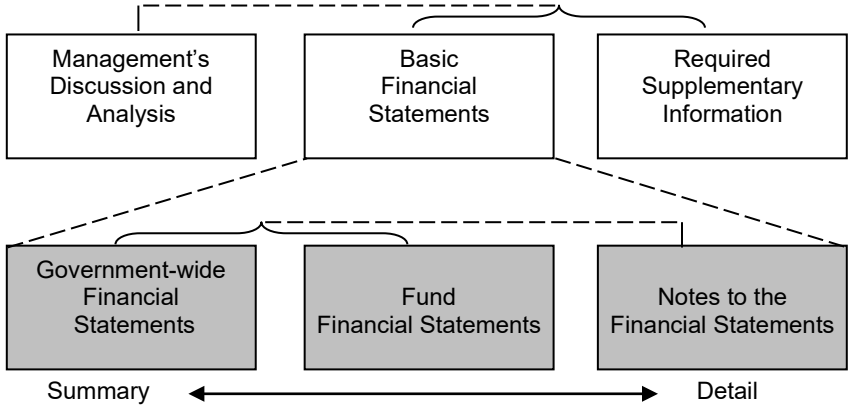
Management's Discussion and Analysis

As management of the Town of Jackson (Town), we offer readers of the Town's basic financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended June 30, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-4 of this report.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The Town's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

COMPONENTS OF THE ANNUAL FINANICAL REPORT



Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Town of Jackson's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Town's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

The statement of activities presents information showing how the Town's net position changed during the most recent fiscal year. All changes in net positions are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the Town of Jackson that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Town include general government, public safety, public works, health and welfare, community development, transit, and recreation and culture. The business-type activities of the Town include water and sewage utilities.

The government-wide financial statements can be found on pages 23-24 of this report.

Fund financial statements. The fund financial statements focus on current available resources and are organized and operated on the basis of funds, each of which is defined as fiscal and accounting entity with a self-balancing set of accounts established for the purpose of carrying on specific or attaining certain objectives in accordance with special regulations, restriction or limitations. The Town, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Town can be divided into two categories: governmental funds, and proprietary funds. The Town does not maintain any fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financial requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Town's near term

financial decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and change in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town maintains four major governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, one special revenue fund, and two capital project funds, all of which are considered major funds. Data from eleven other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The Town adopts an annual appropriated budget for its general and special revenue funds. A budgetary comparison statement has been provided for those funds to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 25-31 of this report.

Proprietary funds. The Town of Jackson maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the governmental-wide financial statements. The Town uses enterprise funds to account for its water and sewage operations. Internal service funds are accounting devices used to accumulate and allocate costs internally among the Town's various functions. The Town uses internal service funds to account for its fleet management, employee insurance (self insurance), information technology (IT), and central equipment operations. Because all of these services predominately benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water and sewage utilities. Both are considered major funds of the Town. Conversely, all internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found on pages 32-36 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are not reported in the governmental-wide financial statements because the resources of those funds are not available to support the Town of Jackson's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The Town of Jackson currently maintains no fiduciary funds.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 37-58 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the Town's funding obligation related to participation in a defined benefit plan. Required supplementary information can be found on pages 59-62 of this report.

The combining statements referred to earlier in connection with non-major governmental funds and internal service funds can be found immediately following the required supplementary information.

Combining and individual fund statements can be found on pages 63-78.

FINANCIAL HIGHLIGHTS

- The Town's net position (assets and deferred outflows of resources minus liabilities and deferred inflows of resources) increased by 4.3% as a result of this year's operations. The net position of the Town's governmental activities increased $38,697,519 (18.2%) and net position of the Town's business-type activities increased $1,656,483 (3.4%).
- Overall, capital assets (net of accumulated depreciation and amortization) increased $37,662,307. Capital assets of governmental activities increased $35,510,631 (21%) and capital assets of business-type activities decreased $2,151,676 (6.4%). Significant governmental capital assets acquisitions included: $38,920,592 for Recreation Center Expansion, $759,868 for Core Services Maintenance Facility construction, $595,578 for a new fuel island, $440,859 for Gregory Lane improvements, and $1,461,018 in fleet equipment and vehicles. Significant business-type capital assets acquisitions included: $985,367 for South Millward water line, $1,895,173 for west Jackson water transmission construction, and $589,675 for Gregory Lane water and sewer infrastructure. The capital increases in the business-

type activities are offset by $1,720,922 in current year depreciation and amortization.

- The Town's long-term liabilities increased $81,077 (1%). The increase was a result of a $82,793 decrease in notes payable, $450,205 decrease in net pension liability, $245,234 decrease in lease liabilities and $859,309 increase in subscription liability.
- At the close of the current fiscal year, the Town's governmental funds reported total ending fund balances of $58,389,615, an increase of $5,804,936 (11%). The increase is mainly due to a $2M increase in the 5th Cent Capital Projects Fund from unspent projects and a $1.25M grant in the Affordable Housing Fund.
- The General Fund's total fund balance decreased $336,764 (2%) to $18,735,664. The ending fund balance is 51% of General Fund expenditures. $2,716,152 of the fund balance is assigned to the FY2026 budget.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

NET POSITION

	Governmental Activities		Business-type Activities		Total Government	
	2025	2024	2025	2024	2025	2024
Current and other assets	$ 68,631,449	$ 69,386,271	$ 17,498,674	$ 17,308,131	$ 86,130,123	$ 86,694,402
Capital assets	202,827,940	167,317,309	36,011,272	33,859,596	238,839,212	201,176,905
Total assets	271,459,389	236,703,580	53,509,946	51,167,727	324,969,335	287,871,307
Deferred outflow of resources	3,009,405	3,984,952	311,186	321,953	3,320,591	4,306,905
Other liabilities	4,866,167	9,464,800	770,446	231,615	5,636,613	9,696,415
Long-term liabilities	12,058,389	12,002,546	2,161,840	2,136,606	14,220,229	14,139,152
Total Liabilities	16,924,556	21,467,346	2,932,286	2,368,221	19,856,842	23,835,567
Deferred inflow of resources	6,036,055	6,410,522	160,827	49,923	6,196,882	6,460,445
Net position:						
Net investment in capital assets	200,701,431	165,064,537	35,038,244	32,976,854	235,739,675	198,041,391
Restricted	18,396,536	17,981,418	-	-	18,396,536	17,981,418
Unrestricted	32,410,216	29,764,709	15,689,775	16,094,682	48,099,991	45,859,391
Total net position	$ 251,508,183	$ 212,810,664	$ 50,728,019	$ 49,071,536	$ 302,236,202	$ 261,882,200

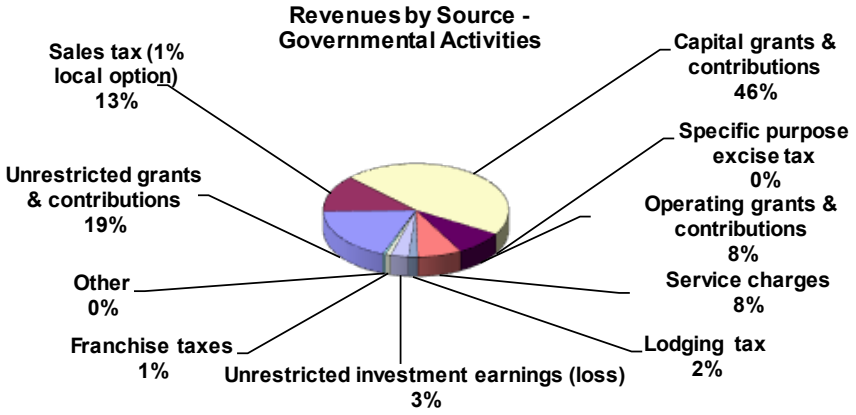
By far the largest portion of the Town's net position (78%) reflects investments in capital assets (e.g. land, buildings, structures, systems, machinery, equipment, infrastructure, and intangible assets), net of any related debt used to acquire those assets that is still outstanding. The Town uses assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town's investment in capital assets is reported net of related debt, it should be noted that resources needed to repay this debt must be provided from other sources, since capital assets themselves cannot be used to liquidate these liabilities.

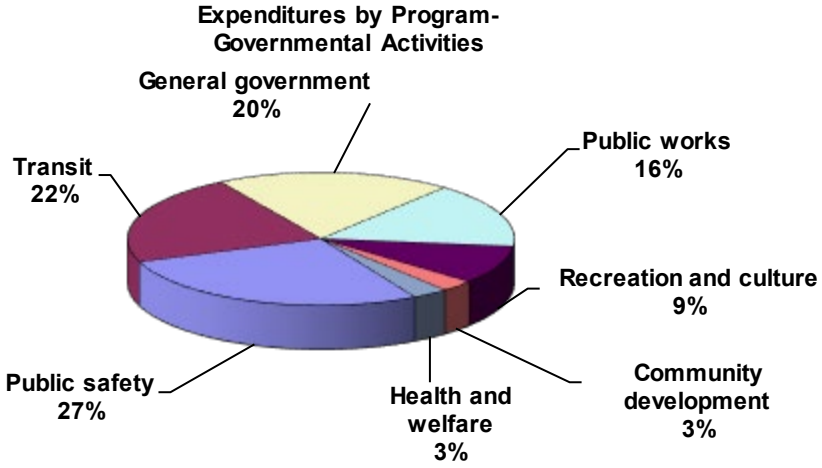
A small portion of the Town's net position (6%) represents resources that are subject to external restrictions on how they can be used. The $415,118

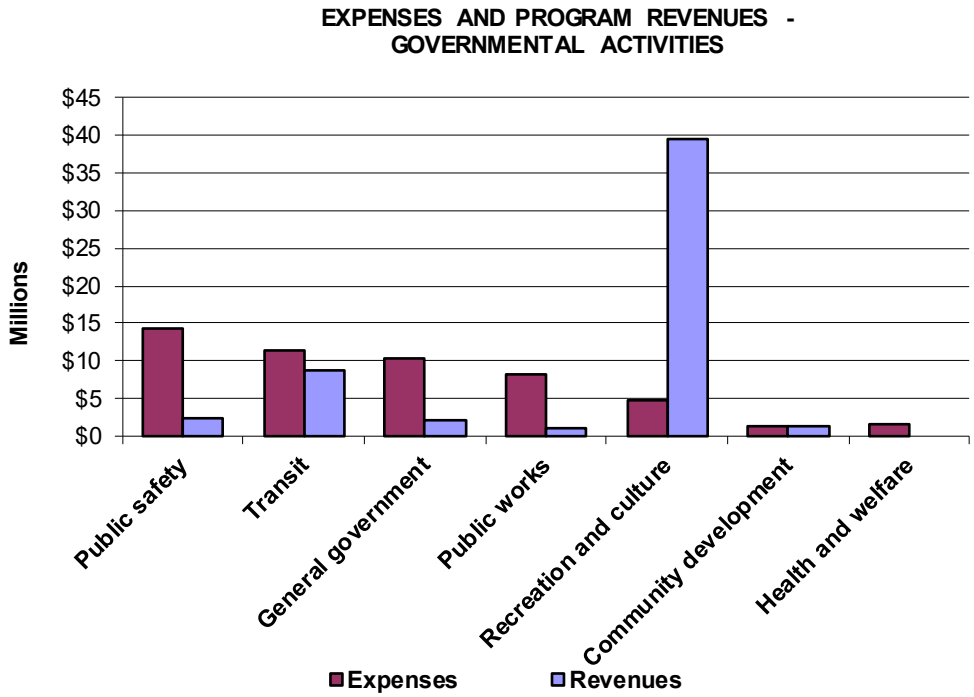
increase in governmental activities restricted net position is primarily due to restricted revenue increases in the Affordable Housing Fund and Lodging Tax Fund that will be allocated in subsequent years. The remaining unrestricted net position of $48,099,991 may be used to meet one-time obligations to citizens and creditors. Of the unrestricted net position, $15,689,775 (33%) is attributable to business-type activities. The unrestricted governmental activities net position increased $2,645,508 (9%), while business-type activities unrestricted net position decreased $404,907 (2.5%). The government-wide total unrestricted net position increase of $2,240,600 (4.7%) is primarily due to incomplete capital projects in the 5th Cent Capital Projects Fund. Business-type capital assets increased by $2,151,676 (6.4%) due to capital asset acquisitions exceeding accumulated depreciation increase.

CHANGE IN NET POSITION

	Governmental Activities		Business-type Activities		Total Government	
	2025	2024	2025	2024	2025	2024
REVENUES						
Program revenues:						
Charges for services	$ 6,787,466	$ 7,212,311	$ 6,432,111	$ 5,489,786	$ 13,219,577	$ 12,702,097
Operating grants and contributions	7,524,661	7,234,630	34,800	12,600	7,559,461	7,247,230
Capital grants and contributions	41,001,272	9,918,294	1,923,435	2,356,617	42,924,707	12,274,911
General revenues:						
Sales tax (1% local option)	11,368,001	11,147,256	-	-	11,368,001	11,147,256
Specific purpose excise taxes	-	3,404,553	-	-	-	3,404,553
Lodging tax	1,433,347	1,453,950	-	-	1,433,347	1,453,950
Franchise taxes	820,004	663,816	-	-	820,004	663,816
Property taxes	492,171	475,257	-	-	492,171	475,257
Unrestricted grants and contributions	16,657,781	16,189,973	-	-	16,657,781	16,189,973
Unrestricted investment earnings	2,756,691	3,158,372	698,379	825,457	3,455,070	3,983,829
Gain on disposal of capital assets	22,000	5,400	-	-	22,000	5,400
Other	459,167	567,246	-	-	459,167	567,246
Total revenues	89,322,561	61,431,058	9,088,725	8,684,460	98,411,286	70,115,518
EXPENSES						
Program activities:						
Governmental activities:						
General government	10,267,589	9,389,167	-	-	10,267,589	9,389,167
Public safety	14,288,588	11,761,342	-	-	14,288,588	11,761,342
Public works	8,246,635	6,552,640	-	-	8,246,635	6,552,640
Transit	11,466,253	11,155,584	-	-	11,466,253	11,155,584
Health and welfare	1,557,154	1,430,018	-	-	1,557,154	1,430,018
Community development	1,453,314	3,071,972	-	-	1,453,314	3,071,972
Recreation and culture	4,887,174	10,789,932	-	-	4,887,174	10,789,932
Interest on long-term debt	87,825	76,076	-	-	87,825	76,076
Business-type activities						
Water	-	-	2,608,453	2,333,184	2,608,453	2,333,184
Sewage	-	-	3,194,299	2,740,146	3,194,299	2,740,146
Total expenses	52,254,532	54,226,731	5,802,752	5,073,330	58,057,284	59,300,061
Excess before transfers	37,068,029	7,204,327	3,285,973	3,611,130	40,354,002	10,815,457
Transfers in (out)	1,629,490	1,547,090	(1,629,490)	(1,547,090)	-	-
Increase in net position	38,697,519	8,751,417	1,656,483	2,064,040	40,354,002	10,815,457
Net position at the beginning of the year	212,810,664	204,059,247	49,071,536	47,007,496	261,882,200	251,066,743
Net position at the end of the year	$ 251,508,183	$ 212,810,664	$ 50,728,019	$ 49,071,536	$ 302,236,202	$ 261,882,200







Governmental Activities. The most significant revenue (46%) of the governmental activities is $41.0M in capital grants and contributions. The majority of this is due to a $38M contribution from Teton County for the Recreation Center Expansion. The unrestricted grants and contributions makes up the second highest source of revenue ($16.7M or 19%) in the governmental activities. The majority of the revenue in the state-shared category consists of the 4% state-shared sales and use tax ($13.9M) followed by federal mineral royalties ($.6M), gasoline tax ($.5M), various Teton County reimbursements ($.5M), and severance tax ($.4M). The 1% local option (5th cent) sales tax revenue make up the third highest source of revenue ($11.4M or 13%) in the governmental activities. Revenue generated from the 5th cent sales tax is split evenly between the general fund and capital projects fund.

Public Safety (police, fire/EMS, building inspector, victim services, animal shelter and dispatch) expenses (27%) was the most significant followed by Transit (22%), General Government (20%), Public Works (16%), Recreation and Culture (9%), Community Development (3%), and Health and Welfare (3%). Included in

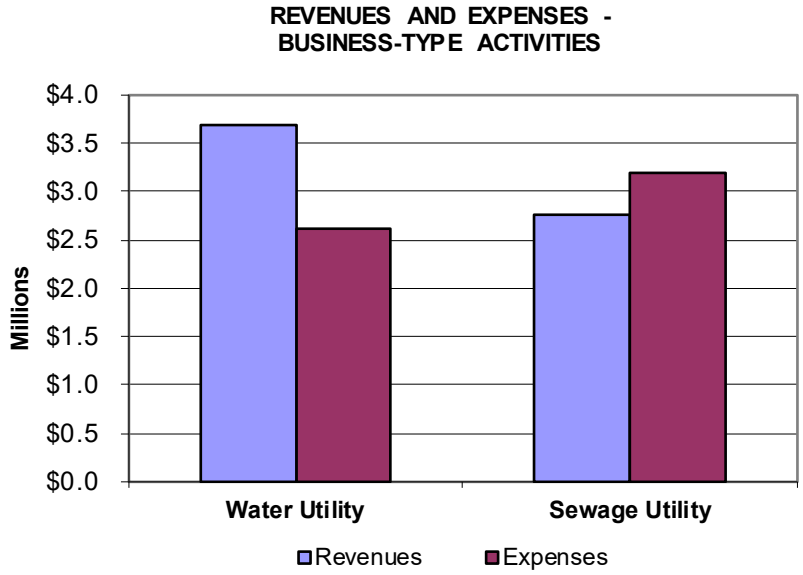
these amounts is $7,547,509 of depreciation and amortization expense, which is 16% of the total expenses for governmental activities.

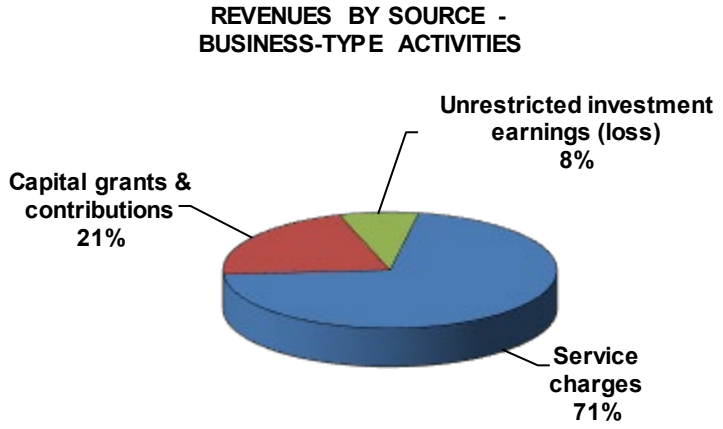
Governmental revenues increased $27,891,502 (45%), in the current year, with the most significant portion of the increase attributable to higher capital grants and contributions ($31,082,978) and unrestricted grants and contributions ($467,808). Capital grants were higher due to $38M received from Teton County towards completion of the Recreation Center Expansion. Unrestricted grants were higher due to an increase in sales tax revenues.

Governmental activities expenses decreased $1,972,198 (4%) in the current year. The most significant changes in program expenses were as follows:

- General government expenses increased $878,423 (9%). The majority of the increase is due to personnel wage and benefit increases.
- Public safety expenses increased $2,527,246 (22%). The increase is related to personnel wage and benefit increases, pension expense being higher than prior year and contributions to Teton County Fire/EMS and radio system increase.
- Public works expenses increased $1,693,995 (26%). The increase is related to increases in personnel wage and benefit and street maintenance.
- Health & Welfare expenses increased $127,136 (9%) to meet request increases from local non-profits.
- Community development decreased $1,618,658 (53%) due to decreased contributions to affordable housing projects from the prior year.
- Transit operating expenses increased $310,669 (3%). The increase is related to personnel wage and benefit increases and increased service levels.
- Recreation and culture expenses decreased $5,902,758 (55%), primarily due to a decrease in the Town share of the Recreation Center Expansion.
- Interest expense increased $11,749 (15%) due to GASB 87 lease and GASB 96 subscription arrangement accounting.

There were no other programs with significant or unusual changes.





Business-type activities. Business-type activities increased the Town's net position by $1,656,483 (3%). In the prior year, the business-type activities increased the Town's net position by $2,060,040 (4%).

Key elements of the change are as follows:

Water Fund operating revenues increased $810,926 (28.3%), which is reflective of increased irrigation volume. Sewage Fund operating revenues increased $131,399 (5.0%), mainly due to increased connections and tourism.

Capital grants and contributions totaled $1,923,435, 18% lower than the prior year total of $2,356,617. Capital grants and contributions include capacity and tap fees charged to new customers and intergovernmental grants for capital improvements. Capacity and tap fees decreased due to a few large developments in the prior year. Depreciation and amortization expenses in the water and sewage utilities for fiscal year 2025 were $738,482 and $982,440, respectively.

FINANCIAL ANALYSIS OF THE TOWN'S FUNDS

Governmental funds. The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, spendable fund balances may serve as a useful measure of a government's net resources available for expenditure at the end of the fiscal year.

At June 30, 2025, the Town's governmental funds reported total ending fund balances of $58,389,615, an increase of $5,804,936 (11%) when compared with the prior year. Nearly 32% or $18,396,536 of the total ending fund balances constituted restricted fund balances, which are considered unavailable for appropriation for general operations. The prior year restricted fund balances totaled $17,981,418. The increase is primarily due to restricted revenue increases in the Affordable Housing Fund and Lodging Tax Fund that will be allocated in subsequent years

At the end of the fiscal year, the General Fund reported a fund balance of $18,735,664 decreasing $336,764 (2%) from the prior year. General Fund operating revenues were $602,475 (2%) more than the prior fiscal year and operating expenditures increased by $3,274,192 (13%). Transfers in increased by $303,213 (16%), primarily due to indirect cost allocations for staff. Transfers out decreased by $1,686,025 (18%). This is due to a decrease in one-time transfers to the START Fund for bus purchases from the prior year.

General Fund expenditures increased $3,274,192 (13%). Salaries and salary related expenditures (Wyoming Retirement, Workers' Compensation, health insurance, etc.) increased $1,712,650 (14%) for all functions. Increase is primarily due to a 7.1% wage increase, Sworn Officer wage increase and $865,325 increase in Teton County joint departments.

The START Bus System Fund net change in fund balance was positive by $1,082,839 (34%). Total expenditures were $8,878,103. Operating expenditures increased $30,096, mainly due to labor increases. There was $90,713 in capital outlays during the fiscal year related to improving the radio system. Intergovernmental revenues decreased to $6,302,062 from the prior year total of $10,885,982. This is due to US Department of Transportation grant matches of approximately 80% for prior year bus purchases. Transit fares increased $63,862 from the prior year, the majority of which is due to the airport shuttle service. The Town contributed $1,154,767 and Teton County contributed $1,363,822 for a total of $2,518,589 to the fund in fiscal year 2025.

The 5th Cent Capital Project Fund saw its fund balance increase $2,003,192 (30%) to $8,650,510. The General Fund transferred $5,715,283 in 5th Cent sales tax to the fund in FY2025, a decrease of $719,555 from FY2024. This is due to one-time transfers to the Capital Projects Fund to fund multiple, large capital projects in FY2024.

The 2019 SPET Fund saw its fund balance increase $46,971 to $10,842,336. This is due to interest revenue exceeding construction expenditures at the Core Services Maintenance Facility and Gregory Lane projects. This fund has received all $29,000,000 in SPET revenues. The fund should decrease in future years as project expenditures increase.

Proprietary funds. The proprietary funds financial statements provide the same type of information found in the government-wide financial statements, but in greater detail.

The water utility's net position increased $2,108,053 (10%) from the prior fiscal year. In 2025, operating revenues increased $810,926 (28%). Capital contributions decreased to $152,520 from $646,373 in the previous year (76%). Operating expenses increased $200,798 (9%) to $2,507,511. The 2025 operating income of $1,172,718 includes $738,482 in depreciation and amortization.

The sewage utility's net position decreased $317,678 (1%) in the fiscal year ending June 30, 2025. Sewage utility operating revenues increased $131,399 (5%) to $2,751,882 and the utility's operating expenses increased $301,578 (11%) to $3,043,327. Capital contributions decreased $1,224,405 (72%) from

$1,710,244 to $485,839. The $291,445 operating loss includes $982,440 in depreciation and amortization.

Other factors of the changes in income from operations have previously been discussed in the government-wide financial analysis of business-type activities.

GENERAL FUND BUDGETARY HIGHLIGHTS

The differences between the 2025 original budget and the final amended budget are adopted by council resolution throughout the year.

General Fund revenues totaled $34,343,384 and exceeded the final budget by $1,372,025 (4%). General taxes and intergovernmental revenues were $317,628 (3%) and $184,602 (1%) higher than budget, respectively. This is due to sales tax related revenues which were budgeted to increase 3% over FY2024 estimates. However, this major revenue source increased 2%. This increase is attributable to tourism and sales tax generating transactions increasing over FY2024.

General Fund operating expenditures totaled $29,409,863. This was $1,778,964 (6%) less than the final amended budget and $672,200 (2%) less than the adopted budget. Including transfers out, supplemental appropriations from budget amending Council actions increased the original budget by $1,400,789 (4%). The majority of this increase was for Sworn Officer wage increase and a decrease in personnel vacancies. In fiscal year 2025, no divisions finished the year over budget.

The General Fund year end fund balances since 2016 are as follows:

Year	Amount	Year	Amount
2016	$ 7,484,300	2021	$ 18,020,470
2017	7,650,890	2022	24,879,725
2018	8,329,716	2023	18,726,713
2019	8,683,289	2024	19,072,428
2020	12,158,856	2025	18,735,664

CAPITAL ASSETS AND DEBT ADMINISTRATION

CAPITAL ASSETS
(net of accumulated depreciation and amortization)

	Governmental Activities		Business-type Activities		Total Government	
	2025	2024	2025	2024	2025	2024
Land	$ 33,351,431	$ 33,351,431	$ 1,100,404	$ 1,100,404	$ 34,451,835	$ 34,451,835
Construction in progress	2,152,296	33,335,691	4,167,096	881,952	6,319,392	34,217,643
Building, structures, & improvements	109,469,570	42,309,209	29,286,785	30,313,113	138,756,355	72,622,322
Machinery and equipment	20,902,802	21,074,133	1,331,565	1,530,358	22,234,367	22,604,491
Intangible assets	5,633,147	5,703,076	-	-	5,633,147	5,703,076
Right to use assets -buildings	590,851	817,235	-	-	590,851	817,235
Right to use assets - easments	-	-	22,513	33,769	22,513	33,769
Right to use assets - subscription asset	1,225,943	327,524	102,909	-	1,328,852	327,524
Infrastructure	29,501,900	30,399,010	-	-	29,501,900	30,399,010
Total	$ 202,827,940	$ 167,317,309	$ 36,011,272	$ 33,859,596	$ 238,839,212	$ 201,176,905

Capital assets. The Town's investment in capital assets for its governmental and business-type activities at June 30, 2025 totaled $238,839,212 (net of accumulated depreciation and amortization). This investment in capital assets included land, construction in progress, structures, systems, machinery and equipment, intangible assets, right to use assets and infrastructure.

Major governmental activities capital assets include: $38,920,592 for Recreation Center Expansion, $759,868 for Core Services Maintenance Facility construction, $595,578 for a new fuel island, $440,859 for Gregory Lane improvements, and $1,461,018 in fleet equipment and vehicles. The total government-wide capital asset increase over the prior fiscal year is

approximately $37,662,307; governmental activities increased 21% and business-type activities increased 6%.

Additional information on the Town's capital assets can be found in the notes to the financial statements on pages 48-49.

LONG-TERM LIABILITIES

	Governmental Activities		Business-type Activities		Total Government	
	2025	2024	2025	2024	2025	2024
Accrued interest payable	$ 640	$ 702	$ 18,929	$ 19,697	$ 19,569	$ 20,399
Lease payable	652,334	886,188	23,570	34,950	675,904	921,138
Subscription liability	960,535	166,466	65,240	-	1,025,775	166,466
Note payable - Snow King	513,640	563,375	-	-	513,640	563,375
Notes payable - State of Wyoming	-	-	814,734	847,792	814,734	847,792
Net pension liability	9,931,880	10,386,517	1,258,296	1,253,864	11,190,176	11,640,381
Total	$ 12,059,029	$ 12,003,248	$ 2,180,769	$ 2,156,303	$ 14,239,798	$ 14,159,551

Long-term liabilities. The Town's outstanding long-term liabilities - including notes payable, accrued interest payable, and net pension liability - totaled $14,239,798 at June 30, 2025. Governmental long-term and business-type long-term liabilities increased primarily due to subscription liability increase.

Additional information on the Town's long-term liabilities can be found in the notes to the financial statements on pages 51-57 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

- The unemployment rate for the Teton County, Wyoming area for June 30, 2025 was 2.3%, which is below the state average (3.3%) and below the national average (4.1%).
- In this budget, the Town continues to focus on staff retention and maintaining standard departmental budgets to provide expected levels of service while considering prudent requests for modest increases focused on staff retention and matching service levels with capacity.
- To continue to be a resilient community, we will need to preserve and maintain General Fund Reserves to have the resources to adapt to uncertain times ahead. Looking ahead, recurring expenses are expected to exceed recurring revenues. We must continue evaluating our revenue streams and expenditures, to determine how to ensure a balanced budget into the future.
- The Town will need to prioritize our core services, capital projects and consider reducing funding to the areas of lower priority and/or work to consider a new funding source(s) to maintain current Town program services and capital improvement projects. As our community changes, various core services continue to see increased need year-over-year. The Town simply does not have the capacity to absorb such continuous growth without increasing revenue or reducing existing program services and capital projects.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Town's finances for all those interested in governmental finance. Questions concerning any information in the report or requests for additional information should be addressed to Town of Jackson, Finance Department, P.O. Box 1687, Jackson, WY 83001.

Statement of Net Position
June 30, 2025

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	$ 20,983,094	$ 5,316,906	$ 26,300,000
Investments	36,702,613	9,488,885	46,191,498
Accounts receivable, net	169,391	746,463	915,854
Taxes receivable	440,485	-	440,485
Due from other governmental units	7,158,926	288,573	7,447,499
Lease receivable	2,939,833	-	2,939,833
Internal Balances	(1,420,892)	1,420,892	-
Prepaid items	685,621	15,207	700,828
Deposits	52,774	-	52,774
Inventories	653,104	221,748	874,852
Notes receivable - housing	266,500	-	266,500
Capital assets:			
Nondepreciable	35,503,727	5,267,500	40,771,227
Depreciable, net	167,324,213	30,743,772	198,067,985
TOTAL ASSETS	271,459,389	53,509,946	324,969,335
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pensions	3,009,405	311,186	3,320,591
LIABILITIES			
Accounts payable	3,116,342	709,961	3,826,303
Accrued wages payable	452,338	41,556	493,894
Accrued interest payable	640	18,929	19,569
Deposits payable	4,643	-	4,643
Unearned revenue	1,292,204	-	1,292,204
Long-term liabilities:			
Portion due or payable within one year:			
Lease liability	276,229	11,648	287,877
Subscription liability	352,924	31,977	384,901
Notes payable	49,984	34,381	84,365
Portion due or payable after one year:			
Lease liability	376,105	11,922	388,027
Subscription liability	607,611	33,263	640,874
Notes payable	463,656	780,353	1,244,009
Net pension liability	9,931,880	1,258,296	11,190,176
TOTAL LIABILITIES	16,924,556	2,932,286	19,856,842
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - property taxes	429,159	-	429,159
Unavailable revenue - lease related	2,574,683	-	2,574,683
Deferred inflows related to pensions	3,032,213	160,827	3,193,040
TOTAL DEFERRED INFLOWS OF RESOURCES	6,036,055	160,827	6,196,882
NET POSITION			
Net investment in capital assets	200,701,431	35,038,244	235,739,675
Restricted for:			
Community development	3,482,619	-	3,482,619
Capital projects	14,899,599	-	14,899,599
Public safety programs	14,318	-	14,318
Unrestricted	32,410,216	15,689,775	48,099,991
TOTAL NET POSITION	$ 251,508,183	$ 50,728,019	$ 302,236,202

The notes to the financial statements are an integral part of this statement.

Statement of Activities
Year Ended June 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Business-type Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Total
Governmental activities:							
General government	$ 10,267,589	$ 2,073,956	$ -	$ -	$ (8,193,633)	$ -	$ (8,193,633)
Public safety	14,288,588	2,000,704	318,434	-	(11,969,450)	-	(11,969,450)
Public works	8,246,635	455,100	-	754,263	(7,037,272)	-	(7,037,272)
Transit	11,466,253	1,423,642	7,206,227	51,757	(2,784,627)	-	(2,784,627)
Health and welfare	1,557,154	-	-	-	(1,557,154)	-	(1,557,154)
Community development	1,453,314	230,883	-	1,250,000	27,569	-	27,569
Recreation and culture	4,887,174	603,181	-	38,945,252	34,661,259	-	34,661,259
Interest on long-term liabilities	87,825	-	-	-	(87,825)	-	(87,825)
Total governmental activities	$ 52,254,532	$ 6,787,466	$ 7,524,661	$ 41,001,272	3,058,867	-	3,058,867
Business-type activities							
Water Utility	$ 2,608,453	$ 3,680,229	$ -	$ 1,437,596	-	2,509,372	2,509,372
Sewage Utility	3,194,299	2,751,882	34,800	485,839	-	78,222	78,222
Total business-type activities	5,802,752	6,432,111	34,800	1,923,435	-	2,587,594	2,587,594
Total primary government	$ 58,057,284	$ 13,219,577	$ 7,559,461	$ 42,924,707	3,058,867	2,587,594	5,646,461
General Revenues:							
Sales tax (1% local option)					11,368,001	-	11,368,001
Lodging tax					1,433,347	-	1,433,347
Franchise taxes					820,004	-	820,004
Property taxes					492,171	-	492,171
Unrestricted grants and contributions (revenue sharing)					16,657,781	-	16,657,781
Unrestricted interest and investment earnings					2,756,691	698,379	3,455,070
Gain on sale of capital assets					22,000	-	22,000
Other					459,167	-	459,167
Transfers					1,629,490	(1,629,490)	-
Total general revenues					35,638,652	(931,111)	34,707,541
Change in Net Position					38,697,519	1,656,483	40,354,002
Net position - July 1					212,810,664	49,071,536	261,882,200
Net Position - June 30					$ 251,508,183	$ 50,728,019	$ 302,236,202

The notes to the financial statements are an integral part of this statement.

Balance Sheet
Governmental Funds
June 30, 2025

	General	START Bus System	5th Cent Capital Projects	2019 SPET	Other Governmental Funds	Total Governmental Funds
ASSETS						
Cash and cash equivalents	$ 5,401,582	$ 880,371	$ 3,941,934	$ 3,916,910	$ 5,946,801	$ 20,087,598
Investments	9,685,366	1,582,774	7,086,996	7,042,006	9,627,716	35,024,858
Interfund receivable - pooled cash	737,426	-	-	-	-	737,426
Leases receivable	2,939,833	-	-	-	-	2,939,833
Taxes receivable	440,485	-	-	-	-	440,485
Due from other governmental units	4,944,306	1,748,739	119,903	-	280,306	7,093,254
Prepaid items	144,301	297,855	82,486	-	23,893	548,535
Deposits	-	11,124	-	-	41,650	52,774
Notes receivable - housing	-	-	-	-	266,500	266,500
TOTAL ASSETS	24,293,299	4,520,863	11,231,319	10,958,916	16,186,866	67,191,263
LIABILITIES AND FUND BALANCES						
Liabilities:						
Interfund payable - pooled cash	-	-	-	-	3,248	3,248
Accounts payable	600,767	208,763	1,159,917	116,580	181,420	2,267,447
Accrued wages payable	351,311	78,539	-	-	-	429,850
Interfund payable	-	-	1,420,892	-	-	1,420,892
Deposits payable	-	4,643	-	-	-	4,643
Unearned revenue	1,222,193	-	-	-	70,011	1,292,204
Total liabilities	2,174,271	291,945	2,580,809	116,580	254,679	5,418,284
Deferred inflows of resources:						
Unavailable revenue - leases	2,954,205	-	-	-	-	2,954,205
Unavailable revenue - property taxes	429,159	-	-	-	-	429,159
	3,383,364	-	-	-	-	3,383,364
Fund balance:						
Nonspendable	144,301	297,855	82,486	-	-	524,642
Restricted	14,318	-	-	10,842,336	7,539,882	18,396,536
Assigned	2,716,152	3,931,063	8,568,024	-	8,392,305	23,607,544
Unassigned	15,860,893	-	-	-	-	15,860,893
Total fund balance	18,735,664	4,228,918	8,650,510	10,842,336	15,932,187	58,389,615
TOTAL LIABILITIES AND FUND BALANCE	$ 24,293,299	$ 4,520,863	$ 11,231,319	$ 10,958,916	$ 16,186,866	$ 67,191,263

The notes to the financial statements are an integral part of this statement.

Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position June 30, 2025

Total fund balances - governmental funds		$ 58,389,615
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Land	$ 33,351,431	
Construction in progress	2,152,296	
Buildings, structures and improvements	145,590,405	
Machinery and equipment	28,960,644	
Intangible	6,119,667	
Right to use asset - buildings	1,146,378	
Infrastructure	62,718,002	
Accumulated depreciation and amortization	(82,900,270)	197,138,553
Deferred outflows of resources related to pensions are not reported in the funds.		3,009,405
Long-term liabilties, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.		
Accrued interest payable		(640)
Lease liability		(652,334)
Note payable		(513,640)
Net pension liability		(9,931,880)
Deferred inflows of resources related to pensions are not reported in the funds.		(3,032,213)
Certain lease revenues are considered unavailable and therefore not reported in the funds.		379,522
Internal service funds are used by management to charge the costs of employee insurance, fleet management, IT services, and central equipment to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position:		
Cash and cash equivalents	$ 895,496	
Investments	1,677,755	
Accounts receivable	169,391	
Due from other governmental units	65,672	
Inventories	653,104	
Prepaid items	137,086	
Machinery and equipment, net	4,463,444	
Right to Use - subsciption asset, net	1,225,943	
Interfund Payable - pooled cash	(734,178)	
Accounts payable	(848,895)	
Accrued wages payable	(22,488)	
Subscription liability	(960,535)	6,721,795
NET POSITION OF GOVERNMENTAL ACTIVITIES		$ 251,508,183

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Year Ended June 30, 2025

	General	START Bus System	5th Cent Capital Projects	2019 SPET	Other Governmental Funds	Total Governmental Funds
Revenues:						
General taxes	$ 12,680,177	$ -	$ -	$ -	$ -	$ 12,680,177
Licenses and permits	1,894,183	-	-	-	256,783	2,150,966
Intergovernmental	16,850,247	6,302,062	754,263	-	2,683,347	26,589,919
Charges for services	977,723	1,423,643	357,699	-	2	2,759,067
Fines and forfeitures	521,385	-	-	-	-	521,385
Interest and investment income	941,128	67,861	476,065	501,434	627,906	2,614,394
Other revenues	478,541	1,166,007	32,859	-	909,645	2,587,052
Total revenues	34,343,384	8,959,573	1,620,886	501,434	4,477,683	49,902,960
Expenditures:						
Current:						
General government	7,712,968	-	-	-	298,425	8,011,393
Public safety	12,540,452	-	-	-	-	12,540,452
Public works	3,592,064	-	-	-	-	3,592,064
Transit	-	8,651,379	-	-	-	8,651,379
Health and welfare	1,546,001	-	-	-	-	1,546,001
Community development	660,398	-	-	-	736,808	1,397,206
Recreation and culture	3,095,164	-	-	-	-	3,095,164
Other expenditures	210,264	-	-	-	-	210,264
Capital outlay	-	96,788	5,469,190	454,463	593,406	6,613,847
Debt Service						
Principal	49,797	104,138	-	-	178,409	332,344
Interest	2,755	25,798	-	-	27,491	56,044
Total expenditures	29,409,863	8,878,103	5,469,190	454,463	1,834,539	46,046,158
Excess (deficiency) of revenues over expenditures	4,933,521	81,470	(3,848,304)	46,971	2,643,144	3,856,802
Other financing sources (uses):						
Transfers in	2,248,021	1,154,767	5,916,350	-	1,638,898	10,958,036
Transfers out	(7,518,306)	(153,398)	(64,854)	-	(1,412,376)	(9,148,934)
Leases issued	-	-	-	-	139,032	139,032
Total other financing sources (uses)	(5,270,285)	1,001,369	5,851,496	-	365,554	1,948,134
Net change in fund balances	(336,764)	1,082,839	2,003,192	46,971	3,008,698	5,804,936
Fund balance at beginning of year	19,072,428	3,146,079	6,647,318	10,795,365	12,923,489	52,584,679
Fund balance at end of year	$ 18,735,664	$ 4,228,918	$ 8,650,510	$ 10,842,336	$ 15,932,187	$ 58,389,615

The notes to the financial statements are an integral part of this statement.

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
Year Ended June 30, 2025

Net change in fund balances--total governmental funds		$ 5,804,936
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds reported capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation and amortization expense. This is the amount by which capital outlays exceeded depreciation and and amortization expense.		
Capital outlays	$ 2,546,166	
Depreciation and amortization	(7,547,509)	(5,001,343)
Govermental funds do not report the contribution of capital assets from third parties. However, the Statement of Activities reports these third part contributions as capital grans and contributions.		38,945,252
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		49,797
The net effect of transactions involving net pension liability, deferred outflows of resources related to pensions, deferred inflows of resources related to pensions, and pension expense is to decrease net position.		(433,108)
The net effect of transactions involving leases issued, debt service on lease liabilities, and lease conversion is to increase net position.		221,034
Internal service funds are used by management to charge the costs of certain activities to individual funds. The net revenue of the internal service funds is reported with governmental activities.		(889,050)
Change in net position of governmental activities		$ 38,697,519

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended June 30, 2025

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
General taxes	$ 12,380,117	$ 12,362,549	$ 12,680,177	$ 317,628
Licenses and permits	1,534,843	1,534,843	1,894,183	359,340
Intergovernmental	16,309,445	16,665,645	16,850,247	184,602
Charges for services	742,558	868,558	977,723	109,165
Fines and forfeitures	310,000	310,000	521,385	211,385
Interest and investment earnings (loss)	630,050	630,050	941,128	311,078
Other revenues	588,327	599,714	478,541	(121,173)
Total revenues	32,495,340	32,971,359	34,343,384	1,372,025
Expenditures:				
Current:				
General government				
Mayor & town council	439,193	457,878	456,591	(1,287)
Town attorney	829,144	829,144	730,806	(98,338)
Municipal judge	330,695	330,695	322,133	(8,562)
Administration	1,125,481	1,262,615	937,564	(325,051)
Personnel & town clerk	1,064,003	1,064,003	1,005,174	(58,829)
Finance	851,110	854,310	839,507	(14,803)
Information technology	1,190,632	1,190,632	1,172,519	(18,113)
Community Development	673,500	677,038	556,189	(120,849)
Planning	992,714	992,714	937,651	(55,063)
Town hall building	884,467	804,738	754,834	(49,904)
Public safety				
Police - administration	874,785	1,058,147	1,004,237	(53,910)
Police - investigation	985,336	1,017,900	944,461	(73,439)
Police - patrol	3,829,461	4,312,215	4,207,620	(104,595)
Police - community service	737,992	788,550	756,985	(31,565)
Police - special operations	26,450	26,450	14,559	(11,891)
Fire/EMS (county service)	3,336,868	3,336,868	3,336,868	-
Emergency Management (county service)	87,594	87,594	74,455	(13,139)
Dispatch (county service)	910,001	910,001	738,135	(171,866)
Victim services	447,616	447,616	436,699	(10,917)
Animal shelter/control	436,844	503,393	469,166	(34,227)
Building inspections	578,852	578,852	557,267	(21,585)

(continued)

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended June 30, 2025 (continued)

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Expenditures (continued):				
Public works				
Administration	659,943	659,943	577,546	(82,397)
Streets	2,336,645	2,304,337	2,139,354	(164,983)
Town engineer	826,787	845,204	834,946	(10,258)
Public works yard operations	52,242	47,742	40,218	(7,524)
Health and welfare				
Social services	1,567,651	1,567,651	1,546,001	(21,650)
Community initiatves				
Community initiatives	530,700	720,975	660,398	(60,577)
Recreation and culture				
Parks and recreation (county service)	2,919,210	2,919,210	2,919,210	-
Pathways operations (county service)	129,456	129,456	119,933	(9,523)
Memorial park (cemetery)	36,459	80,459	56,021	(24,438)
Other expenditures				
Town-wide	390,232	382,497	262,816	(119,681)
Total expenditures	30,082,063	31,188,827	29,409,863	(1,778,964)
Excess (deficiency) of revenues over expenditures	2,413,277	1,782,532	4,933,521	3,150,989
Other financing sources (uses)				
Transfers in	2,342,849	2,409,398	2,248,021	(161,377)
Transfers out	(7,295,494)	(7,589,519)	(7,518,306)	71,213
Total other financing sources (uses)	(4,952,645)	(5,180,121)	(5,270,285)	(90,164)
Net change in fund balance	(2,539,368)	(3,397,589)	(336,764)	3,060,825
Fund balance at beginning of year	19,072,428	19,072,428	19,072,428	-
Fund balance at end of year	$ 16,533,060	$ 15,674,839	$ 18,735,664	$ 3,060,825

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - START Bus System Fund
Year Ended June 30, 2025

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 12,943,693	$ 12,984,514	$ 6,302,062	$ (6,682,452)
Charges for services	1,030,700	1,295,700	1,423,643	127,943
Investment earnings (loss)	36,000	36,000	67,861	31,861
Contributions and Donations	3,000	3,000	-	(3,000)
Other revenues	970,620	1,006,500	1,166,007	159,507
Total revenues	14,984,013	15,325,714	8,959,573	(6,366,141)
Expenditures:				
Current:				
Transit	9,961,574	10,612,462	8,651,379	(1,961,083)
Capital outlay	7,430,780	7,460,780	96,788	(7,363,992)
Debt service:				
Principal	-	-	104,138	104,138
Interest	-	-	25,798	25,798
Total expenditures	17,392,354	18,073,242	8,878,103	(9,195,139)
Excess (deficiency) of revenues over expenditures	(2,408,341)	(2,747,528)	81,470	2,828,998
Other financing sources (uses)				
Transfers in	1,489,147	1,525,772	1,154,767	(371,005)
Transfers out	(164,987)	(164,987)	(153,398)	11,589
Leases issued	-	-	-	-
Total other financing sources (uses)	1,324,160	1,360,785	1,001,369	(359,416)
Net change in fund balance	(1,084,181)	(1,386,743)	1,082,839	2,469,582
Fund balance at beginning of year	3,146,079	3,146,079	3,146,079	-
Fund balance at end of year	$ 2,061,898	$ 1,759,336	$ 4,228,918	$ 2,469,582

The notes to the financial statements are an integral part of this statement.

Statement of Net Position
Proprietary Funds
June 30, 2025

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
ASSETS				
Current assets:				
Cash and cash equivalents	$ 2,499,453	$ 2,778,461	$ 5,277,914	$ 934,488
Investments	4,493,636	4,995,249	9,488,885	1,677,755
Account receivable (net)	348,698	397,765	746,463	169,391
Due from other governmental units	285,873	2,700	288,573	65,672
Interfund receivable	300,000	300,000	600,000	-
Inventories	110,874	110,874	221,748	653,104
Prepaid items	14,505	702	15,207	137,086
Total current assets	8,053,039	8,585,751	16,638,790	3,637,496
Noncurrent assets:				
Interfund receivable - net current portion	410,446	410,446	820,892	-
Capital assets:				
Right to Use, easements	67,537	-	67,537	-
Right to Use, subscription asset	130,975	-	130,975	1,571,622
Land	128,404	972,000	1,100,404	-
Buildings and systems	23,264,453	37,616,293	60,880,746	-
Machinery and equipment	1,374,395	2,909,748	4,284,143	9,723,417
Construction in progress	3,758,623	408,473	4,167,096	-
Total capital assets	28,724,387	41,906,514	70,630,901	11,295,039
Less accumulated depreciation/amortization	(13,176,812)	(21,442,817)	(34,619,629)	(5,605,652)
Total capital assets (net)	15,547,575	20,463,697	36,011,272	5,689,387
Total noncurrent assets	15,958,021	20,874,143	36,832,164	5,689,387
TOTAL ASSETS	24,011,060	29,459,894	53,470,954	9,326,883
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows related to pensions	135,892	175,294	311,186	130,071

(continued)

Statement of Net Position
Proprietary Funds
June 30, 2025 (continued)

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
LIABILITIES				
Current liabilities:				
Interfund Payable - pooled cash	$ -	$ -	$ -	$ 734,178
Accounts payable	368,883	341,078	709,961	848,895
Accrued wages payable	18,329	23,227	41,556	22,488
Accrued note interest payable	18,929	-	18,929	-
Lease liability - current	11,648	-	11,648	-
Subscription liability - current	31,977	-	31,977	352,924
Notes payable - current	34,381	-	34,381	-
Total current liabilities	484,147	364,305	848,452	1,958,485
Noncurrent liabilities:				
Lease liability - net current portion	11,922	-	11,922	-
Subscription liability - net of current portion	33,263	-	33,263	607,611
Notes payable - net current portion	780,353	-	780,353	-
Net pension liability	549,486	708,810	1,258,296	525,950
Total noncurrent liabilities	1,375,024	708,810	2,083,834	1,133,561
TOTAL LIABILITIES	1,859,171	1,073,115	2,932,286	3,092,046
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows related to pensions	70,232	90,595	160,827	67,223
NET POSITION				
Net investment in capital assets	14,586,411	20,451,833	35,038,244	4,728,852
Unrestricted	7,631,138	8,019,645	15,650,783	1,568,833
TOTAL NET POSITION	$ 22,217,549	$ 28,471,478	50,689,027	$ 6,297,685
Adjustment to reflect the consolidation of internal service fund related to enterprise funds			38,992	
Net position of business-type activities			$ 50,728,019	

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
Year Ended June 30, 2025

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
Operating revenues:				
Water charges	$ 3,659,705	$ -	$ 3,659,705	$ -
Sewer charges	-	2,751,882	2,751,882	-
Other	20,524	-	20,524	7,619,160
Total operating revenues	3,680,229	2,751,882	6,432,111	7,619,160
Operating expenses:				
Operations and maintenance	1,551,855	1,836,751	3,388,606	7,632,841
Administration	217,174	224,136	441,310	-
Depreciation & amortization	738,482	982,440	1,720,922	1,018,665
Total operating expenses	2,507,511	3,043,327	5,550,838	8,651,506
Operating income (loss)	1,172,718	(291,445)	881,273	(1,032,346)
Nonoperating revenues (expenses)				
Intergovernmental	1,285,076	34,800	1,319,876	-
Investment earnings (loss)	349,947	348,432	698,379	142,297
Contributions and donations	-	-	-	56,500
Gain (loss) on disposal of property	(293)	(80,559)	(80,852)	22,000
Interest expense	(37,170)	-	(37,170)	(31,781)
Total Nonoperating revenes (expenses)	1,597,560	302,673	1,900,233	189,016
Income (loss) before transfers and contributions	2,770,278	11,228	2,781,506	(843,330)
Capital contributions	152,520	485,839	638,359	-
Transfers in	32,427	32,427	64,854	140,000
Transfers out	(847,172)	(847,172)	(1,694,344)	(319,612)
Change in net position	2,108,053	(317,678)	1,790,375	(1,022,942)
Net position at the beginning of year	20,109,496	28,789,156		7,320,627
Net position at end of year	$ 22,217,549	$ 28,471,478		$ 6,297,685
Adjustment to reflect the consolidation of internal service fund related to enterprise funds			(133,892)	
Changes in net position of business-type activities			$ 1,656,483	

The notes to the financial statements are an integral part of this statement.

Statement of Cash Flows
Proprietary Funds
Year Ended June 30, 2025

	Business-Type Activities – Enterprise Funds			Governmental Activities - Internal Service Funds
	Water	Sewage	Totals	
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	$ 3,311,488	$ 2,792,796	$ 6,104,284	$ 7,516,217
Other receipts	20,524	-	20,524	-
Payments to suppliers and service providers	(608,660)	(548,699)	(1,157,359)	(6,644,830)
Payments to employees for salaries and benefits	(870,274)	(1,151,622)	(2,021,896)	(802,746)
Net cash provided (used) by operating activities	1,853,078	1,092,475	2,945,553	68,641
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Interfund Loan	(409,716)	(409,716)	(819,432)	-
Proceeds from Interfund loan repayments	300,000	300,000	600,000	-
Transfers from other funds	32,427	32,427	64,854	140,000
Transfers to other funds	(847,172)	(847,172)	(1,694,344)	(319,612)
Operating grants	-	34,800	34,800	-
Net cash (used for) noncapital financing activities	(924,461)	(889,661)	(1,814,122)	(179,612)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Capital contributions	152,520	485,839	638,359	-
Capital grants	1,285,076	-	1,285,076	-
Acquisition of capital assets	(3,443,720)	(378,756)	(3,822,476)	(1,461,019)
Contributions and donations	-	-	-	56,500
Principal payments on capital debt	(33,059)	-	(33,059)	-
Interest paid on capital debt	(33,913)	-	(33,913)	-
Principal payments on lease liability	(11,380)	-	(11,380)	-
Interest paid on lease liability	(117)	-	(117)	-
Principal payments on subscription liability	(65,735)	-	(65,735)	(449,748)
Interest paid on subscription liability	(5,265)	-	(5,265)	(507)
Proceeds from the sale of assets	-	-	-	22,000
Net cash provided by (used for) capital and related financing activities	(2,155,593)	107,083	(2,048,510)	(1,832,774)
CASH FLOWS FROM INVESTING ACTIVITIES				
Purchase of investments	(2,750,238)	(3,057,240)	(5,807,478)	(1,026,835)
Interest received on investments	344,050	341,873	685,923	140,093
Proceeds from sales and maturities of investments	1,484,911	981,934	2,466,845	1,158,465
Net cash provided by investing activities	(921,277)	(1,733,433)	(2,654,710)	271,723
Net increase (decrease) in cash and cash equivalents	(2,148,253)	(1,423,536)	(3,571,789)	(1,672,022)
Cash and cash equivalents - July 1	4,647,706	4,201,997	8,849,703	2,606,510
Cash and cash equivalents - June 30	$ 2,499,453	$ 2,778,461	$ 5,277,914	$ 934,488

(continued)

Statement of Cash Flows
Proprietary Funds
Year Ended June 30, 2025 (continued)

	Water	Sewage	Totals	Governmental Activities - Internal Service Funds
Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:				
Operating income (loss)	$ 1,172,718	$ (291,445)	$ 881,273	$ (1,032,346)
Adjustments to reconcile net income (loss) to net cash provided by (used for) operating activities:				
Depreciation and amortization expense	738,482	982,440	1,720,922	1,018,665
Pension expense	51,520	74,584	126,104	40,502
Increase in accounts receivable	(62,344)	43,614	(18,730)	(117,901)
Decrease in due from other government units	(285,873)	(2,700)	(288,573)	14,958
(Increase) decrease in inventory	(1,899)	(1,900)	(3,799)	(25,213)
Decrease in prepaid items	(11,845)	602	(11,243)	(17,587)
Increase in interfund payable - pooled cash	-	-	-	(18,036)
Increase (decrease) accounts payable	255,515	280,355	535,870	197,655
Increase (decrease) customer deposit payable	(6,000)	-	(6,000)	-
(Decrease) in accrued wages payable	2,804	6,925	9,729	7,944
Total Adjustments	680,360	1,383,920	2,064,280	1,100,987
Net Cash Provided Operating Activities	$ 1,853,078	$ 1,092,475	$ 2,945,553	$ 68,641
Schedule of noncash investing, capital and financing activities:				
Increase (Decrease) in fair value of investments	$ 5,900	$ 6,559	$ 12,459	$ 2,204
Increase (Decrease) in right to use - subsciption asset	130,975	-	130,975	1,212,543
Increase (Decrease) in subscription liability	130,975	-	130,975	1,212,543

The notes to the financial statements are an integral part of this statement.

I. Summary of significant accounting policies

A. Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers for support.

B. Reporting entity

The Town of Jackson was incorporated in 1914 and is a municipal corporation governed by an elected mayor and four-member governing council. The five-member mayor-council is elected on staggered, even-numbered years. The mayor and council members are elected at-large to four-year terms. The governing body appoints a manager to implement policies and oversee daily operations.

The accompanying financial statements present the governmental entities for which the government is considered to be financially accountable. The Town does not report any component units.

C. Basis of presentation - government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the Town's enterprise funds. Separate financial statements are provided for governmental funds and proprietary funds.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of inter-fund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operation or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

D. Basis of presentation - fund financial statements

The fund financial statements provide information about the Town's funds. Separate statements for each fund category; governmental and proprietary, are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The Town reports the following major governmental funds:

- The general fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.
- The 5th cent capital projects fund accounts for the acquisition and construction of the government's major capital facilities, other than those financed by the propriety funds and Specific Purpose Excise Tax (SPET) funds.
- The Southern Teton Area Rapid Transit (START) fund is a special revenue fund. It accounts for operational and capital transit system expenditures primarily financed by state and federal transit grants.
- The 2019 SPET fund accounts for expenditures related to the revenue generated by the 2019 specific purpose excise tax.

The Town reports the following enterprise funds:

- Water Fund. This enterprise fund accounts for the operations of the Town-owned water treatment and distribution system.
- Sewage Fund. This enterprise fund accounts for the operations of the Town-owned sewage collection and treatment system.

Additionally, the Town reports the following fund type:

Internal Service Funds. The operating activities for Employee Insurance, Fleet Management, Central Equipment, and Information Technology (IT) Services are reported in internal service funds because they provide services to other Town departments on a cost reimbursement basis.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal service fund balances in the business-type activities column. Internal service fund services provided and used by other funds are not eliminated in consolidation. No overhead costs are charged to internal service funds requiring elimination.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

E. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital outlay related to leases are reported as other financing sources.

Property taxes, sales taxes, franchise fees, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting.

F. Budgetary information

1. Budgetary basis of accounting

The Town uses the following procedures in establishing the budgetary data reflected in the accompanying financial statements:

- According to the laws of the State of Wyoming, all town budgets must be approved by their governing board not later than the third Tuesday in June.
- In May, the recommended budget for the following fiscal year is presented by the Town Manager to the Town Council. The budget includes recommended expenditures and the means of

financing them. Public meetings are held to obtain citizen comment.

- Prior to June 30, the Town Council legally adopts the budget through the passage of a resolution. The resolution sets the limit for expenditures for the year.
- The maximum legal expenditure permitted for the year is the total budget as adopted. The expenditure appropriations in the adopted budget are maintained in the Town's financial system by department within individual funds. Departmental appropriations may be amended during the year if approved by Council in the form of a budget amendment resolution.
- Department directors are generally authorized to transfer budgeted amounts within any specific department's expenditure appropriation. Any budget revisions requiring a transfer between departments must be approved by the Town Council. Additionally, budget revisions involving personnel or capital asset expenditures/expenses must be approved by the Town Council.
- Appropriations in all budgeted funds lapse at the end of the fiscal year even if they have related committed contracts. While all appropriations lapse at year end, valid outstanding committed contracts (those for which performance under the executory contract is expected in the next year) are re-appropriated and become part of the subsequent year's budget.

2. Excess of expenditures over appropriations

For the year ended June 30, 2025, no General Fund division or special revenue fund expenditures exceeded appropriations. Through four formal supplementary appropriations, the General Fund original budget increased 3.7%. Actual expenditures and other uses are 4.8% under the final amended budget.

G. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

1. Cash and cash equivalents

The government's cash and cash equivalents are cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

2. Investments

Cash and investment balances from all funds are combined and invested to the extent authorized by state statutes and Town investment policy. Earnings from such investments are allocated to respective funds on the basis of applicable cash balance participation by each fund. The interest receivable balance is reported as one amount in the General Fund while all other funds receive interest revenue distributions in cash.

Investments for the Town are reported at fair value.

3. Receivables

Account (trade) receivables are carried at original billing amount less an estimate made for doubtful receivables based on a review of all outstanding amounts on a regular basis. Management determines the allowance for doubtful accounts by identifying troubled accounts and by using historical experience applied to an aging of accounts. With council approval, trade receivables are written off when deemed uncollectible. Recoveries of trade receivables previously written off are recorded when received.

A receivable is considered past due if any portion of the receivable balance is outstanding for more than 30 days. Interest is charged on receivables that are outstanding for more than 30 days. Accrual of interest is not suspended until a receivable is determined to be uncollectible. Provisions for bad debts would be insignificant and immaterial and none has been made for 2025.

4. Short-term interfund receivables/payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the balance sheet. Short-term inter-fund loans are classified as "interfund receivables/payables." Due to and due from other funds are closed to cash and cash equivalents at year end.

5. Inventories, prepaid items, and deposits

Materials and supplies are valued at cost, which approximates market value, using the first-in/first-out (FIFO) method. The consumption method is used to account for inventories. Inventory costs are recorded as expenditures when individual inventory items are consumed. In governmental funds, reported inventories are equally offset by nonspendable fund balance amounts, indicating that they do not constitute "available spendable resources" even though they are a component of net current assets. The net change in nonspendable fund balances is not presented because the combined statements of revenues, expenditures, and changes in fund balances reflects

the changes in total fund balances rather than just the spendable and nonspendable fund balances.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Certain payments made to lessors are considered security deposits. These funds are considered assets that will be returned. In the event any deposit is kept by lessor, an expenditure/expense will be recorded.

6. Leases and Service-Based IT Arrangements (Subscription)

A. Town as Lessee

The Town is a lessee for various buildings and an easement. The Town recognizes a lease liability and an right-to-use lease asset (lease asset) in the government-wide financial statements. The Town recognizes lease liabilities with an initial, individual value of $50,000 or more and the lease must be longer than one year including expected extensions.

At the commencement of a lease, the Town initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. Key estimates and judgments related to leases include how the Town determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The Town uses the interest rate charged by the vendor as the discount rate. When the interest rate charged by the lessor is not provided, the Town generally uses its estimated incremental borrowing rate as the discount rate for subscription agreements.
- The lease term includes the noncancellable period of the lease.
- Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the Town is reasonably certain to exercise.

The Town monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

B. Town as Lessor

The Town is a lessor for multiple facilities and easements. The Town recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the Town initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Town determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The Town uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease.
- Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The Town monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

C. Subscription based IT Arrangements

The Town is committed under various subscription agreements. The Town recognizes a subscription liability and a right-to-use subscription asset in the government-wide financial statements. The Town recognizes subscription liabilities with an initial, individual value of $50,000 or more and the agreement must be longer than one year including expected extensions.

At the commencement of a contract, the Town initially measures the subscription liability at the present value of payments expected to be made during the contract term. Subsequently, the subscription liability is reduced by the principal portion of contract payments made. The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for contract payments made at or before the contract commencement date, plus certain initial direct costs. Subsequently, the subscription asset is amortized on a straight-line basis over its useful life. Key estimates and judgments related to contracts include how the Town determines (1) the discount rate it uses to discount the expected contract payments to present value, (2) contract term, and (3) contract payments.

- The Town uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the Town generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The contract term includes the noncancellable period of the contract.
- Contract payments included in the measurement of the subscription liability are composed of fixed payments and purchase option price that the Town is reasonably certain to exercise.

The Town monitors changes in circumstances that would require a remeasurement of its contract and will remeasure the subscription asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Subscription assets are reported with other capital assets and subscription liabilities are reported with long-term debt on the statement of net position.

7. Capital assets

Capital assets, including property, plant, and equipment, and infrastructure assets (e.g., roads, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $10,000 ($20,000 for buildings and improvements and $50,000 for infrastructure) and an estimated useful life in excess of two years. Right to use assets are discussed in note below. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value on date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, equipment, and intangible assets with exhaustible useful lives are capitalized when acquired, and depreciation is provided using the straight-line method applied over the following estimated useful lives of the assets:

Buildings	10-50
Distribution systems	20-50
Infrastructure	20-50
Machinery and equipment	5-15
Right-to-use asset - buildings	2-99
Right-to-use asset – easements	2-99
Right-to-use asset – subscription asset	2-10
Other improvements	5-99
Intangible assets	5-99

Intangible assets lack physical substance, are nonfinancial in nature, and have an estimated useful life extending beyond a single reporting period. The term depreciation, as used in this footnote, includes amortization of intangible assets.
Capital assets transferred between funds are transferred at their net book value (cost less accumulated depreciation), as of the date of the transfer.

8. Deferred outflows and inflows of resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The Town has reported deferred outflows of resources related to pensions on the government-wide statement of net position, each proprietary fund statement of position, and the Fleet Management Fund within the Internal Service Fund statement of net position.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until then. The Town has reported three deferred inflows of resources: pension related items, leases and property taxes. Pension items are reported on the government-wide statement of net position, each proprietary fund statement of position, and the Fleet Management Fund within the Internal Service Fund statement of net position. Leases are reported in both the governmental funds balance sheet and the entity-wide statement of net position. These amounts represent future revenues that will be collected per lease agreements and are not currently available to finance operations.

Property taxes for future periods are reported in both the governmental funds balance sheet and the entity-wide statement of net position. Property tax revenues are not recognized prior to the period which they are intended to finance, even if an enforceable lien is in place prior to the beginning of the intended period. Thus, property taxes received or receivable as of year-end, which are intended to finance the following fiscal year, are recorded as deferred inflows.

9. Pension related assets, liabilities, deferred outflows and inflows of resources

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Wyoming Retirement System (the System) and additions to/deductions from the System's fiduciary net position have been determined on the same basis as they are reported by the System. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

10. Net position flow assumption

Sometimes the Town will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied.

It is the Town's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

11. Fund balance flow assumption

Sometimes the Town will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

12. Fund balance policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The Town itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance). The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the Town's highest level of decision-making authority. The Town council is the highest level of decision-making authority for the Town that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the Town for specific purposes but do not meet the criteria to be classified as committed. The Town council has, by resolution, authorized the Town Manager to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

13. Long-term obligations

In the government-wide financial statements and in the proprietary fund types of the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statements of net position. If any, bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from actual debt

proceeds received, are reported as debt service expenditures. The Town's current debt obligations were issued without discounts or premiums and issuance costs were insignificant and immaterial.

14. Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

15. Reclassifications

Where presented, certain 2024 financial statement amounts have been reclassified to conform to the 2025 presentation.

H. Revenues and expenditures/expenses

1. Property Tax

Teton County assesses all taxable property other than centrally assessed property, which is assessed by the State of Wyoming, by January 1 of each year. The Town notifies its levy to Teton County by July 31. Properties taxes are levied on or about August 1 and are payable in two installments on September 1 and March 1. The Teton County Treasurer is responsible for billing and collecting property taxes for the Town. The Town receives monthly distributions for the prior month's collections by the County. Property tax revenues are recognized when levied to the extent that they result in current receivables which means collected within the current period or expected to be collected within 60 days after the period end to be used to pay liabilities of the current period.

2. Sales Tax

The Town imposes a 1% local optional sales and use tax (5th cent). The 5th cent sales tax is collected by the state and remitted monthly to the Town. Sales tax revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Additionally, Teton County imposes a 1% specific purpose excise tax (SPET) for various voter-approved projects. Teton County distributes SPET tax to the Town for projects that the Town manages.

3. Entitlements, state shared revenues and grants (Intergovernmental revenues)

Entitlements and shared revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Expenditure-driven grants are recognized in the fund financial statements as revenue when the qualifying expenditures have been incurred, all eligibility requirements have been met, and reimbursement is received within availability period. Included below are the ongoing state shared revenues and grants received by the Town.

Sales tax. The state levies a 4% general sales and use tax, with 31% of it returned to Wyoming towns and counties based on populations and location of sales.

Lodging tax. The state levies a 5% lodging tax that is added to a visitor's stay in any Teton County hotel, motel or rental property. 3% is distributed to the state and used to fund the Wyoming Office of Tourism and the Wyoming Tourism Board. 2% is distributed to the Town and County and allocated based on point of sale. The Jackson Hole Travel and Tourism Joint Powers board is responsible for allocating 60% of the collected funds. Teton County and the Town are responsible for the remaining 40% of the funds collected.

American Rescue Plan (ARPA) Act. These are program allocation driven, one-time funds related to the COVID-19 pandemic. Funds were received via the Wyoming Office of State Lands & Investments.

Gasoline, cigarette, and severance taxes. These three taxes are all imposed by the state and returned to cities, towns and counties by various percentages determined by the Wyoming legislature.

Mineral Royalties. These are federal royalties paid to the state and passed down to cities, towns, and counties by percentages determined by the Wyoming legislature.

Federal Transit Administration (FTA). The FTA provides funding for 80% of administration, 56.56% of operations, and 80% of capital for qualifying bus system expenditures. In FY2025, the FTA via Idaho Transportation Department provided additional Coronavirus Aid, Relief, and Economic Security (CARES) Act funds which provided for 100% of operations costs.

4. Program revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and

contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

5. Compensated absences

Employees can sell-back up to 40 hours of accumulated paid time off (PTO) before the end of each fiscal year provided they meet certain requirements. All other accumulated PTO is forfeited. There are no accumulated balances for PTO. Compensatory time, if any, is accrued as wages payable at year end.

6. Proprietary funds operating and nonoperating revenues and expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water fund, sewer fund, and internal service funds are charges to customers for sales and services. The water fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

I. Federal Audit Requirements

The U.S. Office of Management and Budget (OMB) issued Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), which establishes uniform cost principles and audit requirements for federal awards to non-federal entities and administrative requirements for all federal grants.

For 2025, the Town of Jackson audit was performed in accordance with Uniform Guidance. The auditor's report on consideration of the Town's internal control over financial reporting and tests of other matters are issued with this report.

II. Stewardship, compliance and accountability

A. Budgetary information

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual appropriated budgets are legally adopted by council resolution for all funds.

Formal budgetary integration is employed as a management control device during the year for the General and Special Revenue Funds. Budgetary control for Capital Project Funds is based on a project completion time cycle rather than on an annual basis, therefore, budgetary comparisons on an annual basis would not present meaningful information.

The Town follows these legal compliance procedures in establishing the budgetary data reflected in the financial statements:

1. The Town Manager submits a proposed operating budget, including proposed expenditures and means of financing them, to the town council prior to the beginning of the fiscal year commencing July 1.

2. Public hearings are conducted to obtain taxpayer comments.

3. Prior to June 30, the budget is legally enacted through the passage of a budget resolution.

4. Management may not legally exceed budgeted expenditures at the division level. Monitoring of budgets is maintained at the division level (i.e., police administration, police investigations, police patrols, etc.) and the category level (i.e., personal services; supplies; other services and charges; capital outlay) within each division. Management can alter the budget at the category level within their division but cannot exceed the total budgeted expenditures for the division that was approved by the town council. During the year, four formal supplementary appropriations were made. However, the town council approves all payments of vouchers and payroll at its regular meetings held twice a month.

5. All budgeted appropriations lapse at the end of the fiscal year. The legal level of budgetary control (i.e. the level at which expenditures may not legally exceed appropriations) is at the division level.

Deficit fund net position

At June 30, 2025, there was one internal service fund (Fleet Management) with a deficit fund net position. Fleet management deficit is due mostly to net pension liability calculations.

IIII. Detailed notes on all activities and funds

A. Cash, cash equivalents and investments

Cash, cash equivalents, and investments at June 30, 2025 are classified in the accompanying financial statements as follows:

Statement of net position:		
Cash and cash equivalents	$	26,300,000
Investments		46,191,498
Total cash and investments	$	72,491,498

Cash and investments at June 30, 2025 consist of the following:

Cash:		
Cash on hand	$	381
Deposit with financial institutions		1,188,984
Cash equivalents:		
Short-term certificate of deposit		22,706,217
Money market funds		2,404,418
Investments:		
Federal agencies		28,406,220
WYO-STAR		17,785,278
Total cash, cash equivalents, and investments	$	72,491,498

Investments authorized by Wyoming statutes and Town investment policy

The following table identifies the investment types that are authorized for the Town by Wyoming state statute. The Town's investment policy does not restrict investment types beyond the limits set forth by state statute. The table also identifies any provisions in Town policy and state statutes that address interest rate risk, credit risk, and concentration risk. This table also applies to investments of debt proceeds held by bond trustee that are governed by provisions of debt agreements and similarly restricted by state statute.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
U.S. treasury obligations	None	None	None
U.S. agency securities	None	None	None
Banker's acceptances	None	25%	None
Commercial paper	270 days	25%	None
Negotiable certificates of deposit	None	None	$250,000
Non-negotiable certificates of deposit	None	None	None
Repurchase agreements	None	25%	None

The Town has investments with WYO-STAR, an investment pool authorized by the State of Wyoming and regulated by the Wyoming State Treasurer with oversight by the Wyoming State Loan and Investment Board. WYO-STAR issues separate external financial statements which can be obtained from the Wyoming State Treasurer's Office. WYO-STAR is not registered with the SEC as an investment company. Deposits in WYO-STAR are not insured or otherwise guaranteed by the State of Wyoming, and participants share proportionately in any realized gains or losses on investments. The fair value of the WYO-STAR investment pool is approximately equal to the value of the pool shares, $17,785,278.

B. Disclosures related to investment risk

Credit risk: Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Town polices restrict investments to the safest security types and require portfolio diversification so that potential losses on individual securities will be minimized. As of June 30, 2025, the Town's investments in U.S. Agencies are rated AA+ by Standard & Poor's and AA1 by Moody's Investors Service. The Town's investments in negotiable certificates of deposit are below the F.D.I.C. $250,000 insurance limit per institution. Non-negotiable certificates of deposits exceeding $250,000 per institution must be collateralized by the limits defined in the custodial credit risk section of this footnote. The Town's investment in the brokerage money market mutual fund is unrated. Town investment policy limits investments to the safest types of securities, pre-qualifies financial institutions, brokers/dealers, intermediaries, and advisors, and requires investment portfolio diversification.

Custodial risk: Custodial risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial risk for investments is the risk that, in the event of failure of the counterparty (e.g. broker-dealer) to a transaction, a government will not be able to cover the value of its investment or collateral securities that are in possession of another party. Wyoming

statutes do not contain legal requirements that would limit the exposure to custodial risk for deposits or investments, other than the following provision for deposits: Wyoming statutes require that all Town deposits be protected by insurance, surety bond, or collateral. Authorized collateral includes the legal investment described earlier, as well as certain first mortgage notes, and certain other state or local obligations. Wyoming statutes require that securities pledged as collateral be held in safekeeping by the public funds depositor or by any bank, other than the depository bank, chartered by the state of Wyoming, any national bank, other than the depository bank, authorized to do business in the state, any federal reserve bank or branch thereof, or any federal reserve system member bank. According to Town polices, the market value of the collateral must be a minimum of 105% of deposits not covered by insurance or bonds.

Interest Rate Risk: Interest rate risk is the risk that changes in market interest rate will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value is to changes in market interest rates. According to its investment policy, the Town manages its exposure to interest rate risk by purchasing a combination of shorter term and longer term investments. The Town also manages this risk by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide cash flow and liquidity for operations. Further, the Town purchases some securities that have interest rates that step-up over time. The Town monitors the interest rate risk inherent in its portfolio by measuring the weighted average maturity of its portfolio. The Town has no specific limitations with respect to this metric.

Investment Type	Fair Value	Maturity (in years)
Federal Agencies:		
US Treasury Bills	$ 9,846,480	0.38
US Treasury Bonds	18,559,740	2.00
WYO-STAR	17,785,278	0.00
	$ 46,191,498	
Portfolio weighted average maturity (yrs)		0.88

Concentration of Credit Risk: State statutes contain no limitations on the amount that can be invested in any one issuer. Investments in any one issuer representing approximately 5% or more of the Town's total investments are as follows:

Investment Type	Fair Value	Percent of Investment Portfolio
Federal Agencies:		
US Treasury Bills	$ 9,846,480	21.3%
US Treasury Bonds	18,559,740	40.2%
WYO-STAR	17,785,278	38.5%

Fair Value: The Town categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The Town has the following recurring fair value measurements as of June 30, 2025:

The $28,406,220 in U.S. agency securities are determined by an independent pricing service using recently executed transactions, market price quotations, and pricing models that factor in, when applicable, interest rates, bond spreads, and volatility (Level 2 inputs).

The fair value of the Town's position in WYO-STAR of $17,785,278 is the same as the value of the pool shares held by the Town (net asset value). WYO-STAR operates and reports monthly statements to participants on an amortized cost basis. The income, gains, and losses, net of administration fees, of WYO-STAR are allocated to participants monthly on the ratio of the participant's share to the total funds in WYO-STAR based on the participant's average daily balance. At June 30, the investments are valued at fair value, and participants are informed of the fair value valuation factor that enables them to adjust their statement balances to fair value (Level 2 inputs).

Cash, cash equivalents, and investments are presented in the government-wide financial statements as follows:

	Cash and Cash Equivalents	Investments	Total
Governmental activities:			
General Fund	$ 5,401,582	$ 9,685,366	$ 15,086,948
Start Fund	880,371	1,582,774	2,463,145
5th Cent Capital Projects	3,941,934	7,086,996	11,028,930
2019 SPET	3,916,910	7,042,006	10,958,916
Nonmajor govermental	5,946,801	9,627,716	15,574,517
Internal service funds	1,068,380	1,677,755	2,746,135
Total	21,155,978	36,702,613	57,858,591
Business-type activities:			
Water	2,499,453	4,493,636	6,993,089
Sewage	2,778,461	4,995,249	7,773,710
Internal service funds	(133,892)	-	(133,892)
Total	5,144,022	9,488,885	14,632,907
Government-wide total	26,300,000	46,191,498	72,491,498
Total cash and investments	$ 26,300,000	$ 46,191,498	$ 72,491,498

C. Concentration of sales and revenues

Snow King Mountain Resort and Blair Place Apartments are the two largest customers of water. Snow King Mountain Resort water purchases account for $151,828 (4.2%) and Blair Place Apartments water purchases account for $128,802 (3.5%) of the Water Fund's operating revenue. Wilson Sewer District and Spring Creek Improvement Service District are the two largest customers of sewage. Wilson Sewer District sewage charges account for $101,329 (3.7%) and Spring Creek Improvement Service District sewage charges account for $98,847 (3.6%) of the Sewage Fund's operating revenue.

D. Capital assets

Capital asset activities for the year end June 30, 2025 are as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental activities:				
Nondepreciable capital assets:				
Land	$ 33,351,431	$ -	$ -	$ 33,351,431
Construction in progress	33,335,691	1,137,391	(32,320,786)	2,152,296
Total	66,687,122	1,137,391	(32,320,786)	35,503,727
Depreciable capital assets:				
Buildings and improvements	74,496,052	71,094,353	-	145,590,405
Machinery and equipment	39,053,338	2,422,672	(2,791,949)	38,684,061
Intangible assets	6,119,667	-	-	6,119,667
Right to use - buildings	1,189,013	139,032	(181,667)	1,146,378
Right to use - subscription asset	568,010	1,212,543	(208,931)	1,571,622
Infrastructure	62,296,062	479,775	(57,835)	62,718,002
Total	183,722,142	75,348,375	(3,240,382)	255,830,135
Total capital assets	250,409,264	76,485,766	(35,561,168)	291,333,862
Less accumulated depreciation/amortization for:				
Buildings and improvements	(32,186,843)	(3,933,992)	-	(36,120,835)
Machinery and equipment	(17,979,205)	(2,594,003)	2,791,949	(17,781,259)
Intangible assets	(416,591)	(69,929)	-	(486,520)
Right to use - buildings	(371,778)	(277,241)	93,492	(555,527)
Right to use - subscription asset	(240,486)	(314,124)	208,931	(345,679)
Infrastructure	(31,897,052)	(1,376,885)	57,835	(33,216,102)
Total accumulated depreciation/amortization	(83,091,955)	(8,566,174)	3,152,207	(88,505,922)
Total governmental activities capital assets, net	$ 167,317,309	$ 67,919,592	$ (32,408,961)	$ 202,827,940

Business-type activities:	Beginning Balance	Additions	Deletions	Ending Balance
Nondepreciable capital assets				
Land	$ 1,100,404	$ -	$ -	$ 1,100,404
Construction in progress	881,952	3,470,214	(185,070)	4,167,096
Total	1,982,356	3,470,214	(185,070)	5,267,500
Depreciable capital assets:				
Buildings and improvements	60,670,017	508,459	(297,730)	60,880,746
Right to use - easements	67,537	-	-	67,537
Right to use - subscription asset	-	130,975	-	130,975
Machinery and equipment	4,270,727	28,872	(15,456)	4,284,143
Total	65,008,281	668,306	(313,186)	65,363,401
Total capital assets	66,990,637	4,138,520	(498,256)	70,630,901
Less accumulated depreciation/amortization for:				
Buildings and improvements	(30,356,904)	(1,453,935)	216,878	(31,593,961)
Right to use - easements	(33,768)	(11,256)	-	(45,024)
Right to use - subscription asset	-	(28,066)	-	(28,066)
Machinery and equipment	(2,740,369)	(227,665)	15,456	(2,952,578)
Total accumulated depreciation/amortization	(33,131,041)	(1,720,922)	232,334	(34,619,629)
Total business-type activities capital assets, net	$ 33,859,596	$ 2,417,598	$ (265,922)	$ 36,011,272

Additions to construction in progress represent new construction in progress minus projects transferred to infrastructure or buildings for completed projects.

Depreciation and amortization was charged to function/programs as follows:

Governmental acitivities:	
General government	$ 1,770,655
Public safety	358,509
Public works	2,904,602
Recreation and culture	1,342,929
Transit	2,189,479
Total depreciation/amortization expenses - governmental activities	8,566,174
Internal service fund depreciation on capital assets charged to the various functions based on usage.	(1,018,665)
Depreciation expense excluding internal service fund.	$ 7,547,509
Business-type activities:	
Water Fund	$ 738,482
Sewer Fund	982,440
Total depreciation/amortization expenses - business-type activities	$ 1,720,922

E. Claims and judgements

The Town participates in a number of federal and state programs that are fully or partially funded by grants received from other governmental units. Expenditures financed by grants are subject to audit by the appropriate grantor government. If expenditures are disallowed due to noncompliance with grant program regulations, the Town may be required to reimburse the grantor government.

As of June 30, 2025, significant amounts of grant expenditures have not been audited by the granting agency, but the Town believes that disallowed expenditures discovered in subsequent audits, if any, will not have a material effect on any of the individual funds or the overall financial position of the Town.

F. Receivables and unearned revenues

Accounts receivables and due from other governmental units: Due from other governmental units represent earned grant reimbursements or repayments owed for providing non-utility related services. The following are the accounts receivables and due from other governmental units at June 30, 2025:

	Accounts Receivable	Due from other Governments
Governmental activities:		
General Fund	$ -	$ 4,944,306
START Bus System	-	1,748,739
5th Cent Capital Projects	-	119,903
Nonmajor funds	-	280,306
Internal service funds	169,391	65,672
Total governmental activities	169,391	7,158,926
Business-type activities		
Water Fund	348,698	285,873
Sewage Fund	397,765	2,700
Total business-type activities	746,463	288,573
Total	$ 915,854	$ 7,447,499

Lease receivable

During the current fiscal year, the Town leased 9 facilities and easements. The leases range in term from 3 to 23 years with the longest expiring June 2044. Monthly payments ranged in value between $705 and $11,424. The Town recognized $527,421 in lease revenue and $125,549 in interest revenue during the current fiscal year related to these leases. As of June 30, 2025, the Town's receivable for lease payments was $2,939,833. Also, the Town has a deferred inflow of resources associated with this lease that will be recognized as revenue over the lease term. As of June 30, 2025, the balance of the deferred inflow of resources was $2,574,683.

Interfund receivables, payables and transfers: At June 30, 2025, there are interfund balances that are generally short-term loans used to cover temporary cash deficits in various funds. The interfund transfers generally are made for the purposes of distributing revenue from the general fund to other funds for capital projects and operations. Aside from utility transfers discussed below, no significant transfers during the fiscal year that were either non-routine in nature or inconsistent with the activities of the fund making the transfer.

The composition of interfund balances as of June 30, 2025 is as follows:

Receivable Fund	Payable Fund	Amount
General	Fleet Management	$ 734,178
General	Animal Care	3,248
Water	5th Cent Capital Projects	710,446
Sewage	5th Cent Capital Projects	710,446

On August 1, 2022, the Town approved an interfund loan each from the Water and Sewage funds to the 5th Cent Capital Projects fund to fund the Core Maintenance Facility project. The 5th Cent Capital Projects fund will repay the utility funds in monthly installments utilizing current interest rates earned on pooled cash over a five-year term. The interfund interest paid and received is recorded in transfers.

Unearned revenues: Governmental funds also defer revenue recognition in connection with resources that have been received but not yet earned. This deferred revenue type is specifically referred to as unearned revenue. At the end of the current fiscal year, the various components of unearned revenue reported in governmental funds were as follows:

	Court Bonds	Construction Bonds	Grants	Customer Deposits	Total
Governmental Fund Activities:					
Unearned revenue					
General Fund	$ 7,981	$ 1,089,739	$ 112,973	$ 11,500	$ 1,222,193
Employee Housing	-	-	-	70,011	70,011
Total	7,981	1,089,739	112,973	81,511	1,292,204
Business-type activities:					
Unearned revenue					
Water	-	-	-	-	-
Total	-	-	-	-	-
Government-wide total	$ 7,981	$ 1,089,739	$ 112,973	$ 81,511	$ 1,292,204

Transfers: The following interfund transfers are reflected in the fund financial statements at June 30, 2025:

	Transfers In	Transfers Out
Governmental funds:		
General Fund	$ 2,248,021	$ 7,518,306
START	1,154,767	153,398
5th Cent Capital Projects	5,916,350	64,854
Nonmajor governmental	1,638,898	1,412,376
Total governmental funds	10,958,036	9,148,934
Enterprise funds:		
Water	32,427	847,172
Sewage	32,427	847,172
Total enterprise funds	64,854	1,694,344
Internal service funds	140,000	319,612
Total	$ 11,162,890	$ 11,162,890

The following schedule reflects each fund transfer:

In Fund	Out Fund	Amount	
General	Water	$ 847,172	(1)
General	Sewage	847,172	(1)
General	START	153,398	(1)
General	Employee Housing	115,185	(1)
General	Animal Care	166,549	(1)
General	Employee Insurance	118,545	(1)
START	General	24,125	(5)
START	Lodging Tax	1,130,642	(1)
Capital Projects	General	5,715,283	(2)
Capital Projects	IT Services	201,067	(5)
Fleet Management	General	140,000	(1)
Utility Funds	Capital Projects	64,854	(4)
Affordable Housing	General	1,638,898	(3)
		$ 11,162,890	

Annual reimbursement for shared expenditures
(1) Annual transfer to subsidize fund operations
(2) Annual 5th cent transfer to capital projects
(3) Transfer for housing projects and joint affordable housing department
(4) Transfer for interfund receivable interest
(5) One-time transfer for capital project

G. Accounts Payable

Accounts payable consists of vendor and retainage payables. As of June 30, 2025, governmental activities vendor payables totaled $3,103,653 and retainage payables totaled $12,689. As of June 30, 2025, business-type activities vendor payables totaled $575,237 and retainage payables totaled $134,724.

H. Long-term liabilities

Notes payable: The Town currently has issued two notes payable:

The first is a $1,158,046, 4% note also with the WWDC. This note is secured by the revenues of the Water Fund and a mortgage on the assets of the water supply system. This 30-year note is also payable in equal annual installments.

The last is a $1,000,000, .5% loan from Wyoming Business Council to install additional infrastructure at Snow King Mountain. This note is secured by the revenues of the Water Fund. This 20-year note is payable in 19 annual installments of $52,552 with all unpaid principal and interest due in the 20th year.

The notes payable outstanding are as follows:

Governmental activities

Notes Payable	Final Maturity	Interest Rates	Issue Amount	Outstanding 6/30/2025
Snow King Infrastructure				
Snow King Loan	03/31/35	0.50%	$ 1,000,000	$ 513,640

Business-type activities

Notes Payable	Final Maturity	Interest Rates	Issue Amount	Outstanding 6/30/2025
Water supply and storage projects				
2010 WWDC note	11/11/41	4.00%	1,158,046	814,734

Annual debt service requirements to maturity for the notes payable are as follows:

Year ending June 30	Governmental activities Principal	Governmental activities Interest	Business-type activities Principal	Business-type activities Interest
2026	$ 49,984	$ 2,568	$ 34,381	$ 32,589
2027	50,234	2,318	35,756	31,214
2028	50,485	2,067	37,186	29,784
2029	50,737	1,815	38,673	28,296
2030	50,991	1,561	40,220	26,750
2031-2035	261,209	3,955	226,560	108,289
2036-2040	-	-	275,645	59,204
2041-2042	-	-	126,313	7,487
Total	$ 513,640	$ 14,284	$ 814,734	$ 323,613

Leases payable

The Town is committed under eleven leases for buildings and easements entered into as lessee. The leases range between two and six years. As of June 30, 2025, the value of the lease liability was $675,904. The Town is required to make monthly principal and interest payments ranging between $1,600 and $4,205. The leases have an interest rate between 1% and 12%. The leases have estimated useful lives ranging between two and six years. The value of the right-to-use asset as of the end of the current fiscal year was $1,213,915 and had accumulated amortization of $600,551.

The future principal and interest lease payments as of June 30, 2025 were as follows:

Year ending June 30	Governmental activities Principal	Governmental activities Interest	Business-type activities Principal	Business-type activities Interest
2026	$ 276,230	$ 33,668	11,648	117
2027	256,869	15,180	11,922	79
2028	107,427	2,835	-	-
2029	11,808	66	-	-
Total	$ 652,334	$ 51,749	$ 23,570	$ 196

Subscription payable

The Town is committed under seven subscription agreements for software. The agreements range between two and six years. As of June 30, 2025, the value of the subscription liability was $1,025,775. The Town is required to make annual principal and interest payments ranging between $12,480 and $158,603. The agreements have an interest rate between 4% and 5%. The right-to-use subscription assets have estimated useful lives ranging between two and six years. The value of the right-to-use asset as of the end of the current fiscal year was $1,702,597 and had accumulated amortization of $373,745.

During the year ended June 30, 2025, there were no additional variable payments or other payments associated with these subscriptions.

The future principal and interest lease payments as of June 30, 2025 were as follows:

Year ending	Governmental activities		Business-type activities	
June 30	Principal	Interest	Principal	Interest
2026	$ 352,924	$ 44,662	$ 31,977	$ 2,623
2027	312,075	28,696	33,263	1,337
2028	144,270	14,333	-	-
2029	151,266	7,336	-	-
Total	$ 960,535	$ 95,027	$ 65,240	$ 3,960

The following is a summary of changes in long-term liabilities reported in the government-wide financial statements for the year ended June 30, 2025:

	Beginning Balance	Additions/ Proceeds	Reductions/ Payments	Ending Balance	Due Within One Year
Governmental activities:					
Snow King Loan	$ 563,375	$ -	$ (49,735)	$ 513,640	$ 49,984
Leases payable	886,188	139,032	(372,886)	652,334	276,229
Subscription payable	166,466	1,212,543	(418,474)	960,535	352,924
Governmental activities total	1,616,029	1,351,575	(841,095)	2,126,509	679,137
Business-type activities:					
Water - storage	847,793	-	(33,059)	814,734	34,381
Leases payable	34,950	-	(11,380)	23,570	11,648
Subscription payable	-	130,975	(65,735)	65,240	31,977
Business-type activities total	882,743	-	(44,439)	838,304	46,029
Government-wide total	$ 2,498,772	$ 1,351,575	$ (885,534)	$ 2,964,813	$ 725,166

Redemptions: None.

I. Risk management and litigation

The Town is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. For the past several years, the Town obtained coverage from various sources and has effectively managed risk through a number of employee education and prevention programs.

All risk management activities are accounted for in the appropriate fund. Expenditures and claims are recognized when it is probable that a loss has occurred, the amount of the loss can be reasonably estimated, and the loss amount exceeds insurance coverage. In determining claims, events that might create claims, but for which none have been reported, are considered.

The Town attorney estimates that the amount of actual or potential claims against the Town as of June 30, 2025 will not materially affect the financial condition of the Town.

Workers compensation coverage is provided through the state of Wyoming's Worker's Safety and Compensation Division. The Town pays an annual premium, reflecting a base rate plus an experience premium, to the division. Currently, the Town receives drug, alcohol, and safety program discounts.

The Town self-insures its health benefit coverage up to an annual $90,000 per claimant, with exception of laser coverage option. Stop-loss coverage is purchased from private insurers for amounts exceeding $90,000. For the year ended June 30, 2025, the Town exercised no laser coverage on any participants. Health benefit self-insurance activities are accounted for in the Employee Insurance Fund, an internal service fund.

Liability insurance is provided through Local Government Liability Pool (LGLP), a pooled self-insurance program. LGLP was created by the legislature specifically for local governments in Wyoming. The coverage amounts are the limits set by the Governmental Claims Act (W.S. 1-39-118). Current statutory limits are $250,000 per claimant with $500,000 per occurrence. Excess insurance coverage provides for out-of-state claims and Federal Civil Rights claims with the current limit of $5 million with a $1.5 million limit per occurrence. The LGLP policy has a $1,000 deductible.

Property and casualty insurances are provided by Wyoming Association of Risk Management (WARM) through a pooled self-insurance program. The WARM policy has a $5,000 deductible.

An analysis of claims activities for the last three fiscal periods ending on June 30 is presented below:

	2023	2024	2025
Paid losses	$32,361	$88,076	$63,077
Paid expenses	9,000	13,415	56,000
Reserves	-	34,478	65,000
Total incurred	$41,361	$135,969	$184,077

The Town's commercial insurance carrier has no set reserve losses or reserve expenses for claims filed after June 30, 2025 for incidents occurring prior to that date.

There were no significant reductions in insurance from the previous year and there were no settlements in excess of insurance coverage in each of the past three years.

J. Retirement plans

1. Defined benefit plans

The Town participates in the Wyoming Retirement System (the "System"), a statewide cost sharing multiple-employer public employee retirement system. The System is established and governed by the respective sections of Wyoming state statute. The statute provides for the administration of the System under the direction of the Wyoming State Retirement Board whose members are appointed by the Governor. The System issues a publicly available financial report that includes financial statements and required supplementary information for the System. A copy of the report may be obtained by writing to the Wyoming Retirement System, 6101 Yellowstone Road, Suite 500, Cheyenne, Wyoming 82002, by calling 1-307-777-7691, or https://retirement.wyo.gov. Substantially all Town employees are eligible to participate in following retirement plans offered by the System based upon eligibility and hiring status: 1) Public Employees' Pension Plan; 2) Law Enforcement Pension Plan; and 3) Wyoming Deferred Compensation Plan.

Public Employees' Pension Plan

The Public Employees' Pension Plan (PEPP) is a cost sharing multiple employer defined benefit, contributory retirement plan covering substantially all full-time employees of the Town. PEPP statutorily requires 18.62% of the participant's salary to be contributed to PEPP. Contributions consist of 9.25% of the participant's salary as employee contributions and 9.37% as employer contributions. The amount of contributions designated as employee contributions represent the portion of total contributions that a participant retains ownership of and can elect to receive as a refund upon termination of employment. Employers can elect to cover all or a portion of the employee's contribution at their discretion. Through legislation passed during the 2012 legislative session, two tiers of benefits were established for participants of this plan.

- Tier 1, PEPP allows for normal retirement after four years of service and attainment of age 60. Early retirement is allowed provided the employee has completed four years of service and attained age 50 or 25 years of service but will result in a reduction of benefits based on the length of time remaining to age 60.

- Tier 2, PEPP allows for normal retirement after four years of service and attainment of age 65. Early retirement is allowed provided the employee has completed four years of service and attained age 55, or 25 or more years of service but will result in a reduction of benefits based on the length of time remaining to age 65. All employees may also retire upon normal retirement on the bases that the sum of the member's age and service is at least 85.

PEPP provides retirement, disability and death benefits according to predetermined formulas and allows retirees to select one of eight optional methods for receiving benefits, including two joint and survivor forms of benefits: a 100% joint and survivor annuity, and a 50% joint and survivor annuity. The benefit amounts under these options are determined on an actuarially equivalent basis. Any cost of living adjustment provided to retirees must be granted by the State Legislature. In addition, a cost of living adjustment will not be approved by the legislature unless the plan is 100% funded after the COLA is awarded.

Employees terminating prior to normal retirement can elect to withdraw all employee contributions plus accumulated interest through date of termination or, if they are vested, they may elect to remain in PEPP and be eligible for retirement benefits at age 50 (Tier 1 employees) and 55 (Tier 2 employees).

Contributions to PEPP for the year ended June 30, 2025 were $1,739,493.

Law Enforcement Pension Plan

The Wyoming Law Enforcement Pension Plan (LEPP) is a cost sharing multiple employer defined benefit, contributory plan covering all law enforcement employees of the Town. LEPP statutorily requires 19.00% of the participant's salary to be contributed to LEPP. LEPP statutorily requires participants to contribute 9.50% of their salary to LEPP and the employer is required to contribute 9.50% of each participant's salary.

LEPP statutorily provides retirement, disability and death benefits according to predetermined formulas and allows employees to select one of seven optional methods for receiving benefits. Any cost of living adjustment provided to retirees must be granted by the State Legislature. In addition a cost of living adjustment will not be approved by the legislature unless LEPP is 100% funded after the COLA is awarded. Participants may withdraw from LEPP at any time and receive refunds of participant contributions plus accumulated interest.

Contributions to LEPP for the year ended June 30, 2025 were $584,199.

Wyoming Deferred Compensation Plan

The Plan administered by the System is an IRS Section 457 Deferred Compensation Plan. This Plan is available as a supplemental plan to the defined benefit retirement plans. Contributions may be made into this Plan (subject to plan and Internal Revenue Code limitations) by employees and employer contributions at rates determined by the Town.

For the year ended June 30, 2025, employee contributions were $300,100 and employer contributions were $66,250.

2. **Pension Liabilities, Expense and Deferred Outflows of Resources Related to Pensions**

At June 30, 2025, the Town reported an entity-wide net pension liability of $11,190,176 of which $9,931,880 is related to governmental activities and $549,486 and $708,810 is related to the Town's water and sewer funds, respectively.

Plan	Proportionate Share	Net Pension Liability
PEPP	0.434053%	$ 9,052,491
LEPP	1.591544%	$ 2,137,685
Total net pension liability		$ 11,190,176

The net pension liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2025 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension liability was based upon actual historical employer contributions to the plan from the census data submitted to the plan for pay periods ending in 2024.

For the year ended June 30, 2025, the Town recognized entity-wide pension expense of $881,980. The PEPP recognized an expense of $542,337. The LEPP recognized an expense of $339,643. At June 30, 2025, the Town reported entity-wide deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	PEPP	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 586,975	$ 10,898
Net difference between projected and actual earnings on pension plan investments	-	1,146,131
Changes in assumptions	-	-
Change in proportion	881,801	-
Contributions subsequent to the measurement date	769,969	-
	$ 2,238,745	$ 1,157,029

	LEPP	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 404,274	$ 53,511
Net difference between projected and actual earnings on pension plan investments	-	419,009
Changes in assumptions	166,994	1,563,491
Change in proportion	158,912	-
Contributions subsequent to the measurement date	351,666	-
	$ 1,081,846	$ 2,036,011

Deferred outflows of resources related to pensions resulting from Town contributions of $1,121,635 made subsequent to the measurement date will be recognized as a reduction of the net pension liability in the upcoming fiscal year.

Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ending June 30,	Net Deferred Outflows (Inflows) of Resources PEPP	LEPP
2026	$ 351,644	$ (720,731)
2027	865,005	(288,133)
2028	(615,258)	(193,178)
2029	(289,646)	(103,789)
	$ 311,745	$ (1,305,831)

Actuarial Assumptions

The total pension liability in the 2025 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

	PEPP	LEPP
Projected salary increases, includes inflation	2.50% to 6.50%	5.25% to 9.25%
Assumed inflation rate	2.25%	2.25%
Investment Rate of Return	6.80%	6.80%

PEPP mortality rates were based on the Pub-2010 General Employee Mortality Table, amount weighted, fully generational, projected with the MP-2020 Ultimate Scale.

LEPP mortality rates were based on the Pub-2010 Safety Employee Mortality Table, amount weighted, fully generational, projected with the MP-2020 Ultimate Scale.

Discount Rate

The discount rate used to measure the total pension liability was 6.8% for both the PEPP and LEPP. The projection of cash flows used to determine the discount rate assumed contributions from participating employers will be made based on the actuarially determined rates based on the Board's funding policy, which establishes the contractually required rates under Wyoming State Statutes. Based on those assumptions, the Systems' fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

Asset Class	Allocation	20 Year Arithmetic Expected Real Return
Cash	0.50%	0.40%
Gold	1.50%	0.90%
Fixed Income	20.00%	4.22%
Equity	51.50%	8.19%
Marketable Alternatives	16.00%	5.38%
Private Real Assets	10.50%	7.74%
Totals	100.00%	6.75%

Sensitivity of the proportionate share of the net pension liability to changes in the discount rate:

The following presents the proportionate share of the net pension liability calculated using the PEPP discount rate of 6.80% and the LEPP discount rate of 6.80%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	1% Decrease	Discount Rate	1% Increase
PEPP	5.80%	6.80%	7.80%
Proportionate share of net pension liability	$ 15,079,540	$ 9,052,491	$ 4,061,340
LEPP	5.80%	6.80%	7.80%
Proportionate share of net pension liability	4,484,229	2,137,685	219,162

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the separately issued Wyoming Retirement System financial report.

K. Committed contracts

At June 30, 2025, the Town had the following remaining commitments for uncompleted construction and equipment purchase contracts:

Fund/Project	Remaining Contract
START	
Two Coach Buses	1,760,000
Capital Projects	
Chip Seal, Patching, Overlay	841,928
Gregory Lane Complete Street	1,526,975
2014 SPET	
Gregory Lane Complete Street	877,419
2019 SPET	
Gregory Lane Complete Street	7,883,420
Water	
West Jackson Water Transmission Project	787,023
Gregory Lane Complete Street	2,848,319
Sewer	
Gregory Lane Complete Street	3,505,511

In 2008, the Town created a shared-appreciation mortgage program as a recruitment tool for key personnel. At June 30, 2025, the Town's commitments totaled $266,500.

L. Fund changes and fund balances

Amounts for specific purposes by fund and fund balance classifications for the year ended June 30, 2025, are as follows:

Classification/Fund	Purpose	Amount
Nonspendable		
General Fund	Prepaid items	$ 144,301
START Bus System	Prepaid items	297,855
5th Cent Capital Projects	Prepaid items	82,486
Restricted		
General Fund	Victim services	14,318
2010 SPET	Energy	39,204
2006 SPET	Sidewalks	17,727
2014 SPET	Pedestrian/Complete Streets	3,091,479
2016 SPET	Landslide mitigation	366,615
2019 SPET	Complete Streets/Stormwater	10,842,336
2022 SPET	Employee housing	542,238
Parking Exactions	Parking improvements	229,380
Parks Exactions	Park improvements	656,495
Affordable Housing	Housing options	1,470,340
Lodging Tax	Visitor impacts	594,916
Animal Care	Animal shelter	531,488
Assigned		
Employee Housing	Employee housing	3,238,521
Affordable Housing	Housing options	3,546,759
Parking Exactions	Parking management	1,607,025
5th Cent Capital Projects	Various improvements	8,568,024
START Bus System	Transit	3,931,063
General Fund	Subsequent year's budget	2,716,152
Unassigned		
General Fund		15,860,893
Total fund balances		$ 58,389,615

For the year ended June 30, 2025, the Town closed the following fund(s):
None

For the same period, the Town opened the following fund(s):
None

SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Public Employees' Pension Plan

	December 31, 2015	December 31, 2016	December 31, 2017	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022	December 31, 2023	December 31, 2024
Proportion of the net pension liability	0.2588%	0.2691%	0.2887%	0.2955%	0.3029%	0.3058%	0.3344%	0.3674%	0.4200%	0.4341%
Proportionate share of the net pension liability	6,028,352	5,749,223	6,580,771	8,997,981	7,118,565	6,646,010	5,098,714	10,040,865	9,535,088	9,052,491
Covered payroll	4,513,663	4,797,798	5,128,402	5,145,703	5,265,046	5,444,566	6,085,894	6,633,861	7,889,204	8,795,127
Proportionate share of the net pension liability as a percentage of its covered payroll	133.56%	135.59%	128.31%	174.88%	135.19%	122.07%	83.78%	151.36%	120.86%	102.93%
Plan fiduciary net position as a percentage of the total pension liability	73.40%	73.42%	76.35%	69.17%	76.83%	79.24%	86.03%	75.47%	80.19%	82.46%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Law Enforcement Pension Plan

	December 31, 2015	December 31, 2016	December 31, 2017	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022	December 31, 2023	December 31, 2024
Proportion of the net pension liability	1.1008%	1.1771%	1.2442%	1.3305%	1.3952%	1.2181%	1.3880%	1.5194%	1.5585%	1.5915%
Proportionate share of the net pension liability	826,914	929,485	1,070,529	3,220,730	1,202,683	829,769	3,949,304	5,175,817	2,105,293	2,137,685
Covered payroll	1,655,587	1,821,906	1,910,369	2,021,012	2,174,440	1,957,903	2,305,848	2,452,351	2,606,793	2,852,892
Proportionate share of the net pension liability as a percentage of its covered payroll	49.95%	48.77%	56.04%	159.36%	55.31%	42.38%	171.27%	211.06%	80.76%	74.93%
Plan fiduciary net position as a percentage of the total pension liability	87.49%	88.11%	87.99%	71.22%	89.05%	91.82%	75.62%	70.30%	86.90%	87.88%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

SCHEDULE OF CONTRIBUTIONS

Public Employees' Pension Plan
June 30, 2025

	Year Ended June 30, 2016	Year Ended June 30, 2017	Year Ended June 30, 2018	Year Ended June 30, 2019	Year Ended June 30, 2020	Year Ended June 30, 2021	Year Ended June 30, 2022	Year Ended June 30, 2023	Year Ended June 30, 2024	Year Ended June 30, 2025
Contractually required contribution	771,616	817,825	861,766	882,845	954,123	1,012,396	1,138,790	1,305,841	1,593,184	1,739,493
Contributions in relation to the contractually required contribution	771,616	817,825	861,766	882,845	954,123	1,012,396	1,138,790	1,305,841	1,593,184	1,739,493
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
Covered payroll	4,642,696	4,920,729	5,185,117	5,156,803	5,414,997	5,587,174	6,115,952	7,013,108	8,556,305	9,342,066
Contributions as a percentage of covered payroll	16.62%	16.62%	16.62%	17.12%	17.62%	18.12%	18.62%	18.62%	18.62%	18.62%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

SCHEDULE OF CONTRIBUTIONS

Law Enforcement Pension Plan
June 30, 2025

	Year Ended June 30, 2016	Year Ended June 30, 2017	Year Ended June 30, 2018	Year Ended June 30, 2019	Year Ended June 30, 2020	Year Ended June 30, 2021	Year Ended June 30, 2022	Year Ended June 30, 2023	Year Ended June 30, 2024	Year Ended June 30, 2025
Contractually required contribution	309,370	331,618	339,729	367,582	403,806	374,602	413,814	484,598	508,444	584,199
Contributions in relation to the contractually required contribution	309,370	331,618	339,729	367,582	403,806	374,602	413,814	484,598	508,444	584,199
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
Covered payroll	1,798,665	1,928,014	1,975,166	2,137,107	2,347,710	2,177,919	2,405,897	2,817,429	2,956,071	3,074,733
Contributions as a percentage of covered payroll	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	19.00%

Note: Amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

Combining Balance Sheet
Nonmajor Governmental Funds by Fund Type
June 30, 2025

	Special Revenue Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
ASSETS			
Cash and cash equivalents	$ 4,403,479	$ 1,543,322	$ 5,946,801
Investments	6,955,409	2,672,307	9,627,716
Due from other governmental units	280,306	-	280,306
Prepaid items	23,893	-	23,893
Deposits	41,650	-	41,650
Notes receivable - housing	266,500	-	266,500
Total assets	11,971,237	4,215,629	16,186,866
LIABILITIES AND FUND BALANCES			
Liabilities:			
Interfund payable - pooled cash	3,248	-	3,248
Accounts payable	23,054	158,366	181,420
Unearned revenue	70,011	-	70,011
Total liabilities	96,313	158,366	254,679
Fund balances:			
Restricted	3,482,619	4,057,263	7,539,882
Assigned	8,392,305	-	8,392,305
Total fund balances	11,874,924	4,057,263	15,932,187
Total liabilities and fund balances	$ 11,971,237	$ 4,215,629	$ 16,186,866

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances - Nonmajor Governmental Funds by Fund Type
Year Ended June 30, 2025

	Special Revenue Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
Revenues:			
Licenses and permits	$ 256,783	$ -	$ 256,783
Charges for services	2	-	2
Intergovernmental	2,683,347	-	2,683,347
Investment earnings	434,246	193,660	627,906
Other revenues	909,645	-	909,645
Total revenues	4,284,023	193,660	4,477,683
Expenditures:			
Current:			
General Government	298,425	-	298,425
Community development	736,808	-	736,808
Capital outlay	171,344	422,062	593,406
Debt service			
Principal	178,409	-	178,409
Interest	27,491	-	27,491
Total expenditures	1,412,477	422,062	1,834,539
Excess (deficiency) of revenues over expenditures	2,871,546	(228,402)	2,643,144
Other financing sources (uses)			
Transfers in	1,638,898	-	1,638,898
Transfers out	(1,412,376)	-	(1,412,376)
Leases issued	139,032	-	139,032
Total other financing sources (uses)	365,554	-	365,554
Net change in fund balances	3,237,100	(228,402)	3,008,698
Fund balance at beginning of year	8,637,824	4,285,665	12,923,489
Fund balance at end of year	$ 11,874,924	$ 4,057,263	$ 15,932,187

Combining Balance Sheet
Nonmajor Special Revenue Funds
June 30, 2025

	Employee Housing	Affordable Housing	Parking Exactions	Parks Exactions	Animal Care	Lodging Tax	Total
ASSETS							
Cash and cash equivalents	$ 1,071,737	$ 1,793,200	$ 656,716	$ 234,643	$ 534,736	$ 112,447	$ 4,403,479
Investments	1,926,819	3,223,899	1,180,676	421,852	-	202,163	6,955,409
Due from other governmental units	-	-	-	-	-	280,306	280,306
Prepaid items	23,893	-	-	-	-	-	23,893
Notes receivable - housing	266,500	-	-	-	-	-	266,500
Deposits	41,650	-	-	-	-	-	41,650
Total assets	3,330,599	$ 5,017,099	$ 1,837,392	$ 656,495	$ 534,736	$ 594,916	$ 11,971,237
LIABILITIES AND FUND BALANCES							
Liabilities:							
Interfund Payable - pooled cash	-	-	-	-	3,248	-	3,248
Accounts payable	22,067	-	987	-	-	-	23,054
Deposits payable	70,011	-	-	-	-	-	70,011
Total liabilities	92,078	-	987	-	3,248	-	96,313
Fund balances:							
Restricted	-	1,470,340	229,380	656,495	531,488	594,916	3,482,619
Assigned	3,238,521	3,546,759	1,607,025	-	-	-	8,392,305
Total fund balances	3,238,521	5,017,099	1,836,405	656,495	531,488	594,916	11,874,924
Total liabilities and fund balances	$ 3,330,599	$ 5,017,099	$ 1,837,392	$ 656,495	$ 534,736	$ 594,916	$ 11,971,237

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Special Revenue Funds
Year Ended June 30, 2025

	Employee Housing	Affordable Housing	Parking Exactions	Parks Exactions	Animal Care	Lodging Tax	Total
Revenues:							
Intergovernmental	$ -	$ 1,250,000	$ -	$ -	$ -	$ 1,433,347	$ 2,683,347
Licenses and permits	-	205,383	25,500	25,900	-	-	256,783
Charges for Service	-	-	2	-	-	-	2
Investment earnings	131,005	175,156	85,520	28,802	1,631	12,132	434,246
Other revenue:							
Other	783,675	-	-	-	125,970	-	909,645
Total revenues	914,680	1,630,539	111,022	54,702	127,601	1,445,479	4,284,023
Expenditures:							
Current:							
General government	298,425	-	-	-	-	-	298,425
Community development	-	638,898	97,910	-	-	-	736,808
Capital outlay	139,032	32,312	-	-	-	-	171,344
Debt service							
Principal	178,409	-	-	-	-	-	178,409
Interest	27,491	-	-	-	-	-	27,491
Total expenditures	643,357	671,210	97,910	-	-	-	1,412,477
Excess (deficiency) of revenues over expenditures	271,323	959,329	13,112	54,702	127,601	1,445,479	2,871,546
Other financing sources (uses):							
Transfers in	-	1,638,898	-	-	-	-	1,638,898
Transfers out	(115,185)	-	-	-	(166,549)	(1,130,642)	(1,412,376)
Leases issued	139,032	-	-	-	-	-	139,032
Total other financing sources (uses)	23,847	1,638,898	-	-	(166,549)	(1,130,642)	365,554
Net change in fund balance	295,170	2,598,227	13,112	54,702	(38,948)	314,837	3,237,100
Fund balance at beginning of year	2,943,351	2,418,872	1,823,293	601,793	570,436	280,079	8,637,824
Fund balance at end of year	$ 3,238,521	$ 5,017,099	$ 1,836,405	$ 656,495	$ 531,488	$ 594,916	$ 11,874,924

Employee Housing Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2025

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Investment earnings	$ 107,400	$ 107,400	$ 131,005	$ 23,605
Other revenues:				
Rental charges	752,712	796,015	783,675	(12,340)
Total revenues	860,112	903,415	914,680	11,265
Expenditures:				
General government:				
Contractual services	919,908	1,049,312	298,425	(750,887)
Capital Outlay:				
General government	-	-	139,032	139,032
Debt service:				
Principal	-	-	178,409	178,409
Interest	-	-	27,491	27,491
Total expenditures	919,908	1,049,312	643,357	(405,955)
Excess (deficiency) of revenues over expenditures	(59,796)	(145,897)	271,323	417,220
Other financing sources (uses):				
Transfers out	(134,687)	(134,687)	(115,185)	19,502
Leases issued	-	-	139,032	139,032
Total other financing sources (uses)	(134,687)	(134,687)	23,847	158,534
Net change in fund balance	(194,483)	(280,584)	295,170	575,754
Fund balance at beginning of year	2,943,351	2,943,351	2,943,351	-
Fund balance at end of year	$ 2,748,868	$ 2,662,767	$ 3,238,521	$ 575,754

Affordable Housing
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2025

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ -	$ -	$ 1,250,000	$ 1,250,000
Licenses and Permits:				
Workforce housing exactions	450,000	450,000	205,383	(244,617)
Investment earnings (loss)	96,100	96,100	175,156	79,056
Total revenues	546,100	546,100	1,630,539	1,084,439
Expenditures:				
Community development:				
Contracted Services	638,898	638,898	638,898	-
Capital outlay	1,000,000	1,032,313	32,312	(1,000,001)
Total expenditures	1,638,898	1,671,211	671,210	(1,000,001)
Excess (deficiency) of revenues over expenditures	(1,092,798)	(1,125,111)	959,329	2,084,440
Other financing sources (uses):				
Transfers in	1,638,898	1,638,898	1,638,898	-
Total other financing sources (uses)	1,638,898	1,638,898	1,638,898	-
Net change in fund balance	546,100	513,787	2,598,227	2,084,440
Fund balance at beginning of year	2,418,872	2,418,872	2,418,872	-
Fund balance at end of year	$ 2,964,972	$ 2,932,659	$ 5,017,099	$ 2,084,440

Parking Exactions Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2025

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Licenses and permits:				
Parking exactions	$ 17,000	$ 17,000	$ 25,500	$ 8,500
Encroachment fees	325,000	-	-	-
Charges for Service	-	4,500	2	(4,498)
Investment earnings	74,300	74,300	85,520	11,220
Total revenues	416,300	95,800	111,022	15,222
Expenditures:				
Community development:				
	5,500	189,000	97,910	(91,090)
Total expenditures	5,500	189,000	97,910	(91,090)
Excess (deficiency) of revenues over expenditures	410,800	(93,200)	13,112	106,312
Fund balance at beginning of year	1,823,293	1,823,293	1,823,293	-
Fund balance at end of year	$ 2,234,093	$ 1,730,093	$ 1,836,405	$ 106,312

Parks Exactions Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2025

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Licenses and permits:				
Subdivision exactions	$ 50,000	$ 50,000	$ 25,900	$ (24,100)
Investment earnings	26,200	26,200	28,802	2,602
Total revenues	76,200	76,200	54,702	(21,498)
Expenditures:				
Capital outlay	550,000	550,000	-	(550,000)
Total expenditures	550,000	550,000	-	(550,000)
Excess (deficiency) of revenues over expenditures	(473,800)	(473,800)	54,702	528,502
Fund balance at beginning of year	601,793	601,793	601,793	-
Fund balance at end of year	$ 127,993	$ 127,993	$ 656,495	$ 528,502

Animal Care Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2025

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Investment earnings	$ 200	$ 200	$ 1,631	$ 1,431
Other revenues:				
Donations and contributions	60,000	124,720	125,970	1,250
Total revenues	60,200	124,920	127,601	2,681
Expenditures:				
Public safety:				
Supplies	25,000	25,000	-	(25,000)
Total expenditures	25,000	25,000	-	(25,000)
Excess (deficiency) of revenues over expenditures	35,200	99,920	127,601	27,681
Other financing sources (uses):				
Transfers out	(100,000)	(166,549)	(166,549)	-
Total other financing sources (uses)	(100,000)	(166,549)	(166,549)	-
Net change in fund balance	(64,800)	(66,629)	(38,948)	27,681
Fund balance at beginning of year	570,436	570,436	570,436	-
Fund balance at end of year	$ 505,636	$ 503,807	$ 531,488	$ 27,681

Lodging Tax Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2025

	Budgeted Amounts			Variance with
	Orginal	Final	Actual	Final Budget
Revenues:				
Intergovernmental	$ 1,420,834	$ 1,420,834	$ 1,433,347	$ 12,513
Investment earnings	9,600	9,600	12,132	2,532
Total revenues	1,430,434	1,430,434	1,445,479	15,045
Expenditures:				
Recreation and culture:	-	-	-	-
Total expenditures	-	-	-	-
Excess (deficiency) of revenues over expenditures	1,430,434	1,430,434	1,445,479	15,045
Other financing sources (uses):				
Transfers out	(1,430,434)	(1,430,434)	(1,130,642)	299,792
Total other financing sources (uses)	(1,430,434)	(1,430,434)	(1,130,642)	299,792
Net change in fund balance	-	-	314,837	314,837
Fund balance at beginning of year	280,079	280,079	280,079	-
Fund balance at end of year	$ 280,079	$ 280,079	$ 594,916	$ 314,837

Combining Balance Sheet
Nonmajor Capital Projects Funds
June 30, 2025

	2006 SPET	2010 SPET	2014 SPET	2016 SPET	2022 SPET	Total
ASSETS						
Cash and cash equivalents	$ 17,727	$ 39,204	$ 1,161,074	$ 131,512	$ 193,805	$ 1,543,322
Investments	-	-	2,087,435	236,439	348,433	2,672,307
Total Assets	17,727	39,204	3,248,509	367,951	542,238	4,215,629
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts Payable	-	-	157,030	1,336	-	158,366
Total liabilities	-	-	157,030	1,336	-	158,366
Fund balances:						
Restricted	17,727	39,204	3,091,479	366,615	542,238	4,057,263
Total fund balances	17,727	39,204	3,091,479	366,615	542,238	4,057,263
Total liabilities and fund balances	$ 17,727	$ 39,204	$ 3,248,509	$ 367,951	$ 542,238	$ 4,215,629

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Capital Projects Funds
Year Ended June 30, 2025

	2006 SPET	2010 SPET	2014 SPET	2016 SPET	2022 SPET	Total
Revenues:						
Specific purpose excise tax	$ -	$ -	$ -	$ -	$ -	$ -
Investment earnings	-	5,769	151,119	16,547	20,225	193,660
Total revenues	-	5,769	151,119	16,547	20,225	193,660
Expenditures:						
Capital outlay:						
Infrastructure	-	94,948	325,778	1,336	-	422,062
Total expenditures	-	94,948	325,778	1,336	-	422,062
Net change in fund balances	-	(89,179)	(174,659)	15,211	20,225	(228,402)
Fund balance at beginning of year	17,727	128,383	3,266,138	351,404	522,013	4,285,665
Fund balance at end of year	$ 17,727	$ 39,204	$ 3,091,479	$ 366,615	$ 542,238	$ 4,057,263

Combining Statement of Net Position
Internal Service Funds
June 30, 2025

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
ASSETS					
Current assets:					
Cash and Cash Equivalents	$ 665,277	$ 1,287	$ 170,205	$ 97,719	$ 934,488
Investments	1,196,067	-	306,003	175,685	1,677,755
Accounts receivable (net)	169,391	-	-	-	169,391
Due from other governmental units	-	65,672	-	-	65,672
Materials and supplies	-	653,104	-	-	653,104
Prepaid Items	-	-	-	137,086	137,086
Total current assets	2,030,735	720,063	476,208	410,490	3,637,496
Noncurrent assets:					
Capital assets:					
Machinery & equipment	-	48,962	8,041,601	1,632,854	9,723,417
Right to Use, subscription asset	-	-	-	1,571,622	1,571,622
Total capital assets	-	48,962	8,041,601	3,204,476	11,295,039
Less accumulated depreciation/amortization	-	(19,008)	(4,125,031)	(1,461,613)	(5,605,652)
Total capital assets (net)	-	29,954	3,916,570	1,742,863	5,689,387
Total noncurrent assets	-	29,954	3,916,570	1,742,863	5,689,387
TOTAL ASSETS	2,030,735	750,017	4,392,778	2,153,353	9,326,883
DEFERRED OUTFLOW OF RESOURCES					
Deferred outflows related to pensions	-	130,071	-	-	130,071
LIABILITIES					
Current liabilities:					
Interfund Payable - pooled cash	-	734,178	-	-	734,178
Accounts payable	765,384	58,918	-	24,593	848,895
Accrued wages payable	-	22,488	-	-	22,488
Subscription liability - current	-	-	-	352,924	352,924
Total current liabilities	765,384	815,584	-	377,517	1,958,485
Noncurrent liabilities:					
Subscription liability - net of current portion	-	-	-	607,611	607,611
Net pension liability	-	525,950	-	-	525,950
Total noncurrent liabilities	-	525,950	-	607,611	1,133,561
TOTAL LIABILITIES	765,384	1,341,534	-	985,128	3,092,046
DEFERRED INFLOW OF RESOURCES					
Deferred outflows related to pensions	-	67,223	-	-	67,223
NET POSITION					
Net investment in capital assets	-	29,954	3,916,570	782,328	4,728,852
Unrestricted	1,265,351	(558,623)	476,208	385,897	1,568,833
TOTAL NET POSITION	$ 1,265,351	$ (528,669)	$ 4,392,778	$ 1,168,225	$ 6,297,685

Combining Statement of Revenues, Expenses and Changes in Net Position - Internal Service Funds
Year Ended June 30, 2025

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
Operating revenues:					
Internal customers	$ 2,950,988	$ 1,861,406	$ 799,400	$ 1,498,171	$ 7,109,965
External customers	-	509,195	-	-	509,195
Total operating revenues	2,950,988	2,370,601	799,400	1,498,171	7,619,160
Operating expenses:					
Operations and maintenance	4,136,307	2,505,574	5,503	985,457	7,632,841
Depreciation and amortization	-	4,896	526,069	487,700	1,018,665
Total operating expenses	4,136,307	2,510,470	531,572	1,473,157	8,651,506
Operating income (loss)	(1,185,319)	(139,869)	267,828	25,014	(1,032,346)
Nonoperating revenues (expenses):					
Interest revenue	94,663	-	27,784	19,850	142,297
Contributions and donations	-	-	56,500	-	56,500
Gain on disposal of property	-	-	22,000	-	22,000
Interest expense	-	-	-	(31,781)	(31,781)
Total nonoperating revenues (expenses)	94,663	-	106,284	(11,931)	189,016
Income (loss) before transfers	(1,090,656)	(139,869)	374,112	13,083	(843,330)
Other financing sources (uses):					
Transfers in	-	140,000	-	-	140,000
Transfers out	(118,545)	-	-	(201,067)	(319,612)
Change in net position	(1,209,201)	131	374,112	(187,984)	(1,022,942)
Net position at beginning of year	2,474,552	(528,800)	4,018,666	1,356,209	7,320,627
Net position at end of year	$ 1,265,351	$ (528,669)	$ 4,392,778	$ 1,168,225	$ 6,297,685

Combining Statement of Cash Flows
Internal Service Funds
Year Ended June 30, 2025

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
Cash flow from operating activities:					
Cash received from internal customers	$ 2,833,087	$ 1,861,406	$ 799,400	$ 1,498,171	$ 6,992,064
Cash received from external customers	-	524,153	-	-	524,153
Cash paid to suppliers for goods and services	(3,743,839)	(1,721,526)	(5,503)	(1,173,962)	(6,644,830)
Cash paid to employees	-	(802,746)	-	-	(802,746)
Net cash provided (used) by operating activities	(910,752)	(138,713)	793,897	324,209	68,641
Cash flow from noncapital financing activities:					
Transfers from other funds	-	140,000	-	-	140,000
Transfers to other funds	(118,545)	-	-	(201,067)	(319,612)
Net cash provided (used) by noncapital financing activities	(118,545)	140,000	-	(201,067)	(179,612)
Cash flows from capital and related financing activities:					
Acquisition of capital assets	-	-	(1,461,019)	-	(1,461,019)
Contributions and donations	-	-	56,500	-	56,500
Proceeds from the sale of capital assets	-	-	22,000	-	22,000
Principal payments on subscription liability	-	-	-	(449,748)	(449,748)
Interest paid on subscription liability	-	-	-	(507)	(507)
Net cash (used) by capital and related financing activities	-	-	(1,382,519)	(450,255)	(1,832,774)
Cash flows from investing activities					
Interest on investments	93,092	-	27,382	19,619	140,093
Sale of investments	682,342	-	306,300	169,823	1,158,465
Proceeds from sales and maturities of investments	(732,028)	-	(187,283)	(107,524)	(1,026,835)
Net cash provided by investing activities	43,406	-	146,399	81,918	271,723
Increase (decrease) in cash and cash equivalents	(985,891)	1,287	(442,223)	(245,195)	(1,672,022)
Cash and cash equivalents - July 1	1,651,168	-	612,428	342,914	2,606,510
Cash and cash equivalents - June 30	$ 665,277	$ 1,287	$ 170,205	$ 97,719	$ 934,488

continued

Combining Statement of Cash Flows
Internal Service Funds
Year Ended June 30, 2025 (continued)

	Employee Insurance	Fleet Management	Central Equipment	IT Services	Total
Reconciliation of operating income (loss) to net cash provided by operating activities:					
Operating income (loss)	(1,185,319)	(139,869)	267,828	25,014	(1,032,346)
Adjustments to Reconcile Net Income (Loss) to Net Cash Provided by Operating Activities:					
Depreciation and amortization expense	-	4,896	526,069	487,700	1,018,665
Pension Expense	-	40,502	-	-	40,502
Changes in assets and liabilities:					
Account receivable	(117,901)	-	-	-	(117,901)
Due from other governmental units	-	14,958	-	-	14,958
Materials and supplies	-	(25,213)	-	-	(25,213)
Prepaid items	65,405	-	-	(82,992)	(17,587)
Interfund payable - pooled cash	-	(18,036)	-	-	(18,036)
Accounts payable	327,063	(23,895)	-	(105,513)	197,655
Accrued wages payable	-	7,944	-	-	7,944
Net cash provided (used) by operating activities	$ (910,752)	$ (138,713)	$ 793,897	$ 324,209	$ 68,641
Noncash investing, capital, and financing activities:					
Increase (decrease) in fair value of investments	$ 1,571	$ -	$ 402	$ 231	2,204
Increase (decrease) in right to use - subscription asset	-	-	-	1,212,543	1,212,543
Increase (decrease) in subsciption liability	-	-	-	1,212,543	1,212,543

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2025

	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Original Budget	FY2025 Amended Budget	FY2025 Actual	Variance with Final Budget
Revenue and other sources - summary:								
Taxes	$ 10,021,262	$ 11,096,853	$ 11,566,156	$ 12,286,329	$ 12,380,117	$ 12,362,549	$ 12,680,177	$ 317,628
Licenses & Permits	1,417,597	1,812,270	1,636,675	2,033,967	1,534,843	1,534,843	1,894,183	359,340
Intergovernmental Revenue	17,133,228	14,838,069	15,330,617	16,334,740	16,309,445	16,665,645	16,850,247	184,602
Charges for Services	667,508	682,649	776,335	1,153,609	742,558	868,558	977,723	109,165
Fines & Forfeitures	332,799	368,412	466,907	362,841	310,000	310,000	521,385	211,385
Miscellaneous Revenue	267,057	164,718	859,490	1,569,423	1,218,377	1,229,764	1,419,669	189,905
Interfund Transfers	975,090	1,337,031	1,894,246	1,944,808	2,342,849	2,409,398	2,248,021	(161,377)
Total Revenues & Other Sources	30,814,541	30,300,002	32,530,426	35,685,717	34,838,189	35,380,757	36,591,405	1,210,648
Revenue and other sources - detail:								
Taxes								
Local option sales and use tax	9,446,627	10,179,620	10,505,372	11,147,256	11,195,765	11,195,765	11,368,001	172,236
Property tax	-	252,255	378,488	444,414	480,582	463,014	458,838	(4,176)
Motor vehicle fees	-	27,876	29,347	30,843	30,000	30,000	33,333	3,333
Franchise taxes								
Franchise tax - electric	177,895	207,605	193,464	192,268	192,268	192,268	198,219	5,951
Franchise tax - gas	62,886	39,945	92,865	96,364	96,364	96,364	101,910	5,546
Franchise tax - cable	122,892	125,239	131,871	126,828	128,000	128,000	117,732	(10,268)
Franchise tax - trash	187,095	223,141	210,080	232,220	215,000	215,000	377,429	162,429
Franchise tax - phone	22,503	37,164	20,652	11,763	38,000	38,000	22,341	(15,659)
Franchise tax - recycling	1,364	4,008	4,017	4,373	4,138	4,138	2,374	(1,764)
Licenses & Permits								
Business licenses	298,108	352,960	363,119	402,634	390,861	390,861	425,438	34,577
Transportation license	528	1,807	3,028	1,776	3,105	3,105	985	(2,120)
Special Event Permit	100	230	6,281	29,092	20,000	20,000	73,967	53,967
Vehicle license permit	6,287	8,249	7,154	4,391	7,361	7,361	7,193	(168)
Operator license permit	9,985	5,930	9,261	7,895	8,716	8,716	10,285	1,569
Liquor licenses	131,171	137,350	142,158	232,860	218,000	218,000	215,321	(2,679)
Contractor licenses	83,293	101,768	98,927	91,093	90,000	90,000	73,660	(16,340)
COQ license renewal	11,825	23,134	25,450	26,103	20,000	20,000	45,650	25,650
Building permits	645,408	780,989	586,994	787,860	400,000	400,000	531,063	131,063
Sign permits	5,055	5,761	5,310	8,277	4,000	4,000	7,533	3,533
Mechanical permits	22,487	33,260	23,881	20,365	17,000	17,000	17,376	376
Plumbing permits	39,838	49,970	25,828	27,742	17,000	17,000	48,053	31,053
Development permits/fees	79,553	14,470	48,816	46,813	30,000	30,000	55,296	25,296
Grading/erosion permits	4,350	5,454	2,380	2,924	3,000	3,000	1,917	(1,083)
Demo permits	1,100	1,400	900	2,300	1,000	1,000	777	(223)
Animal licenses	3,094	3,636	4,051	5,245	4,800	4,800	5,788	988
Rodeo contract fees	75,415	285,902	283,137	336,597	300,000	300,000	373,881	73,881

continued…

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2025 (continued)

	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Original Budget	FY2025 Amended Budget	FY2025 Actual	Variance with Final Budget
Intergovernmental Revenue								
Department of Justice Grant	-	2,428	2,365	-	-	-	-	-
State grant - tobacco compliance	2,550	3,825	5,440	7,990	5,100	5,100	5,185	85
State grant - alcohol compliance	5,525	6,375	6,375	5,100	5,100	5,100	5,100	-
State grant - EUDL	3,091	3,763	1,705	2,471	2,000	2,000	-	(2,000)
State grants - police	8,997	9,717	9,989	6,760	5,000	5,000	16,630	11,630
SLIB - Coronavirus Relief Funds	4,569,697	-	-	29,615	-	-	-	-
4% state sales tax	9,337,936	11,565,828	11,817,567	12,603,980	12,654,415	12,654,415	12,805,274	150,859
4% state use tax	1,006,343	913,084	1,032,546	1,032,901	1,052,318	1,052,318	1,111,075	58,757
Lodging tax	351,895	427,068	455,231	484,650	473,611	473,611	477,782	4,171
Gasoline tax	440,152	459,627	471,933	494,601	476,652	476,652	517,643	40,991
Cigarette tax	19,843	19,347	18,585	15,879	16,727	16,727	13,861	(2,866)
Severance tax	355,797	387,321	390,457	383,921	385,000	385,000	380,309	(4,691)
Federal mineral royalties	549,950	544,422	538,701	544,340	545,000	545,000	550,991	5,991
Lottery distribution	34,326	27,584	61,025	53,621	30,000	30,000	21,922	(8,078)
Skill Based Game distribution	-	-	-	10,358	-	-	14,998	14,998
Miscellaneous State Grants	-	-	-	49,133	-	356,200	305,100	(51,100)
County - split on joint departments	329,940	343,426	429,350	516,589	567,597	567,597	524,828	(42,769)
Victim witness grant	117,186	124,254	89,348	92,831	90,925	90,925	99,549	8,624
Charges for Services								
Special police services - airport	553,635	523,677	604,081	763,781	640,058	756,058	763,781	7,723
Special police services - SRO	65,000	65,000	65,000	65,000	-	-	-	-
Special police services - other	12,761	13,691	38,949	12,617	40,000	50,000	16,447	(33,553)
Alarm bond income	3,675	17,095	16,185	14,286	5,000	5,000	8,718	3,718
Public Safety Education	-	-	-	-	500	500	-	(500)
VIN inspections	13,495	13,740	13,900	15,960	14,000	14,000	15,492	1,492
Plan review fees	13,313	41,014	33,780	277,578	40,000	40,000	163,311	123,311
Cemetery fees	5,629	8,432	4,440	4,387	3,000	3,000	9,974	6,974
Fines & Forfeitures								
Parking tickets	216,089	222,755	265,455	255,760	210,000	210,000	396,195	186,195
Summons & complaints	116,710	145,657	201,452	107,081	100,000	100,000	124,976	24,976
Miscellaneous Revenue								
Interest and investment earnings (loss)	31,270	(179,959)	620,649	1,140,550	630,050	630,050	941,128	311,078
Animal shelter equipment rentals	6,506	13,015	9,143	10,986	8,500	8,500	11,124	2,624
DUI Impact Panel	2,775	3,415	2,765	2,240	2,900	2,900	2,116	(784)
Miscellaneous Reimbursement	9,396	13,551	18,437	14,439	8,000	19,387	19,126	(261)
Insurance reimbursement	-	-	-	-	-	-	-	-
Contributions & donations	1,000	-	-	-	-	-	3,248	3,248
South Park rental	4,112	24,444	38,033	41,673	42,696	42,696	42,700	4
Parking Garage rental	64,839	67,463	48,473	56,872	61,921	61,921	58,789	(3,132)
Snow King lease	77,430	112,966	96,196	137,647	195,482	195,482	159,504	(35,978)
Park & Mainteance lease	-	7,567	-	-	-	-	-	-
Vertical Harvest lease	24,115	36,649	31,195	33,922	33,252	33,252	33,922	670
155 E Pearl lease	-	-	-	126,747	129,279	129,279	131,928	2,649
Fairgrounds lease	29,236	29,862	18,879	20,245	29,797	29,797	11,587	(18,210)

continued…

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2025 (continued)

	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Original Budget	FY2025 Amended Budget	FY2025 Actual	Variance with Final Budget
Miscellaneous revenue	16,417	35,353	(24,473)	(16,380)	76,500	76,500	4,111	(72,389)
Cash over/(short)	(39)	392	193	482	-	-	386	386
Interfund Transfers								
Indirect cost allocations - Utilities	878,626	1,137,860	1,450,224	1,570,546	1,824,630	1,824,630	1,694,344	(130,286)
Indirect cost allocations - START Bus	80,307	96,406	114,345	134,087	164,987	164,987	153,398	(11,589)
SRF - Animal Care	16,157	28,801	58,713	61,392	100,000	166,549	166,549	-
Indirect cost allocations - Employee Housing	-	73,964	86,109	87,846	134,687	134,687	115,185	(19,502)
Internal Service - Employee Insurance	-	-	184,855	90,937	118,545	118,545	118,545	-
Total revenues and other sources	30,814,541	30,300,002	32,530,426	35,685,717	34,838,189	35,380,757	36,591,405	1,210,648
Expenditures and other uses - summary:								
General government	4,653,408	5,526,502	6,449,111	7,139,906	8,380,939	8,463,767	7,712,968	(750,799)
Public safety	7,005,691	8,494,839	9,498,218	11,297,442	12,251,799	13,067,586	12,540,452	(527,134)
Public works	2,019,427	2,622,883	3,071,114	3,259,105	3,875,617	3,857,226	3,592,064	(265,162)
Health & welfare	855,452	1,016,476	1,216,307	1,419,651	1,567,651	1,567,651	1,546,001	(21,650)
Community development	216,047	280,702	352,002	458,706	530,700	720,975	660,398	(60,577)
Recreation and culture	1,653,805	1,395,720	1,003,087	2,319,220	3,085,125	3,129,125	3,095,164	(33,961)
General unallocated	1,846,439	224,151	320,001	241,641	390,232	382,497	262,816	(119,681)
Transfers out and other uses	3,838,927	7,805,686	16,773,598	9,204,331	7,295,494	7,589,519	7,518,306	(71,213)
Total expenditures and other uses	22,089,196	27,366,959	38,683,438	35,340,002	37,377,557	38,778,346	36,928,169	(1,850,177)
Expenditures and other uses - divisions:								
General government								
Mayor & town council	364,625	354,173	385,956	411,364	439,193	457,878	456,591	(1,287)
Town attorney	293,208	465,633	610,517	709,512	829,144	829,144	730,806	(98,338)
Municipal judge	250,249	269,040	305,625	315,799	330,695	330,695	322,133	(8,562)
Administration	267,042	287,774	403,528	891,176	1,125,481	1,262,615	937,564	(325,051)
Personnel & town clerk	618,088	769,631	901,097	942,180	1,064,003	1,064,003	1,005,174	(58,829)
Finance	594,714	628,498	710,489	782,227	851,110	854,310	839,507	(14,803)
Information technology	570,088	766,739	911,188	1,056,336	1,190,632	1,190,632	1,172,519	(18,113)
Community Development	405,445	499,237	592,439	458,649	673,500	677,038	556,189	(120,849)
Planning	655,212	854,083	895,269	802,389	992,714	992,714	937,651	(55,063)
Town facilities	634,737	631,694	733,002	770,274	884,467	804,738	754,834	(49,904)
Public safety								
Police								
Police - administration	424,048	598,900	696,855	742,930	874,785	1,058,147	1,004,237	(53,910)
Police - investigation	383,118	535,941	583,103	716,505	985,336	1,017,900	944,461	(73,439)
Police - patrol	2,904,576	3,289,605	3,636,912	3,751,548	3,829,461	4,312,215	4,207,620	(104,595)
Police - community service	353,651	545,887	644,795	687,389	737,992	788,550	756,985	(31,565)
Police - special operations	11,146	14,923	13,917	15,191	26,450	26,450	14,559	(11,891)

continued…

Schedule of Revenues (Sources) and Expenditures (Uses)
General Fund
Year Ended June 30, 2025 (continued)

	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Original Budget	FY2025 Amended Budget	FY2025 Actual	Variance with Final Budget
Fire/EMS (county service)	1,620,890	2,033,998	1,820,776	3,153,873	3,336,868	3,336,868	3,336,868	-
Emergency Management (county service)	-	-	65,953	91,005	87,594	87,594	74,455	(13,139)
Dispatch (county service)	435,299	367,172	805,802	772,737	910,001	910,001	738,135	(171,866)
Victim services	257,005	355,737	345,592	397,570	447,616	447,616	436,699	(10,917)
Animal shelter/control	240,689	321,142	403,933	432,768	436,844	503,393	469,166	(34,227)
Building inspections	375,269	431,536	480,580	535,926	578,852	578,852	557,267	(21,585)
Public works								
Administration	309,555	333,692	397,729	438,645	659,943	659,943	577,546	(82,397)
Streets	1,283,878	1,682,637	1,889,596	2,023,602	2,336,645	2,304,337	2,139,354	(164,983)
Town engineer	395,832	562,756	719,484	754,256	826,787	845,204	834,946	(10,258)
Public works yard operations	30,162	43,797	64,305	42,602	52,242	47,742	40,218	(7,524)
Community health & human services								
Community health & human services	855,452	1,016,476	1,216,307	1,419,651	1,567,651	1,567,651	1,546,001	(21,650)
Community initiatives								
Community initiatives	216,047	280,702	352,002	458,706	530,700	720,975	660,398	(60,577)
Affordable Housing (county service)	4,977	-	-	-	-	-	-	-
Recreation and culture								
Parks & recreation (county service)	1,561,681	1,328,325	935,219	2,253,822	2,919,210	2,919,210	2,919,210	-
Pathways operations (county service)	78,941	41,544	46,796	51,839	129,456	129,456	119,933	(9,523)
Memorial park (cemetery)	13,183	25,851	21,072	13,559	36,459	80,459	56,021	(24,438)
General unallocated								
Town-wide services	1,846,439	224,151	320,001	241,641	390,232	382,497	262,816	(119,681)
Transfers out and other uses								
Transfers out	3,838,927	7,805,686	16,773,598	9,204,331	7,295,494	7,589,519	7,518,306	(71,213)
Total expenditures & other uses	$ 22,094,173	$ 27,366,959	$ 38,683,438	$ 35,340,002	$ 37,377,557	$ 38,778,346	$ 36,928,169	$ (1,850,177)
Revenue over/(under) expenditures	$ 8,720,368	$ 2,933,043	$ (6,153,012)	$ 345,715	$ (2,539,368)	$ (3,397,589)	$ (336,764)	$ 3,060,825

Statistical Section



TOWN OF JACKSON
WYOMING

Statistical Information

(unaudited)

The Statistical Section is included to provide financial statement users with additional historical perspective, context, and detail for them to use in evaluating the information contained within the financial statements, notes to the financial statements, and required supplementary information with the goal of providing the user a better understanding of the Town's economic condition.

Contents

Financial Trends
These schedules contain information to help the reader understand how the Town's financial performance and well-being have changed over time.

Revenue capacity
These schedules contain information to help the reader assess the Town's most significant local revenue sources.

Debt capacity
These schedules contain information to help the reader assess the affordability of the Town's current levels of outstanding debt and the Town's ability to issue additional debt in the future.

Demographic and economic information
These schedules offer demographic and economic indicators to help the reader understand the environment within which the Town's financial activities take place.

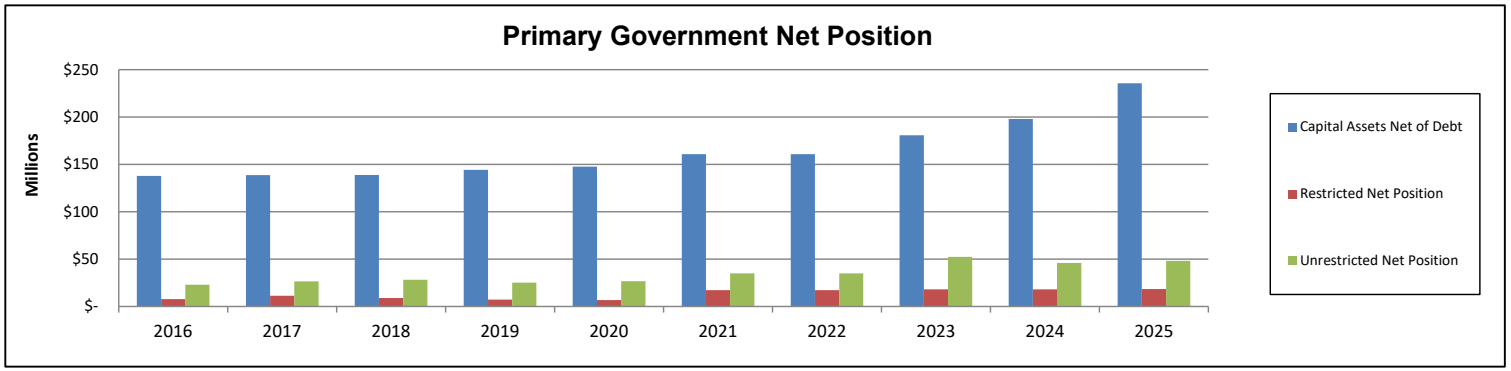
Operating information
These schedules contain service and infrastructure data to help the reader understand how the information in the Town's financial report relates to the services the Town provides and activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

Net Position by Component
Last Ten Fiscal Years

(accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental activities										
Net investment in capital assets	$ 106,023,911	$ 106,646,780	$ 105,795,420	$ 109,737,679	$ 113,181,522	$ 126,830,028	$ 123,558,471	$ 147,278,595	$ 165,064,537	$ 200,701,431
Restricted	7,789,841	11,316,514	8,916,903	7,273,639	6,740,555	17,181,407	26,238,326	18,054,440	17,981,418	18,396,536
Unrestricted	13,092,266	15,638,037	16,861,903	13,844,683	15,294,640	22,686,916	34,346,735	38,726,212	29,764,709	32,410,216
Total governmental net position	$ 126,906,018	$ 133,601,331	$ 131,574,226	$ 130,856,001	$ 135,216,717	$ 166,698,351	$ 184,143,532	$ 204,059,247	$ 212,810,664	$ 251,508,183
Business-type activities										
Net investment in capital assets	$ 31,865,621	$ 32,189,229	$ 33,156,018	$ 34,620,007	$ 34,460,583	$ 33,969,185	$ 33,432,536	$ 33,465,147	$ 32,976,854	$ 35,038,244
Unrestricted	9,856,281	10,796,082	11,325,149	11,285,398	11,343,980	12,186,286	13,120,147	13,542,349	16,094,682	15,689,775
Total business-type net position	$ 41,721,902	$ 42,985,311	$ 44,481,167	$ 45,905,405	$ 45,804,563	$ 46,155,471	$ 46,552,683	$ 47,007,496	$ 49,071,536	$ 50,728,019
Primary government										
Net investment in capital assets	$ 137,889,532	$ 138,836,009	$ 138,951,438	$ 144,357,686	$ 147,642,105	$ 160,799,213	$ 160,799,213	$ 180,743,742	$ 198,041,391	$ 235,739,675
Restricted	7,789,841	11,316,514	8,916,903	7,273,639	6,740,555	17,181,407	17,181,407	18,054,440	17,981,418	18,396,536
Unrestricted	22,948,547	26,434,119	28,187,052	25,130,081	26,638,620	34,873,202	34,873,202	52,268,561	45,859,391	48,099,991
Total primary government net position	$ 168,627,920	$ 176,586,642	$ 176,055,393	$ 176,761,406	$ 181,021,280	$ 212,853,822	$ 212,853,822	$ 251,066,743	$ 261,882,200	$ 302,236,202



Changes in Net Position
Last Ten Fiscal Years

(accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses										
Governmental activities:										
General government	$ 4,307,459	$ 5,053,033	$ 5,678,127	$ 5,056,561	$ 6,313,524	$ 6,679,176	$ 6,684,116	$ 7,109,167	$ 9,389,167	$ 10,267,589
Public safety	6,414,964	6,822,421	7,318,186	8,229,288	8,394,860	9,066,521	9,535,325	11,910,706	11,761,342	14,288,588
Public works	4,949,198	6,395,396	10,303,854	6,888,180	5,384,535	4,683,862	5,191,777	6,009,580	6,552,640	8,246,635
Transit	4,805,587	5,535,770	5,290,455	6,191,251	6,293,288	6,544,295	7,828,576	10,412,575	11,155,584	11,466,253
Health and welfare	508,912	563,412	686,098	706,878	801,509	948,974	1,025,496	1,231,374	1,430,018	1,557,154
Community development	248,337	1,385,406	199,559	1,625,530	677,156	839,521	835,500	1,490,139	3,071,972	1,453,314
Recreation and culture	1,839,978	2,217,404	2,457,190	2,537,041	3,853,282	2,602,832	2,691,991	2,191,905	10,789,932	4,887,174
Interest on long-term debt	6,187	4,703	4,463	4,223	3,981	3,738	30,268	54,993	76,076	87,825
Total governmental activities expenses	23,080,622	27,977,545	31,937,932	31,238,952	31,722,134	31,368,918	33,823,049	40,410,440	54,226,731	52,254,532
Business-type activities										
Water utility	2,036,913	1,740,216	1,621,429	1,757,922	2,130,666	1,985,319	1,971,891	2,151,531	2,333,184	2,608,453
Sewer utility	2,004,888	2,098,112	2,222,045	2,246,098	2,463,348	2,475,726	2,403,170	2,931,407	2,740,146	3,194,299
Total business-type activities expenses	4,041,801	3,838,328	3,843,474	4,004,020	4,594,014	4,461,045	4,375,061	5,082,938	5,073,330	5,802,752
Total primary government expenses	$ 27,122,423	$ 31,815,873	$ 35,781,406	$ 35,242,972	$ 36,316,148	$ 35,829,963	$ 38,198,110	$ 45,493,378	$ 59,300,061	$ 58,057,284
Program Revenues										
Governmental activities:										
Charges for services:										
General government	$ 819,309	$ 850,420	$ 899,062	$ 935,436	$ 962,103	$ 1,093,083	$ 1,320,302	$ 1,450,143	$2,044,155	$ 2,073,956
Public safety	1,301,381	1,422,288	1,514,805	1,647,139	1,427,811	1,726,332	1,936,713	1,897,349	2,132,295	2,000,704
Public works	20,000	15,600	26,200	86,420	110,434	64,839	45,481	69,786	74,183	455,100
Transit	729,631	740,128	795,204	838,815	823,409	582,323	619,036	710,323	1,304,200	1,423,642
Community development	222,456	442,182	59,292	268,168	353,656	909,303	917,818	1,357,220	1,116,646	230,883
Recreation and culture	200,032	176,205	152,469	227,461	295,506	311,514	573,020	508,343	540,832	603,181
Operating grants and contributions	3,013,339	2,862,202	2,824,371	3,494,454	5,022,541	9,652,418	3,700,869	6,316,912	7,234,630	7,524,661
Capital grants and contributions	7,686,547	4,910,191	1,848,629	1,135,374	3,305,984	17,450,768	1,180,351	8,222,615	9,918,294	41,001,272
Total governmental activities program revenues	13,992,695	11,419,216	8,120,032	8,633,267	12,301,444	31,790,580	10,293,590	20,532,691	24,365,235	55,313,399
Business-type activities:										
Charges for services:										
Water utility	2,301,436	2,507,036	2,440,803	2,439,415	2,399,877	2,542,150	2,619,287	2,931,767	2,869,303	3,680,229
Sewage utility	2,223,393	2,706,187	3,346,813	2,386,369	2,324,676	2,405,983	2,373,240	2,524,540	2,620,483	2,751,882
Operating grants and contributions	-	-	-	-	-	112,265	119,048	16,313	12,600	34,800
Capital grants and contributions	603,896	756,633	589,382	1,306,532	768,934	604,925	897,205	1,174,196	2,356,617	1,923,435
Total business-type activities program revenues	5,128,725	5,969,856	6,376,998	6,132,316	5,493,487	5,665,323	6,008,780	6,646,816	7,859,003	8,390,346
Total primary government program revenues	$ 19,121,420	$ 17,389,072	$ 14,497,030	$ 14,765,583	$ 17,794,931	$ 37,455,903	$ 16,302,370	$ 27,179,507	$ 32,224,238	$ 63,703,745

(continued)

Changes in Net Position
Last Ten Fiscal Years

(accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Net (expense)/revenue										
Governmental activities	$ (9,087,927)	$(16,558,329)	$(23,817,900)	$(22,605,685)	$(19,420,690)	$ 421,662	$(23,529,459)	$(19,877,749)	$(29,861,496)	$ 3,058,867
Business-type activities	1,086,924	2,131,528	2,533,524	2,128,296	899,473	1,204,278	1,633,719	1,563,878	2,785,673	2,587,594
Total primary government net expense	$ (8,001,003)	$(14,426,801)	$(21,284,376)	$(20,477,389)	$(18,521,217)	$ 1,625,940	$(21,895,740)	$(18,313,871)	$(27,075,823)	$ 5,646,461
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Local option sales taxes	$ 4,849,944	$ 5,405,087	$ 5,674,051	$ 6,034,163	$ 6,672,712	$ 7,317,316	$ 7,639,569	$ 10,179,620	$11,147,256	$ 11,368,001
Specific purpose excise taxes	5,469,635	263,388	3,500,000	6,000,000	2,760,205	1,705,957	9,887,529	6,185,931	3,404,553	-
Lodging tax	608,316	741,447	826,514	920,924	1,066,481	1,123,675	1,198,988	1,708,272	1,453,950	1,433,347
Franchise taxes	547,627	568,480	570,053	554,419	610,800	603,082	574,636	637,102	663,816	820,004
Property taxes	-	-	-	-	-	-	-	280,131	475,257	492,171
Unrestricted grants and contributions	7,800,311	8,250,135	8,609,190	9,179,321	9,953,969	10,724,659	11,074,738	14,260,640	16,189,973	16,657,781
Investment earnings (loss)	28,904	39,191	64,292	64,633	279,679	707,427	97,191	(353,778)	3,158,372	2,756,691
Other	1,725,023	255,439	215,577	1,221,827	138,043	334,362	175,874	547,514	567,246	459,167
Gain on sale of capital assets	-	-	72,308	44,168	(194,466)	60,380	(467,991)	-	5,400	22,000
Transfers	749,792	646,921	724,698	897,950	919,164	1,204,548	879,438	1,144,664	1,547,090	1,629,490
Total governmental activities	21,779,552	16,170,088	20,256,683	24,917,405	22,206,587	23,781,406	31,059,972	34,590,096	38,612,913	35,638,652
Business-type activities										
Investment earnings (loss)	16,978	12,219	22,313	24,831	107,943	204,233	24,108	(91,843)	825,457	698,379
Proceeds from disp of capital assets	45,000	-	7,986	5,000	(300,675)	-	1,961	-	-	-
Transfers	(979,264)	(749,792)	(724,698)	(897,950)	(919,164)	(1,204,548)	(879,438)	(1,144,664)	(1,547,090)	(1,629,490)
Total business-type activities	(917,286)	(737,573)	(694,399)	(868,119)	(1,111,896)	(1,000,315)	(853,369)	(1,236,507)	(721,633)	(931,111)
Total primary government	$ 20,862,266	$ 15,432,515	$ 19,562,284	$ 24,049,286	$ 21,094,691	$ 22,781,091	$ 30,206,603	$ 33,353,589	$ 37,891,280	$ 34,707,541
Changes in Net Position										
Governmental activities	$ 12,691,625	$ (388,241)	$ (3,561,217)	$ 2,311,720	$ 2,785,897	$ 24,203,068	$ 7,530,513	$ 14,712,347	$ 8,751,417	$ 38,697,519
Business-type activities	169,638	1,393,955	1,839,125	1,260,177	(212,423)	203,963	780,350	327,371	2,064,040	1,656,483
Total primary government	$ 12,861,263	$ 1,005,714	$ (1,722,092)	$ 3,571,897	$ 2,573,474	$ 24,407,031	$ 8,310,863	$ 15,039,718	$ 10,815,457	$ 40,354,002

Fund Balances of Governmental Funds
Last Ten Fiscal Years

(modified accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Fund										
Nonspendable	$ 1,098	$ -	$ 13,016	$ 1,803	$ 610	$ 4,171	$ 56,195	$ 4,537	$ 2,508	$ 144,301
Restricted	13,942	12,866	10,015	7,722	14,966	12,991	12,949	13,732	12,745	14,318
Assigned	791,534	776,179	-	-	4,813,042	4,813,042	8,313,914	4,035,491	2,539,368	2,716,152
Unassigned	6,677,726	6,861,845	8,306,685	8,673,764	7,330,238	13,190,266	16,496,667	14,672,953	16,517,807	15,860,893
Total general fund	$ 7,484,300	$ 7,650,890	$ 8,329,716	$ 8,683,289	$ 12,158,856	$ 18,020,470	$ 24,879,725	$ 18,726,713	$ 19,072,428	$ 18,735,664
All other governmental funds										
Nonspendable	$ -	$ -	$ 312,453	$ 32,850	$ 47,708	$ -	$ 143,568	$ 9,714	$ 66,130	$ 380,341
Restricted	7,775,899	11,303,648	8,906,888	7,265,917	6,725,589	17,168,416	26,225,377	18,040,708	17,968,673	18,382,218
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	5,855,660	9,403,694	11,365,255	8,103,836	7,542,458	9,156,019	13,383,266	24,271,284	15,477,447	20,891,392
Unassigned	-	-	-	-	-	-	-	-	-	-
Total all other governmental funds	$ 13,631,559	$ 20,707,342	$ 20,584,596	$ 15,402,603	$ 14,315,755	$ 26,324,435	$ 39,752,211	$ 42,321,706	$ 33,512,250	$ 39,653,951

Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years

(modified accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues										
General Taxes	$ 10,570,617	$ 13,509,506	$ 11,110,198	$ 8,782,398	$ 10,750,030	$ 19,300,721	$ 18,985,845	$ 21,004,541	$ 15,690,882	$ 12,680,177
Licenses and permits	1,264,994	1,607,645	1,240,704	1,647,948	1,580,191	2,455,825	2,865,788	3,087,270	3,178,892	2,150,966
Intergovernmental	14,998,295	14,214,075	13,958,627	14,563,184	16,205,670	25,274,977	18,740,844	27,957,338	33,975,709	26,589,919
Loan proceeds	-	-	-	-	-	-	-	-	-	-
Charges for services	1,323,258	1,344,767	1,431,265	1,461,559	1,476,592	1,249,832	1,301,686	1,486,659	2,457,810	2,759,067
Fines and forfeitures	417,750	399,860	442,861	476,375	332,750	332,799	368,412	466,907	362,841	521,385
Investment earnings (loss)	53,332	57,303	255,877	628,905	643,732	93,026	(326,370)	1,701,929	2,913,561	2,614,394
Contributions and donations	929,248	16,390	14,515	11,624	15,190	2,877	85,519	-	-	-
Other revenues	983,549	1,777,551	982,044	1,508,337	1,901,975	2,170,342	1,211,412	2,475,725	2,041,269	2,587,052
Total revenues	30,541,043	32,927,097	29,436,091	29,080,330	32,906,130	50,880,399	43,233,136	58,180,369	60,620,964	49,902,960
Expenditures										
General government	3,632,019	3,987,214	4,974,937	10,944,585	6,508,680	(4,960,967)	7,712,212	8,743,577	19,403,180	12,079,074
Public Safety	6,380,206	6,286,411	6,642,881	7,501,987	7,567,533	7,017,455	8,495,559	9,753,290	11,297,442	12,540,452
Public Works	2,353,946	3,536,686	8,624,864	1,284,270	2,464,442	2,019,428	2,624,006	3,075,623	3,259,105	3,592,064
Transit	3,344,042	3,921,002	3,784,604	4,502,359	4,878,614	4,632,674	6,164,585	8,417,491	8,621,283	8,651,379
Health and welfare	505,165	556,095	675,838	699,172	792,600	855,452	1,016,476	1,216,307	1,419,651	1,546,001
Community development	246,693	2,474,831	439,691	586,900	528,250	815,358	826,883	790,192	1,058,457	1,397,206
Culture and recreation	1,609,805	1,668,173	1,531,158	976,381	1,682,484	1,653,806	1,751,776	1,552,604	2,866,521	3,095,164
Other	107,825	192,277	234,676	185,219	197,558	1,793,886	171,598	267,449	189,089	210,264
Capital outlay	7,231,748	3,909,932	2,687,974	7,821,069	7,307,746	19,359,896	1,865,677	29,981,614	22,621,812	2,546,166
Debt service										
Principal	47,552	47,790	48,029	48,269	48,510	48,748	103,869	208,043	265,507	332,344
Interest	5,000	4,762	4,523	4,283	4,042	3,799	30,268	53,800	55,602	56,044
Total all other governmental funds	25,464,001	26,585,173	29,649,175	34,554,494	31,980,459	33,239,535	30,762,909	64,059,990	71,057,649	46,046,158
Excess (deficiency) of revenues over (under) expenditures	5,077,042	6,341,924	(213,084)	(5,474,164)	925,671	17,640,864	12,470,227	(5,879,621)	(10,436,685)	3,856,802
Other financing sources (uses)										
Transfers in	5,287,131	5,749,001	6,013,896	7,525,238	9,536,485	4,887,523	9,459,975	21,233,412	12,564,858	10,958,036
Transfers out	(4,742,533)	(4,851,051)	(5,244,732)	(6,884,494)	(8,081,937)	(4,658,085)	(8,390,311)	(19,637,523)	(11,001,300)	(9,148,934)
Sale of capital assets	-	2,500	-	5,000	8,500	-	-	-	-	-
Leases issued	-	-	-	-	-	-	362,593	700,215	409,386	139,032
Total other financing sources (uses)	544,598	900,450	769,164	645,744	1,463,048	229,438	1,069,664	1,595,889	1,972,944	1,948,134
Net change in fund balances	$ 5,621,640	$ 7,242,374	$ 556,080	$ (4,828,420)	$ 2,388,719	$ 17,870,302	$ 13,539,891	$ (4,283,732)	$ (8,463,741)	$ 5,804,936
Debt service as % of noncapital expenditures	0.3%	0.2%	0.2%	0.2%	0.2%	0.4%	0.5%	0.8%	0.7%	0.9%

Tax Revenues by Source
Last Ten Fiscal Years

(modified accrual basis of accounting)

Year	1% Local Sales and Use Tax (1)	Franchise Tax (2)	Specific Purpose Excise Tax (3)	Lodging Tax (4)	Property Tax (5)	Total	Unrealized Property Tax Revenue (6)
2016	$ 5,769,899	$ 570,052	$ 3,500,000	$ 826,514	$ -	$ 10,666,465	$ 2,087,687
2017	6,097,721	554,419	6,000,000	920,924	-	13,573,064	2,383,448
2018	6,915,160	610,800	2,760,205	1,066,481	-	11,352,646	2,951,058
2019	7,080,347	584,271	-	1,128,200	-	8,792,818	3,576,586
2020	7,080,347	603,082	1,273,916	1,123,675	-	10,081,020	3,831,171
2021	9,446,627	574,635	11,045,364	1,198,988	-	22,265,614	4,076,692
2022	10,179,620	637,102	6,180,720	1,708,272	280,131	18,985,845	5,882,144
2023	10,505,372	652,949	7,617,460	1,820,925	407,835	21,004,541	6,825,885
2024	11,147,256	663,816	3,404,553	1,453,950	475,257	17,144,832	6,880,458
2025	11,368,001	820,005	-	1,433,347	492,171	14,113,524	6,374,376
Change 2016-2025	97.0%	43.8%	-100.0%	73.4%	---	32.3%	205.3%

Notes: (1) The local option sales and use tax is divided between the General and Capital Projects funds.
(2) Franchise fees are approxiamtely 5% of gross revenues for gas, electric, cable, telephone, cell phone towers and trash collection.
(3) Specific Purpose Excise Taxes are restricted to specific voter approved projects.
(4) The lodging tax consists of 10% general use revenue and 30% visitor impact revenue.
(5) The Town began assessing 0.5 mills in FY2021. Based on timing of collections, intital revenues were recoginized in FY2022.
(6) The property tax revenue that could be raised by levying remaining 7.5 mills on the town's assessed valuation.

Source: Administration and Finance

Unrestricted State Intergovernmental Revenues
Last Ten Fiscal Years

(modified accrual basis of accounting)

Year	4% Sales & Use Tax (1)	Gasoline Tax (2)	Cigarette Tax (3)	Severance Tax (4)	Mineral Royalties	Backfill, Over-the-cap etc.	Total
2016	$ 7,043,609	$ 479,966	$ 39,979	$ 357,356	$ 508,641	$1,000,255	$ 9,429,806
2017	7,456,089	461,841	36,572	357,244	517,079	381,329	9,210,154
2018	8,287,032	462,917	24,933	356,615	519,831	296,990	9,948,318
2019	8,638,613	487,356	23,563	356,362	543,460	266,634	10,315,988
2020	8,638,613	487,356	23,563	356,362	543,460	697,011	10,746,365
2021	10,344,279	440,152	19,843	355,797	549,950	1,000,255	12,710,276
2022	12,478,912	459,627	19,347	387,321	544,422	313,370	14,202,999
2023	12,850,113	471,933	18,585	390,457	538,701	332,861	14,602,650
2024	13,636,881	494,601	15,879	383,921	544,340	404,782	15,480,404
2025	13,916,349	517,643	13,861	380,309	550,991	362,257	15,741,410
Change 2016-2025	97.6%	7.8%	-65.3%	6.4%	8.3%	-63.8%	66.9%

Notes: (1) As of June 30, 2004, the 4% state sales and use tax is distributed 69% to the state and 31% to cities, towns and counties. Of the 31%, 1% is distributed proportionately based on population and 30% is distributed proportionately based on the sales tax collected in each county.

(2) The gasoline tax is distributed 57.5% to the state, 13.5% and 14% to counties, and 15% to cities and towns. City and town distributions are based 75% on proportionate sales in cities and towns and 25% on proportionate populations for the same.

(3) The cigarette tax is distributed 33 1/3% to incorporated cities, towns, and counties proportionately to sales derived in each. The remaining 66 2/3% is distributed 38 1/4% to the state's general fund and the remaining 61 3/4% is distributed in the preceding manner.

(4) The severance tax distribution to cities and towns is 9.25% of the total in the state severance tax distribution tax account (up to $155,000,000) in proportion to population.

Source: Administration and Finance

Direct and Overlapping Governmental Activities Debt
As of June 30, 2025

(Unaudited)

Teton County assessed valuation	3,790,660,268
Town of Jackson assessed valuation	858,318,379
Town of Jackson percent of total	22.6%

Direct and overlapping debt governmental activity debt	Total Debt 6/30/2025 (1)	Percent Applicable	Town's Share of Debt 6/30/2025 (2)
Teton County	$ 2,243,915	22.6%	$ 508,089
Town of Jackson	2,126,509	100.0%	2,126,509
Total direct and overlapping governmental activities debt	$ 4,370,424		$ 2,634,598

Ratio to assessed valuations	
Direct debt	0.25%
Total direct and overlapping debt	0.31%

Notes: (1) Excludes enterprise revenue debt and specific purpose excise tax supported debt.

(2) Overlapping governments are those that coincide, at least in part, with geographic boundaries of the town. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the town. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire burden borne by residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, therefore responsible for repaying the debt, of each overlapping government.

Source: Administration and Finance
Teton County

Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

(modified accrual basis of accounting)

	Governmental Activities				Business-Type Activities					
Year	General Obligation Bonds	Notes Payable	Subscription Liability	Lease Liability	Sewage Notes	Water Notes	Lease Liability	Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
2016	-	952,448	-	-	-	1,317,919	-	$ 2,270,367	0.05%	$ 216
2017	-	904,658	-	-	-	1,262,420	-	2,167,078	0.05%	206
2018	-	856,629	-	-	-	1,204,703	-	2,061,332	0.04%	196
2019	-	808,360	-	-	-	1,144,675	-	1,953,035	0.04%	187
2020	-	759,850	-	-	-	1,082,248	-	1,842,098	0.03%	174
2021	-	711,102	-	-	-	939,532	-	1,650,634	0.02%	153
2022	-	662,105	-	307,782	-	910,143	67,537	1,947,567	0.02%	180
2023	-	612,863	278,519	849,256	-	879,579	46,068	2,666,285	0.03%	249
2024	-	563,375	166,466	886,188	-	847,792	34,950	2,498,771	0.02%	235
2025	-	513,640	960,535	652,334	-	814,734	23,570	2,964,813	0.03%	278

Notes: (1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

Source: Administration and Finance

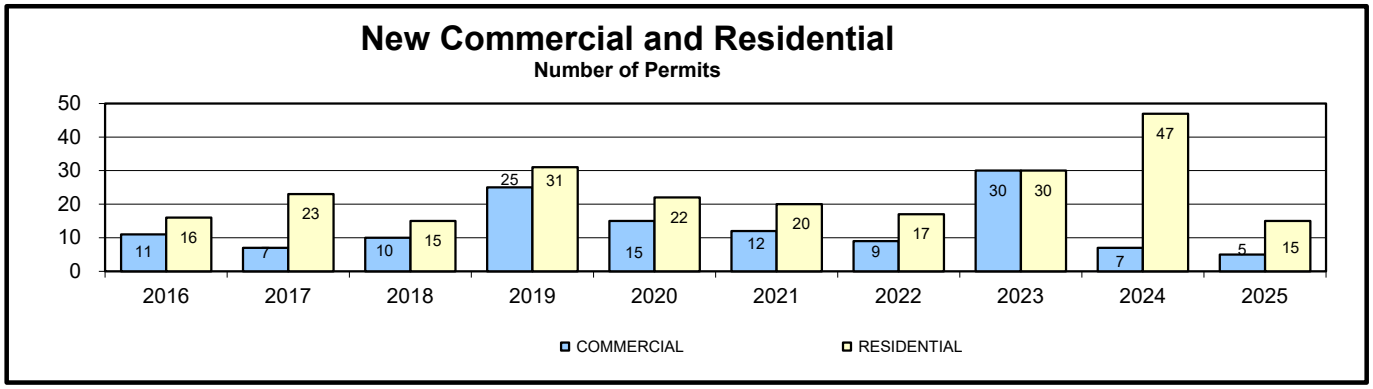
Legal Debt Margin Information
Last Ten Fiscal Years
(Unaudited)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Assessed market value	$ 254,621,491	$ 292,233,508	$ 363,311,972	$ 441,609,935	$ 473,008,636	$ 503,793,468	$ 762,827,959	$ 896,178,816	$ 911,626,584	$ 850,560,151
Total debt	$ 2,270,367	$ 2,167,078	$ 2,061,332	$ 1,953,035	$ 1,842,098	$ 1,650,634	$ 1,572,248	$ 1,492,442	$ 1,411,167	$ 1,328,374
Deductions:										
Debt -										
Notes payable	2,270,367	2,167,078	2,061,332	1,953,035	1,842,098	1,650,634	1,572,248	1,492,442	1,411,167	1,328,374
Revenue bonds	-	-	-	-	-	-	-	-	-	-
Debt service funds:										
Cash, securities, and restricted cash	-	-	-	-	-	-	-	-	-	-
Less amount applicable to excluded bonds	-	-	-	-	-	-	-	-	-	-
Total net debt applicable to debt limit	$ 2,270,367	$ 2,167,078	$ 2,061,332	$ 1,953,035	$ 1,842,098	$ 1,650,634	$ 1,572,248	$ 1,492,442	$ 1,411,167	$ 1,328,374
Debt limit is 4% of assessed value	$ 10,184,860	$ 11,689,340	$ 14,532,479	$ 17,664,397	$ 18,920,345	$ 20,151,739	$ 30,513,118	$ 35,847,153	$ 36,465,063	$ 34,022,406
Legal Debt Margin	$ 7,914,493	$ 9,522,262	$ 12,471,147	$ 15,711,362	$ 17,078,247	$ 18,501,105	$ 28,940,870	$ 34,354,711	$ 35,053,896	$ 32,694,032
Total net debt applicable to limit as a percentage of debt limit	22.3%	18.5%	14.2%	11.1%	9.7%	8.2%	5.2%	4.2%	3.9%	3.9%

Construction and Bank Deposits
Last Ten Years

(Unaudited)

Year	BUILDING PERMITS				Bank Deposits	
	New Commercial	New Residential	All Other	Total	Total	Percent Change
2016	11	16	86	113	1,786,820,000	22.3%
2017	7	23	86	116	2,019,822,000	13.0%
2018	10	15	76	101	2,206,469,000	9.2%
2019	25	31	76	132	2,212,607,000	0.3%
2020	15	22	80	117	2,719,327,000	22.9%
2021	12	20	158	190	3,813,011,000	40.2%
2022	9	17	84	110	4,021,496,000	5.5%
2023	30	30	46	106	3,059,062,000	-23.9%
2024	7	47	60	114	2,669,432,000	-12.7%
2025	5	15	59	79	2,607,798,000	-2.3%

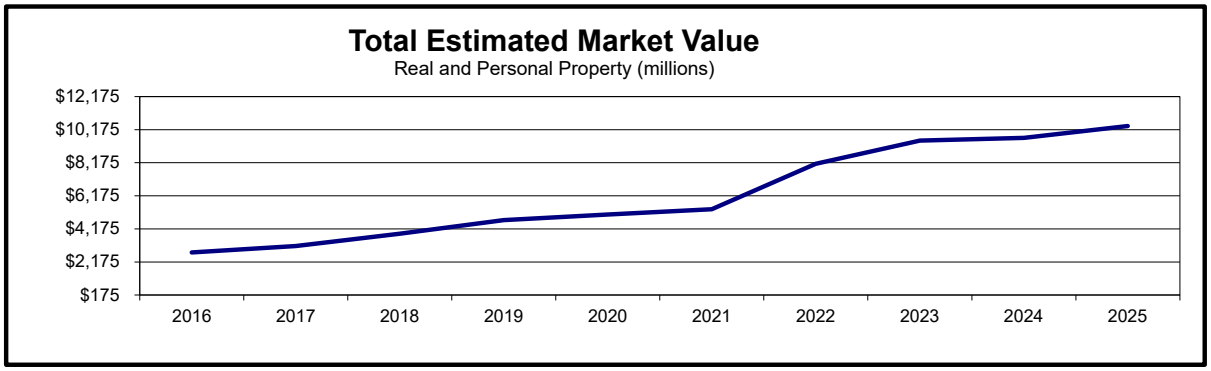


Source: Building Official, FDIC

Tax Capacity and Estimated Market Value of all Taxable Property
Last Ten Fiscal Years

(Unaudited)

Year	Real Property Assessed Value	Real Property Estimated Market Value	Personal Property Assessed Value	Personal Property Estimated Market Value	Total Assessed Value	Total Estimated Market Value	% of Market Value
2016	$ 254,621,491	$ 2,680,226,221	$ 6,339,396	$ 66,730,484	$ 260,960,887	$ 2,746,956,705	9.5%
2017	292,233,508	3,076,142,189	5,697,489	59,973,568	297,930,997	3,136,115,757	9.5%
2018	363,311,972	3,824,336,547	5,570,314	58,634,884	368,882,286	3,882,971,431	9.5%
2019	441,609,935	4,648,525,632	5,463,374	57,509,200	447,073,309	4,706,034,832	9.5%
2020	473,008,636	4,979,038,274	5,887,795	61,976,789	478,896,431	5,041,015,063	9.5%
2021	503,793,468	5,303,089,137	5,793,048	60,979,453	509,586,516	5,364,068,590	9.5%
2022	762,827,959	8,029,767,989	7,456,410	78,488,526	770,284,369	8,108,256,515	9.5%
2023	896,178,816	9,433,461,221	8,036,153	84,591,084	904,214,969	9,518,052,305	9.5%
2024	911,626,584	9,596,069,305	7,837,734	82,502,463	919,464,318	9,678,571,768	9.5%
2025	850,560,151	10,311,422,859	7,758,228	81,665,558	858,318,379	10,393,088,417	8.3%



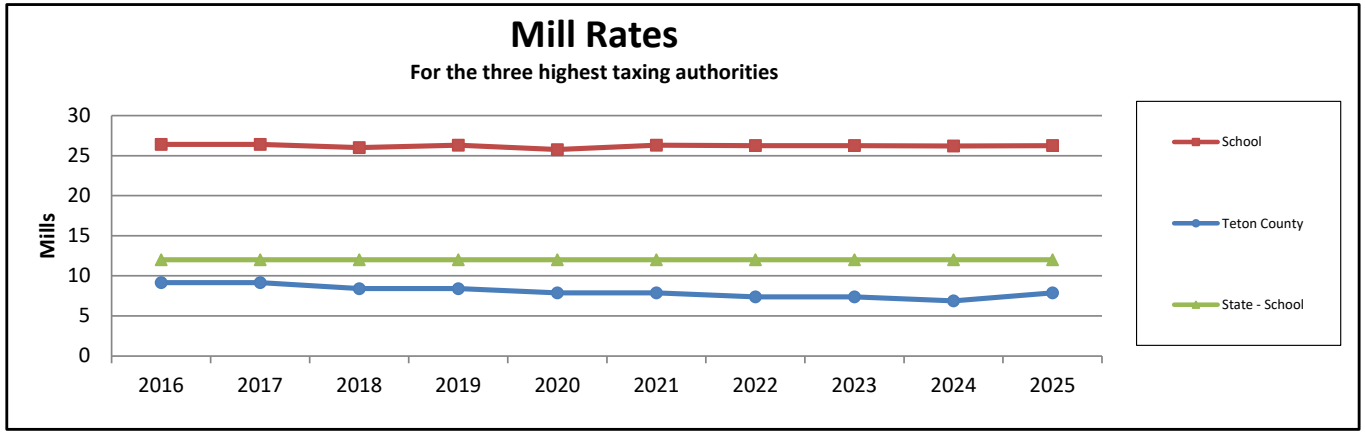
Note: (1) State statutes gives the Town authority to levy taxes up to 8 mills (.008) on assessed valuation.
(2) Effective 2025 tax assessment year, state statute allows for a 25% exemption on the first $1M of single family residences and improvements

Source: Teton County Assessor

Property Tax Rates - All Direct and Overlapping Governments
Last Ten Fiscal Years

(Unaudited)

	Mill Rates							
Year	Town	School District	Teton County	State - School	County School	Hospital	Other	Total
2016	0.00	26.40	9.15	12.00	6.00	3.00	1.90	58.450
2017	0.00	26.40	9.15	12.00	6.00	3.00	1.90	58.454
2018	0.00	26.00	8.40	12.00	6.00	3.00	1.85	57.254
2019	0.00	26.30	8.40	12.00	6.00	3.00	1.85	57.554
2020	0.00	25.75	7.88	12.00	6.00	3.00	1.85	56.479
2021	0.50	26.30	7.88	12.00	6.00	3.00	1.80	57.479
2022	0.50	26.25	7.38	12.00	6.00	3.00	1.35	56.479
2023	0.50	26.25	7.38	12.00	6.00	3.00	1.60	56.729
2024	0.50	26.20	6.88	12.00	6.00	3.00	1.52	56.099
2025	0.50	26.25	7.88	12.00	6.00	3.00	1.67	57.299



Notes: (1) State statutes gives the Town authority to levy taxes up to 8 mills (.008) on assessed valuation.

Source: Teton County Assessor

Taxable Sales by Major Business Class, Teton County
Last Ten Years

(Unaudited)

Category	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Ag., forestry, etc.	$ 409,200	$ 383,800	$ 389,800	$ 366,700	$ 309,200	$ 431,600	$ 383,800	$ 262,135	$ 83,400	$ 108,900
Mining	452,300	392,600	1,705,400	968,500	1,110,800	856,100	380,200	1,377,928	1,141,300	890,700
Utilities	37,227,500	39,389,600	40,618,700	42,633,300	43,625,100	59,969,200	46,211,200	51,589,730	50,666,400	82,157,000
Construction	27,366,900	31,836,500	32,260,200	25,004,500	24,962,500	8,466,800	34,367,000	42,607,467	35,447,400	39,911,000
Manufacturing	11,031,600	11,485,900	10,341,000	8,591,100	10,962,200	11,795,000	13,727,100	15,974,478	18,464,500	16,051,200
Wholesale trade	43,714,500	52,108,700	60,620,600	62,122,800	65,134,600	76,883,500	95,015,300	103,010,708	95,322,400	88,668,600
Retail trade	442,557,000	458,746,000	520,986,500	573,463,300	617,261,500	731,449,400	902,678,400	916,900,221	939,530,200	975,633,900
Transportation/warehouse	5,606,300	6,590,800	9,308,400	9,053,400	11,516,500	7,913,700	15,022,400	17,906,936	16,735,600	19,652,800
Information	24,145,500	21,657,600	19,100,000	19,543,100	20,524,800	17,097,800	19,959,400	17,835,875	14,907,200	16,756,900
Finance and insurance	519,900	409,400	831,200	755,300	845,900	664,100	274,900	408,045	240,200	216,900
Real estate, rental & lease	71,982,600	77,173,200	83,914,200	94,300,100	92,587,400	99,469,300	137,791,700	119,889,830	124,774,200	133,255,700
Professional & technical	12,068,800	11,412,700	11,676,400	11,880,800	10,040,700	12,784,300	15,474,600	14,237,638	17,054,500	19,283,000
Admin., support & waste	3,152,100	3,792,700	4,087,000	4,780,700	5,773,000	5,893,200	6,334,800	7,434,045	6,725,900	5,537,400
Educational services	219,000	147,700	190,000	160,600	141,100	193,800	272,200	375,090	287,500	246,600
Health and social assist	37,400	51,700	57,600	62,300	68,100	80,500	84,800	95,895	92,000	104,900
Arts, entertainment, & rec	8,034,900	8,691,500	9,956,700	10,770,200	11,167,200	10,661,300	14,676,800	11,527,656	12,463,900	12,138,300
Accommodations	478,702,300	507,754,400	568,346,900	590,100,200	569,051,000	546,221,800	800,853,700	787,667,054	861,593,200	916,270,100
Other services	29,798,500	30,930,500	33,544,000	35,680,100	33,618,700	34,700,000	40,907,700	41,312,001	39,027,000	41,936,800
Public administration	80,725,700	86,189,600	95,284,300	96,331,000	97,465,600	149,042,000	144,466,900	136,481,075	32,874,900	36,077,200
	$ 1,277,752,000	$ 1,349,144,900	$ 1,503,218,900	$ 1,586,568,000	$ 1,616,165,900	$ 1,774,573,400	$ 2,288,882,900	$ 2,286,893,807	$ 2,267,431,700	$ 2,404,897,900

Note: Sales are derived by dividing general purpose sales tax collections by the 1% local option sales tax rate in each industry classification.

Source: Wyoming Department of Revenue

Principal Employers
Current Year and Nine Years Ago
(Unaudited)

Employer	2025 Employees	Rank	Percentage of Total Employment	2015 Employees	Rank	Percentage of Total Employment
St. John's Hospital	850	1	3.78%	650	1	3.45%
Teton County School District	550	2	2.45%	498	2	2.64%
Teton County	374	3	1.66%	316	3	1.68%
Smith Food and Drug	185	4	0.82%	146	4	0.78%
Albertson's Food Center	160	5	0.71%	126	7	0.67%
Snow King Resort	150	6	0.67%	86	10	0.46%
Town of Jackson	161	7	0.72%	136	5	0.72%
Jackson Hole Airport	150	10	0.67%	88	N/A	0.47%
Town Square Inns	120	8	0.53%	128	6	0.68%
The Wort Hotel	110	9	0.49%	104	9	0.55%
	2,810		12.50%	2,278		12.10%

Source: Administration and Finance

Note: The data, produced by survey, varies by the respondent providing the information.
Teton County Average Monthly Employment 22,478
Wyoming Dept. of Workforce Services http://doe.state.wy.us/LMI

Demographic and Economic Statistics
Last Ten Years

(Unaudited)

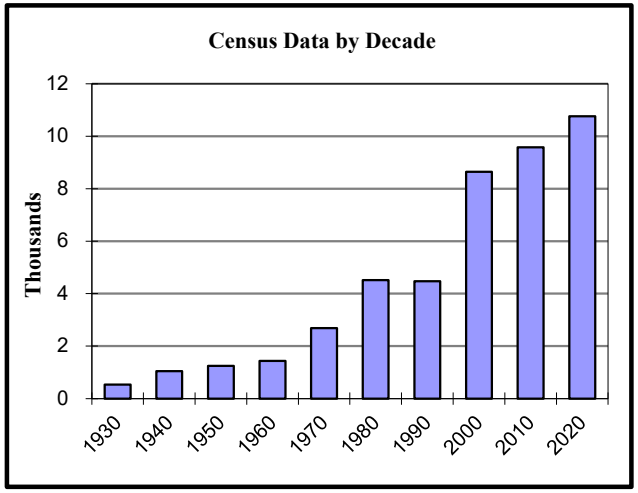
Year	Town of Jackson Population (1)	Teton County Unemploy-ment rate (2)	Teton County School Enrollment (3)	Teton County Personal Income (4) (thousands)	Teton County Per Capita Personal Income (5)	Education Level in Years of Formal Schooling	Teton County Median Age (1)
2016	10,523	2.6%	2,782	4,595,475	199,786	n/a	36
2017	10,529	2.2%	2,842	4,806,718	207,571	n/a	38
2018	10,532	2.4%	2,881	5,306,709	228,049	n/a	38
2019	10,429	2.3%	2,869	5,117,447	221,209	n/a	38
2020	10,559	9.4%	2,749	6,043,799	278,682	n/a	39
2021	10,760	3.9%	2,798	7,028,651	300,665	n/a	39
2022	10,849	2.2%	2,797	8,563,496	362,522	n/a	40
2023	10,698	1.7%	2,822	9,455,780	406,054	n/a	40
2024	10,639	1.7%	2,827	10,959,723	471,751	n/a	40
2025	10,680	2.3%	2,798	10,959,723 *	471,751 *	n/a	40

Sources: (1) US Census Bureau
(2) US Department of Labor - Bureau of Labor Statistics
(3) Wyoming Department of Education
(4) & (5) U. S. Department of Commerce - Bureau of Economic Analysis
* Bureau of Economic Analysis has not released 2025 income data, this data is set to release February 5, 2026
data can be found here https://www.bea.gov/data/income-saving/personal-income-county-metro-and-other-areas

Demographic Statistics
U.S. Census Data
(Unaudited)

Population Changes:

1930	533
1940	1,046
1950	1,244
1960	1,437
1970	2,688
1980	4,511
1990	4,472
2000	8,647
2010	9,577
2020	10,760



	2000		2010	
Age Characteristics:	Total	% Total	Total	% Total
Under 5 years	469	5%	624	7%
5-9 years	424	4%	469	5%
10-14 years	437	5%	390	4%
15-19 years	465	5%	384	4%
20-24 years	1,005	10%	969	10%
25-34 years	2,226	23%	2,602	27%
35-44 years	1,550	16%	1,584	17%
45-54 years	1,091	11%	1,197	12%
55-59 years	296	3%	441	5%
60-64 years	183	2%	327	3%
65-74 years	262	3%	339	4%
75-84 years	153	2%	161	2%
85 years and older	86	1%	90	1%
Total	8,647	100%	9,577	100%

Population Characteristic:	2000	% Total	2010	% Total	2020	% Total
Under 20	1,795	21%	1,867	19%	2,249	21%
20 and over	6,852	79%	7,710	81%	8,511	79%
	8,647	100%	9,577	100%	10,760	100%

Miscellaneous:	2000	2010	2020
Median Age:	30.8 years	31.9 years	32.6 years
Household size:	2.35 people	2.42 people	2.64 people
Number of households:	3,631 units	3,964 units	3,970 units

Source: U.S. Census Bureau

Full-time Equivalent Employees by Function/Program
Last Ten Fiscal Years
(Unaudited)

	Full-time Equivalent Employees as of June 30									
Function	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
General Government:										
Town Attorney	3.00	3.00	3.00	3.00	3.00	2.00	3.00	3.00	3.00	3.00
Municipal Judge	2.20	2.23	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Administration	1.00	1.00	1.00	1.00	3.00	1.00	1.00	1.00	3.00	3.00
Internal Services	3.50	3.50	3.56	3.56	4.06	3.80	4.80	4.80	4.80	4.80
Finance	4.30	4.33	3.99	3.99	3.99	4.00	4.00	4.00	4.00	4.00
External Affairs	-	-	-	-	-	2.00	3.00	4.00	2.00	2.00
Planning	5.00	5.25	5.25	5.25	4.25	4.00	4.00	4.00	5.00	5.00
Information Technology	3.60	3.60	3.60	3.60	3.60	3.60	5.70	5.70	6.00	6.00
Public Safety:										
Police	32.75	32.75	33.75	36.25	36.75	34.90	38.30	40.25	38.25	38.25
Building Inspection	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Victim Witness	2.50	2.50	2.50	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Animal Shelter	2.90	2.90	2.90	2.90	2.90	2.90	2.90	3.95	3.95	3.95
Public Works										
Administration	1.50	1.50	1.50	1.50	2.33	2.33	2.33	2.33	2.83	2.52
Streets	7.92	8.00	8.00	8.00	8.00	8.00	8.50	9.16	9.00	9.66
Town Engineer	3.00	3.00	3.00	3.00	4.00	3.00	4.00	4.00	4.00	4.00
Water O&M	4.00	4.00	4.00	4.00	4.58	4.58	4.58	5.58	5.58	5.74
Water Billing & Accounting	1.04	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Sewer Plant Operation	4.75	5.00	5.00	5.00	4.58	4.58	4.58	4.58	4.08	2.83
Sewer O&M	2.25	2.00	2.00	2.00	2.00	2.00	2.00	3.00	3.00	4.41
Sewer Billing & Accounting	1.04	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fleet Management	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Cemetery	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Transit										
Start Bus	38.63	37.95	38.48	40.34	41.80	33.65	40.49	43.90	42.61	45.44
Total Full-Time Equivalents	**134.13**	**133.76**	**135.28**	**140.14**	**145.60**	**133.10**	**149.94**	**160.01**	**157.85**	**161.35**

Source: Administration and Finance

Operating Indicators by Function
Last Ten Fiscal Years
(Unaudited)

Function	Year Ending June 30, 2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Police										
Total arrests	537	535	568	375	502	422	399	428	368	603
Total part 1 offenses incidents	590	229	170	158	233	191	194	172	226	179
DUI arrests	102	52	45	56	77	81	68	105	127	107
UCR Incidents reported	674	733	800	966	1,421	1,219	1,112	1,154	1,200	1,054
Fire/EMS										
Medical calls	1,142	1,043	986	1,049	1,185	1,192	1,439	1,509	1,376	1,265
Fire calls	45	51	54	64	60	60	82	61	59	50
Hazardous materials calls	51	46	34	46	65	73	72	107	108	101
Service calls	161	188	213	204	362	458	476	412	431	447
False alarms	122	151	89	130	253	271	336	368	333	376
Water Utility										
Annual Tap water billed (millions)	799	836	856	859	850	903	835	917	966	953
Number of meters billed	4,326	4,377	4,429	4,518	4,575	4,568	4,589	4,618	4,664	4,708
Transit										
Revenue miles	859,550	866,851	869,784	888,499	913,802	772,979	867,935	1,005,749	929,022	969,661
Passengers	979,674	1,002,443	1,051,982	1,054,567	904,931	440,131	633,578	816,825	1,002,787	1,097,481
Accidents	7	12	11	19	18	14	23	11	9	3
Accidents/100,000 miles	0.81	1.37	1.26	2.08	2.33	1.81	2.65	1.09	0.97	0.31

Source: Various Town departments

Capital Assets Statistics by Function
Last Eight Fiscal Years
(Unaudited)

Function	2018	2019	2020	2021	2022	2023	2024	2025
General government								
Town halls	1	1	1	1	1	1	1	1
Public safety								
Stations	1	1	1	1	1	1	1	1
Streets								
Street (miles)	34.0	34.0	34.0	34.2	34.2	34.2	34.2	34.2
Paved alleyways	1.0	1.2	1.2	1.2	1.2	1.4	1.4	1.4
Gravel alleyways	4.1	3.9	3.9	3.9	3.9	3.9	3.9	3.9
Parking garages	1	1	1	1	1	1	1	1
Recreation and culture								
Parks	12	12	12	12	12	12	12	12
Indoor ice arenas	1	1	1	1	1	1	1	1
Aquatics center	1	1	1	1	1	1	1	1
Water utility								
Well pump stations	5	5	5	5	5	5	5	5
Water mains (miles)	64.2	64.2	64.2	64.2	64.2	64.2	64.2	64.2
Water tanks	3	3	3	3	3	3	3	3
Fire hydrants	345	345	345	345	399	399	399	399
Sewage utility								
Sanitary sewers (miles)	57.4	57.4	57.4	57.4	57.4	57.4	57.4	57.4
Maximum daily treatment capacity (thousands of gallons)	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Lift stations	6	7	7	7	7	7	7	7
Manholes	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205

Source: Various town departments



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GOVERNMENT AUDIT REPORTS



TOWN OF JACKSON
WYOMING

JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity

75 YEARS 1948-2023

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

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

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Mayor and Town Council
Town of Jackson, Wyoming

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Jackson, Wyoming (the Town) as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements, and have issued our report thereon dated December 29, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Town's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



JONES SIMKINS LLC
Logan, Utah
December 29, 2025

JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity

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

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

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Town of Jackson, Wyoming's (the Town) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Town's major federal programs for the year ended June 30, 2025. The Town's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Town complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Town's compliance with the compliance requirements referred to above.

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Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Town's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Town's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Town's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Town's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Town's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing

their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



JONES SIMKINS LLC
Logan, Utah
December 29, 2025

TOWN OF JACKSON, WYOMING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended June 30, 2025

A. Summary of Auditor's Results

Financial Statements

1.	Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:	Unmodified
2.	Internal control over financial reporting: Material weaknesses identified:	No
	Significant deficiencies identified:	None reported
3.	Non-compliance material to financial statements noted:	No

Federal Awards

4.	Internal control over major federal programs: Material weaknesses identified:	No
	Significant deficiencies identified:	None reported
5.	Type of auditor's report issued on compliance for major federal programs:	Unmodified
6.	Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a):	No
7.	Identification of major federal programs:	
	• Assistance Listing #20.509	Formula Grants for Rural Areas and Tribal Transit Program
8.	Dollar threshold used to distinguish between Type A and Type B programs:	$ 750,000
9.	Auditee qualification as high or low risk:	Low

TOWN OF JACKSON, WYOMING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended June 30, 2025

B. Findings related to the financial statements required to be reported in accordance with *Government Auditing Standards.*

None

C. Findings and Questioned Costs Related to Federal Awards Required to be reported in accordance with the Uniform Guidance.

None

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2025

GRANTOR/GRANT TITLE	IDENTIFYING NUMBER	ASSISTANCE LISTING NUMBER	TOTAL AWARD AMOUNT	EXPENDITURES
GENERAL FUND				
US Department of Treasury:				
Passed through the WY Department of Health:				
America Rescue Plan Act - Mental Health Services	235792	21.027	126,200	66,000
US Department of Justice:				
Passed through the Wyoming Division of Victim Services:				
VOCA Program	15POVC-23-GG-00429-ASSI	16.575	49,500	49,500
Passed through the Wyoming Association of Sheriffs & Chiefs:				
Enforcing Underage Drinking	FY2024/2025	93.243	2,498	2,498
US Department of Transportation:				
Highway Safety Cluster:				
Passed through the Wyoming Department of Transportation:				
Impaired Driving High Visibility	AL-2024-BI-AL-01	20.600	13,029	2,886
Impaired Driving High Visibility	AL-2025-BI-AL-03	20.600	17,174	7,313
Occupant Protection High Visibility OT	OP-2024-BI-OP-01	20.600	4,832	1,167
Occupant Protection High Visibility OT	OP-2025-BI-OP-02	20.600	5,727	2,767
Total General Fund			218,960	132,131
SPECIAL REVENUE FUNDS				
US Department of Treasury:				
Passed through the Office of State Lands & Investments:				
America Rescue Plan Act - Housing	ARPA-LG-1414	21.027	1,250,000	1,250,000
US Department of Transportation:				
Passed through the Wyoming Department of Transportation:				
Wyoming Rural Public Transit Program:				
Formula Grants for Rural Areas	FT24335	20.509	4,829,024	947,513
Formula Grants for Rural Areas	FT25335	20.509	4,979,449	3,486,961
Passed through Idaho Transportation Department:				
Formula Grants for Rural Areas	O2371SB	20.509	577,874	619
Formula Grants for Rural Areas	O2471SB	20.509	577,875	54,570
Formula Grants for Rural Areas	O2571SB	20.509	549,919	158,551
Formula Grants for Rural Areas	O2571S1	20.509	266,278	153,819
Formula Grants for Rural Areas (CARES)	C2080SB	20.509	579,086	146,508
Non-Metropolitan Planning & Research:				
Passed through the Wyoming Department of Transportation:				
State Planning and Research Program	FT22375	20.505	120,000	355
Federal Transit Administration				
Passed through Teton County WY:				
National Infrastructure Investments RAISE	6928-2022-1	20.933	9,319,022	5,164
Total Special Revenue Funds			23,048,527	6,204,060

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2025 (continued)

GRANTOR/GRANT TITLE	IDENTIFYING NUMBER	ASSISTANCE LISTING NUMBER	TOTAL AWARD AMOUNT	EXPENDITURES
CAPITAL PROJECTS FUNDS				
Federal Transit Administration				
Passed through Teton County WY:				
National Infrastructure Investments RAISE	6928-2022-1	20.933	9,319,022	163,141
National Endowment for the Humanities				
Direct Program:				
Stilson Transit Center Public Art	1931942-42-24	45.024	75,000	75,000
US Department of the Interior:				
Passed through Wyoming Department of Environmental Quality:				
Stormwater Management Program Plan	NPS2020E	66.460	129,000	55,453
Stormwater Management Program Development	NPS2020H	66.460	100,679	16,150
Total Capital Projects Funds			9,623,701	309,744
ENTERPRISE FUNDS				
US Department of Treasury:				
Passed through the Office of State Lands & Investments:				
America Rescue Plan Act - Utilities	ARPA-WS-1073	21.027	1,573,458	1,285,076
US Department of Health and Human Services:				
Passed through Wyoming Department of Health:				
Epidemiological Surveillance	233019	93.323	80,000	4,500
Epidemiological Surveillance	240735	93.323	80,000	30,300
Total Enterprise Funds			1,733,458	1,319,876
Total Federal Awards			34,624,646	7,965,811

NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Town of Jackson under programs of the federal government for the year ended June 30, 2025. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Town of Jackson, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Town of Jackson.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3 - INDIRECT COST RATE

The Town of Jackson has not elected to use the 10% de minimis indirect cost rate as allowed under the Uniform Guidance.

RESOLUTION 25-13

A RESOLUTION ADOPTING THE FISCAL YEAR 2026 BUDGET FOR THE TOWN OF JACKSON, WYOMING.

WHEREAS, the Town of Jackson is subject to the provisions of the Uniform Municipal Fiscal Procedures Act as specified by Wyoming Statutes (W.S. 16-4-101 through 16-4-124); and

WHEREAS, pursuant to the Uniform Municipal Fiscal Procedures Act, the governing body for the Town of Jackson is required, by resolution or ordinance, to make the necessary appropriations and adopt a budget, subject to future amendment, for fiscal year 2026.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Jackson, Wyoming, in regular session duly assembled, that the budget for fiscal year ending June 30, 2026 shall be as follows:

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
ALL FUNDS - FINANCIAL SOURCES AND USES

DESCRIPTION	GENERAL FUND	SPECIAL REVENUE	CAPITAL PROJECTS	ENTERPRISE FUNDS	INTERNAL SERVICE	TOTAL FUNDS
Beginning Fund Balance	**$17,050,961**	**$14,775,076**	**$21,620,901**	**$12,879,831**	**$ 2,242,009**	**$ 68,568,778**
Revenues:						
Taxes	12,572,826	-	1,450,000	-	-	14,022,826
Licenses & Permits	1,710,578	142,000	250,000	-	-	2,102,578
Intergovernmental	16,829,671	14,045,917	5,816,695	883,458	-	37,575,741
Charges for Services	953,780	2,233,700	-	7,050,101	8,449,183	18,686,764
Fines & Forfeitures	380,000	-	-	-	-	380,000
Miscellaneous Revenue	1,209,214	1,590,371	661,050	461,760	95,000	4,017,395
Total Revenues	**33,656,069**	**18,011,988**	**8,177,745**	**8,395,319**	**8,544,183**	**76,785,304**
Transfers In	2,637,474	1,763,753	6,209,500	660,000	127,302	11,398,029
To Sources	**36,293,543**	**19,775,741**	**14,387,245**	**9,055,319**	**8,671,485**	**88,183,333**
Expenditures:						
General Government	9,296,372	709,669	6,364,368	-	6,359,016	22,729,425
Public Safety	13,827,603	20,000	1,449,240	-	281,349	15,578,192
Public Works	4,124,091	-	11,471,451	13,760,429	2,933,622	32,289,593
Community Health & Human Services	1,548,632	-	-	-	-	1,548,632
Community Initiatives	597,200	654,745	-	-	-	1,251,945
Transit	-	17,295,490	78,754	-	-	17,374,244
Culture & Recreation	2,669,010	600,000	694,184	-	-	3,963,194
Debt Service	-	-	-	66,970	-	66,970
Total Expenditures	**32,062,908**	**19,279,904**	**20,057,997**	**13,827,399**	**9,573,987**	**94,802,195**
Transfers Out	6,946,787	1,835,284	695,000	1,920,958	-	11,398,029
Total Uses	**39,009,695**	**21,115,188**	**20,752,997**	**15,748,357**	**9,573,987**	**106,200,224**
Ending Fund Balance	**$ 14,334,809**	**$ 13,435,629**	**$ 15,255,149**	**$ 6,186,793**	**$ 1,339,507**	**$ 50,551,886**
Change in Fund Balance	***(2,716,152)***	***(1,339,447)***	***(6,365,752)***	***(6,693,038)***	***(902,502)***	***(18,016,891***

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Town Council of the Town of Jackson, the preceding results in the following budgeted appropriations by fund and division for the fiscal year ending June 30, 2026:

General Fund	
General Government	
Mayor & Town Council	$ 559,647
Town Attorney	859,447
Municipal Judge	334,154
Administration	1,297,633
Internal Services	1,366,203
Finance	1,019,239
Communications & Strategic Initiatives	670,124
Information Technology	1,017,088
Planning	1,119,042
Town Facilities	1,053,795
Public Safety	
Police	8,007,791
Fire/EMS (County)	3,146,023
Emergency Management (County)	99,451
Communications Center (County)	970,596
Victim Services	476,201
Animal Shelter/Control	513,058
Building Inspections	614,483
Public Works	
Publice Works Administration	583,233
Streets	2,588,659
Town Engineer	893,596
Yard Operations	58,603
Community Health & Human Services	
Community Health & Human Services	1,548,632
Community Initiatives	
Community Initiatives	597,200
Culture and Recreation	
Parks & Recreation (County)	2,466,545
Pathways	122,584
Memorial Park (Cemetery)	79,881
Transfers Out	6,946,787
Total	$ 39,009,695

Special Revenue Funds	
Affordable Housing	
Community Development	$ 644,985
Parking Exactions	
Community Development	9,760
Park Exactions	
Culture & Recreation	600,000
Employee Housing	
General Government	709,669
Transfers Out	150,038
Animal Care	
Public Safety	20,000
Transfers Out	100,000
Lodging Tax	
Transfers Out	1,118,768
START Bus System	
Administration	1,797,571
Operations	8,107,919
Capital Outlay	7,390,000
Transfers Out	466,478
Total	$ 21,115,188

Capital Projects Funds	
Capital Projects (5th cent)	
Public Works	
Annual Street Maintenance	$ 1,530,000
Annual R&M - Boardwalks	112,200
Annual R&M-Paint Projects	94,554
Vine St 770 LF	544,000
Broadway Inlets At Jean, Gros Ventre	150,000
Broadway ADA	1,150,000
Tree Removal Existing Area	85,000
Placeholder Tbd By Tc Long Term Plannng Direction	50,000
General ROW Improvements	51,000
Seal PD Bay roof leaks	50,000
Public Safety	
Police Department Tasers	24,000
Meridian Barriers	77,000
Dispatch (County)	556,115
Fire/EMS (County)	644,205
Emergency Management	147,920
Culture and Recreation	
Parks & Recreation (County)	237,184
Pathways	
TOJ Bicycle Network Improvements	100,000
E-Bike Safety Improvements	300,000
Bike Racks	7,000
USFWS Connector & North Cache	20,000
Scott Lane-Maple Way Bike/Ped	30,000
Transit	
Build- Jorgenson 1 & 2	78,754
General Government	
UPS Server IT Server Room	25,000
Climate Action Projects	16,500
Council Chambers AV Upgrade	308,000
Bunkhouse Sprinkler System	25,000
EV charging stations - Subaward	4,918,368
EV charging stations - Town	661,500
New Town Hall Generator	350,000
Facilities - commercial/residential exteriors	40,000
GLS Basement Building	20,000
Transfers Out	695,000
2014 SPET	
North Cache Pedestrian Streetscape Improvements ($1,000,000) (Complete	3,000
Gregory Lane Complete St/Drainage	801,697
2019 SPET	
Gregory Lane Complete Street	6,800,000
2022 SPET	
County - Water Quality	50,000
Total	$ 20,752,997
Utility Funds	
Water Utility	
Public Works	
Maintenance and operations	$ 1,700,718
Water wells	364,442
Billing, accounting, & insurance	265,899
Capital outlay	5,209,054
Debt service	66,970
Transfers Out	960,479
Sewage Utility	
Public Works	
Sewage plant operations	914,714
Maintenance and operations	965,133
Billing, accounting, & insurance	258,856
Capital outlay	4,081,613
Transfers Out	960,479
Total	$ 15,748,357

Internal Service Funds	
Employee Insurance	$ 4,164,260
Fleet Management	2,763,622
Central Equipment	485,349
IT Services	2,160,756
Total	$ 9,573,987

PASSED, APPROVED, & ADOPTED this 16th **day of** June **, 2025**

Town of Jackson

By: _____

Arne O. Jorgenson
Mayor

ATTEST:

By: _____

Riley Hovorka
Town Clerk

THE TOWN OF JACKSON INCORPORATED SEAL 1914 TETON COUNTY, WYOMING

TOWN COUNCIL PROCEEDINGS

June 16, 2025 **JACKSON, WYOMING**

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

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

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

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

Public Comment. Rick Howe made public comment.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ordinance Y: An Ordinance Granting a Franchise to CenturyLink.

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

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

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

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

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

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

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

TOWN OF JACKSON

_____

ATTEST: Arne O. Jorgensen, Mayor

_____

Riley Hovorka, Town Clerk

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

Town of Jackson
FY2026 Adopted Budget



"Investing in public services and supporting Jackson's quality of life and community character while providing for a stable future".

Table of Contents ..... i-ii

Introductory Section

Town Manager's Budget Message 1
Executive Summary 4
Directory of Public Officials 7
Organization of Services Chart 8
A Look at the Budget by Fund 9
Major Revenues and Expenditures 24
Debt and Legal Debt Limit 27
Transfers In and Out 28
Full-Time Equivalents History 29

General Fund

Revenues, Expenditures, & Changes to Fund Balance 32
Revenues & Expenditures Chart 33
Revenues and Other Sources 34
Expenditures by Function and Department 37
General Government 38
Mayor and Council 39
Town Attorney 40
Municipal Judge 41
Administration 42
Internal Services 43
Finance 44
External Affairs 45
Information Technology 46
Planning 47
Town Facilities 48
Public Safety 49
Police - Administration 51
Police - Information Technology 52
Police - Investigations 53
Police - Patrol 54
Police - Community Service Officers 55
Police - Special Operations 56
Communications Center 57
Fire/EMS 58
Victim Services 59
Animal Shelter 60
Building Inspections 61
Public Works 62
Public Works Administration 63
Streets 64
Engineering 65
Yard Operations 66
Community Health & Human Services and Community Initiatives 67
Community Health & Human Services 68
Community Initiatives 69
Culture and Recreation 70
Parks and Recreation 71
Pathways 72
Memorial Park (Cemetery) 73
Transfers Out 74

Special Revenue Funds

Special Revenues – All Funds 75
Affordable Housing Fund 76
Parking Exactions Fund 78
Parks Exactions Fund 80
Employee Housing Fund 82
Animal Care Fund 85
START Bus System Fund 87
Lodging Tax Fund 92

Capital Projects

Capital Projects - All Funds 95
Capital Projects Fund 96
2014 SPET 101
2016 SPET 103
2019 SPET 105
2022 SPET 107

Enterprise Funds

Enterprise Fund - All Funds 109
Water Fund 110
Sewage Fund 117

Internal Service Funds

Internal Service Funds - All Funds 123
Employee Insurance Fund 124
Information Technology (IT) Services Fund 127
Central Equipment Fund 130
Fleet Management Fund 133

Capital Improvement Program

Integrated Capital Improvement Program 137
Projects by Year and Revenue Source 140

Appendixes

Financial Management Policies 145
Fee Schedule 148
Definitions 159
Sales Tax (4%) Distribution Diagram 162

TOWN OF JACKSON, WYOMING

Adopted Budget
For the Fiscal Year Ending June 30, 2026

INTRODUCTION

Honorable Mayor & Members of Town Council
Town of Jackson
Jackson, WY 83001

Dear Mayor Arne Jorgensen and Members of Town Council:

Transmitted here is the adopted Budget for the Town of Jackson for Fiscal Year 2026 (FY26) July 1, 2025 - June 30, 2026. Town staff continues to work to balance current needs, be resilient, and prepare for dynamic times, recognizing our responsibility to current and future generations. Fiscal transparency is a key priority for the organization, and this budget was prepared in accordance with Wyoming Statutes and Town Ordinances. This budget includes a continued focus on staff retention and a standard budget approach, addressing prudent requests, and some modest increases. We aim to keep pace with inflation and continue to meet needs of the community and organization. The Town's budget provides the following to our community.

- Investment in the Town's incredible staff including retaining and recruiting employees who provide quality services on which our community can rely.
- Resources to maintain and protect critical infrastructure including water and sewer.
- Clean drinking water, community safety, and consistent snow removal.
- Rebuilding of Gregory Lane above and below ground.
- A prudent reserve account for resilience and unforeseen challenges.

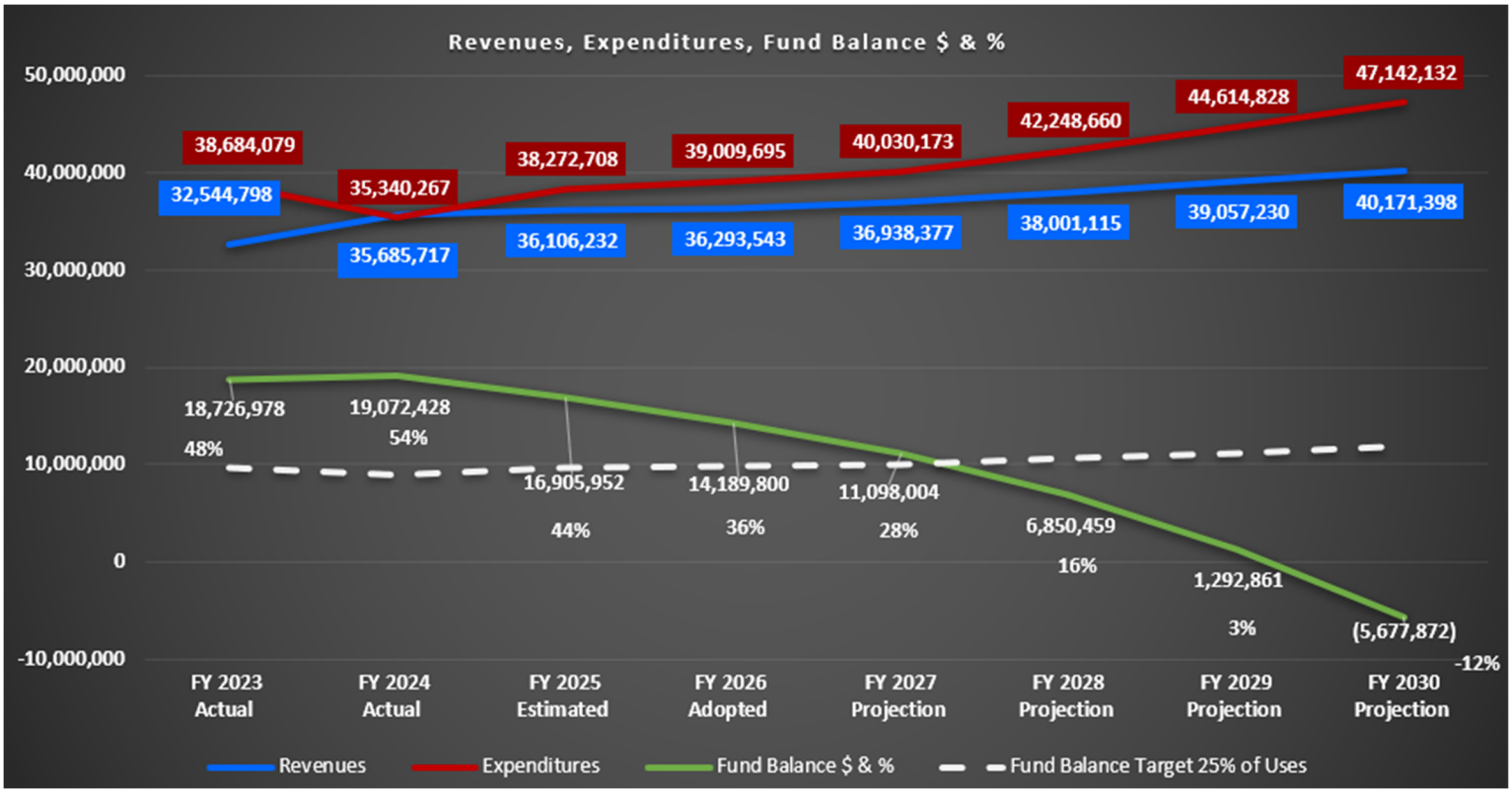
The budget addresses the high value the Town places on its employees, recognizing staff as the organization's greatest asset. The Pay Philosophy Town Council adopted states, *"The Town is committed to showing how much it values its employees through comprehensive compensation and benefits packages. The Town of Jackson's philosophy is to retain the incredible staff we have and recruit new employees that fit into our organizational culture and philosophy..."* Council has adopted an annual two step wage adjustment process including: 1) A cost of labor adjustment (4.7% for FY26) and 2) An annual increase (2.5% this year). These updates are a critical part of the Town's employee retention strategy, and I view them as crucial for all Town of Jackson staff.

This past year, the Town worked cooperatively with Teton County to place a Special Purpose Excise Tax (SPET) for a new Justice center on the November ballot. Part of this negotiation was the inclusion of a revised Town/County funding split if the SPET measure was approved that will take effect for FY26. With the successful passable of the SPET ballot, this budget incorporates the approved change to the split for Joint Departments from 46%/54% (Town/County) to a 43%/57% (Town/County). This means the Town is contributing about $650,000 in Operations and $130,000 in Capital, totaling $780,000 less to Joint Departments. Along with this shift, the Town and County agreed to review Joint Powers Agreements and consider funding and governance for all joint departments and services, during FY26.

An addition to this year's budget is the inclusion of Information Technology (IT) broken out by department, with line items for Town wide IT expenses and software and another for department specific software expenses. IT expenses have grown significantly over the past five years with a shift to subscription-based software and increased reliance on technology to support the Town's day-to-day functions. We will continue to discuss and consider IT expenses more thoroughly both Town-wide and at the department level to ensure we are making conscious and prudent decisions in this area.

Annual streets maintenance, the Gregory Lane rebuild, and continuation of the BUILD grant projects including the Stilson Transit Center, are the focal points for capital funding this year. We are also continuing to prioritize expansion of funds for annual street maintenance, to maintain current infrastructure. Rebuilding Gregory Lane is the single largest public works project the Town has taken on to date. This project is fully funded in the adopted budget including a contingency in the General Fund to cover potential increases in materials and/or labor as we update this integral corridor over the next 2 fiscal years. The Stilson Transit Center which is being managed by the Town is also a critical project to help ensure our community can meet its transportation goals.

The Town has been monitoring and discussing the recent trend of annual expenditures exceeding revenues and using the General Fund to make up the difference. This trend, shown in the chart below, projects that within five years the Town's revenues and General fund will no longer cover expenditures. This year's adopted budget is balanced using $2.7 million from the General Fund, which is less than the $3 million utilized in FY25. This is still a temporary solution though, which we will not be able to count on forever. This trend, and potential strategies to address it, will continue to be the focus of Strategic Budgeting discussions throughout the year.



At your retreat this past January, Council committed to continue to work on Strategic Budgeting to align current and future community needs with revenues. This process will begin in earnest once the FY26 budget is complete. This hard work, beginning to plan for projected financial needs and building into a resilient future, could lead to changes either in increased revenue, a reduction of services/expenditures, or most likely both. This budget relies on traditional revenue resources and includes modest increases related to staff retention and inflation anticipating the start of deeper work on a forward-looking Strategic Budgeting over the next year.

Also at its annual retreat, Council developed a clear list of priorities and associated projects for this calendar year. The adopted FY26 budget complements this effort with funding identified for work on a Stormwater Management Plan, Ecosystem Health Indicators, and revaluating the 2:1 Workforce Housing Bonus just to highlight a few items. Staff finds it reassuring to have these priorities laid out in advance, providing the ability to plan both financially and policy-wise.

In summary, the goals of the FY26 budget are to continue to work to retain and recruit a quality workforce for years to come, to support the rebuild and construction of Gregory Lane and the Stilson Transit Center, and to maintain our critical street infrastructure while continuing to explore organizational efficiencies.

With these overall goals in mind, the Town is working to ensure its fiscal responsibility by maintaining approximately 25% of total expenditures in its reserve fund for resilience, emergencies, or other unforeseen challenges. The FY26 adopted budget projects a general fund total of 36% of expenditures (25% reserve, 11% discretionary) going beyond our policy to have at least 25% in reserve and maintaining a solid contingency in the General Fund should unplanned for needs arise. As we continue to weather volatility, the Town will monitor expenditures and revenues closely and report quarterly about how projections and expenses are tracking in order to make adjustments, if necessary.

The FY26 budget is the product of a considerable team effort, from front line employees through Department Directors and especially the amount of time and effort provided by Finance Director Kelly Thompson. Thompson does an incredible job crunching numbers, organizing data, and preparing spreadsheets and charts for analysis. I am immensely grateful for the Town's incredible staff and our commitment to serving our community.

Sincerely,

Tyler Sinclair
Town Manager

EXPENDITURE FUNDS

The adopted budget for all funds excluding transfers out for FY26 is $94,802,195, up from an estimated $69,463,718 in FY25. The significant increase from last year is due to the Gregory Lane rebuild, START Bus purchases, and installation of EV Charging Stations. The bubble chart on the next page shows a breakdown of operating and capital expenditures, and Figure 1 below illustrates Town reserves, revenues, and expenditures for Fiscal Years 2024, 2025 and 2026.

The General Fund Budget for FY26 is $39,009,695, a $736,987 increase from FY25's estimated expenditures. The General Fund supports traditional government services (public safety, street maintenance, planning, general government, etc.), which do not need to be accounted for in any other funds. The major contributor to this year's increase is $1,180,000 for employee compensation offset by reductions in professional services, community initiatives and efficiencies in other areas.

For Personnel, the adopted budget includes 3.64 new full-time employees (FTEs) to help maintain current core levels of service including 2.10 for START variable drivers and 1.0 for a Facilities Maintenance Technician. For Employee Benefits, this budget includes a 7.2% wage increase comprised of a 4.7% cost of labor adjustment per the compensation plan and a 2.5% annual increase.

Health care costs are projected to increase approximately 18%, driven by claims, reinsurance, and an increase in FTE participants and their family members. Internal charge rates were kept flat in FY2025 due to a healthy fund balance. Due to a high claim year in FY2025, the health plan internal charge rate to respective funds increased by 3% in FY26. Staff notes that the Town will be reviewing our overall benefits over the next year as part of Strategic Budgeting, which could lead to changes in this area for FY27. In addition, staff notes with success filling vacant positions there may be increased expenditures for claims and premiums, which would mean a reduced health care fund balance.

Pooled Special Revenue Funds are budgeted to spend $21,115,188. This includes the START Fund, Employee Housing Fund, Affordable Housing Fund, Park Exaction Fund, Animal Care Fund, Parking Exactions Fund, and Lodging Tax Fund. The largest Special Revenue Fund is the START Fund, accounting for revenues and expenditures ($9.9M operations and $7.4M capital) for the transit system. Including, $6,800,000 for 8 bus replacements and $390,000 for three bus shelters.

Enterprise Funds account for revenues and expenses related to Water and Wastewater utility systems. Enterprise funds are legally required to be supported with user fees and revenues. The Water and Wastewater Funds account for both operating and capital costs for each of these utility funds. This budget includes $5.2M in water capital expenditures to improve water supply in West Jackson and Gregory Lane and $4.1M in wastewater capital improvements including Gregory Lane, Vine Street, and Broadway.

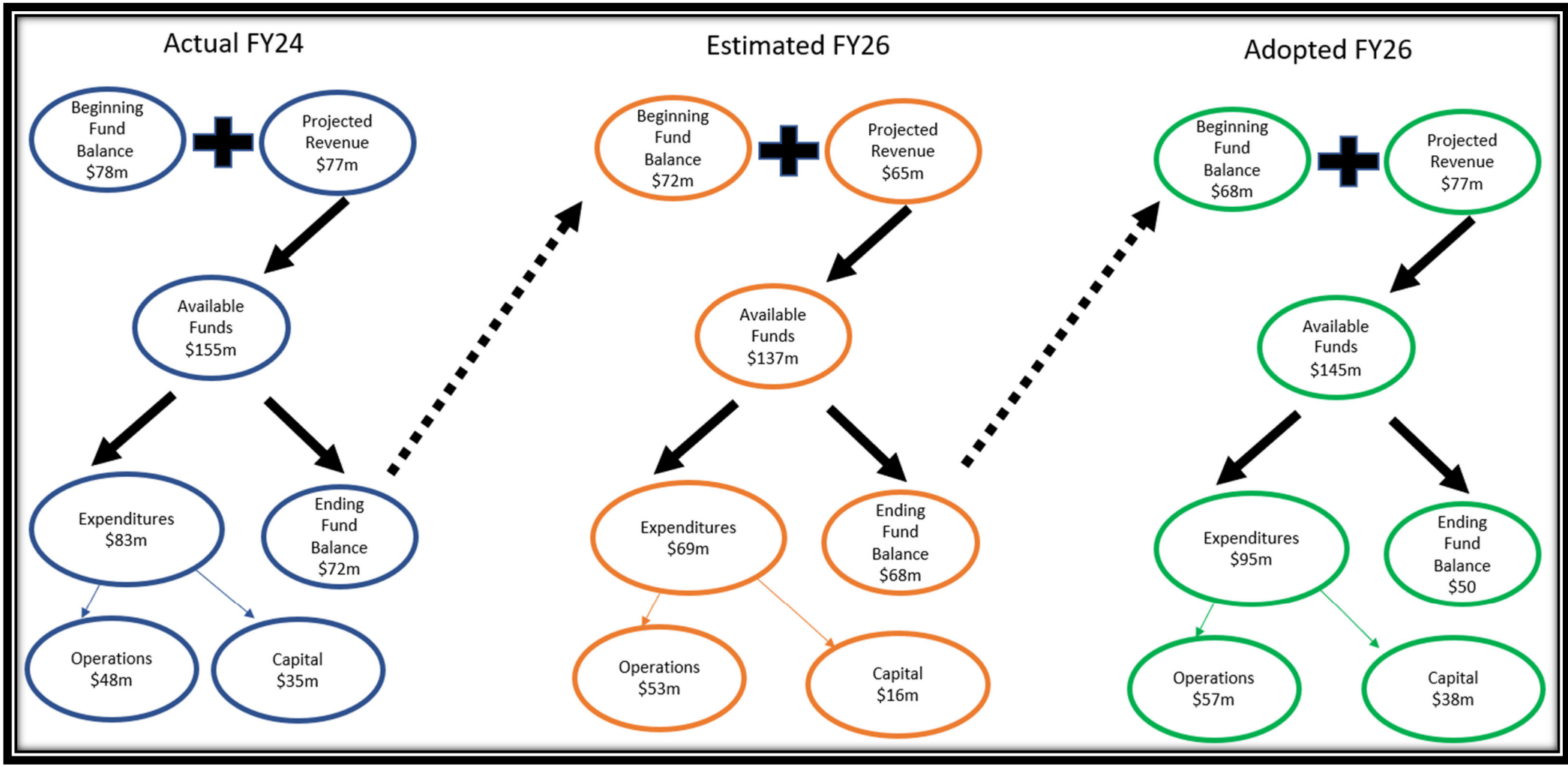
Internal Service Funds provide support on a cost-reimbursement basis, including Fleet Maintenance, Employee Insurance, Information Technology Services, and Central Equipment (Town vehicles like police cars, snowplows, front-end loaders, and other work trucks). The approved budget makes significant capital investments in this area totaling $700,000 in seven vehicles and a snow blower. These funds have little or no external revenue but receive revenue from departmental charges and internal transfers.

For our Capital Improvement Program (CIP), half of the 5th cent local option sales tax revenue is allocated to the Capital Projects Fund to build new infrastructure and preserve, protect, and extend the life of

current public infrastructure and assets. Including all capital project funds, this budget includes $20,057,997 in capital expenditures. Significant projects include:

- $11,328,864 Gregory Lane Complete Street
- $5,579,868 EV Charging Stations
- $1,619,000 Vine Street Complete Street
- $1,150,000 Broadway ADA Improvements
- $1,530,000 Annual Street Maintenance

Figure 1


Actual FY24
Beginning Fund Balance $78m
Projected Revenue $77m
Available Funds $155m
Expenditures $83m
Ending Fund Balance $72m
Operations $48m
Capital $35m
Estimated FY26
Beginning Fund Balance $72m
Projected Revenue $65m
Available Funds $137m
Expenditures $69m
Ending Fund Balance $68m
Operations $53m
Capital $16m
Adopted FY26
Beginning Fund Balance $68m
Projected Revenue $77m
Available Funds $145m
Expenditures $95m
Ending Fund Balance $50
Operations $57m
Capital $38m

MAYOR & TOWN COUNCIL

Position	Name	Term Expires
Mayor	Arne Jorgensen	12/31/2028
Council, Vice Mayor	Jonathan Schechter	12/31/2026
Council	Kevin Regan	12/31/2028
Council	Alyson Spery	12/31/2028
Council	Devon Viehman	12/31/2028

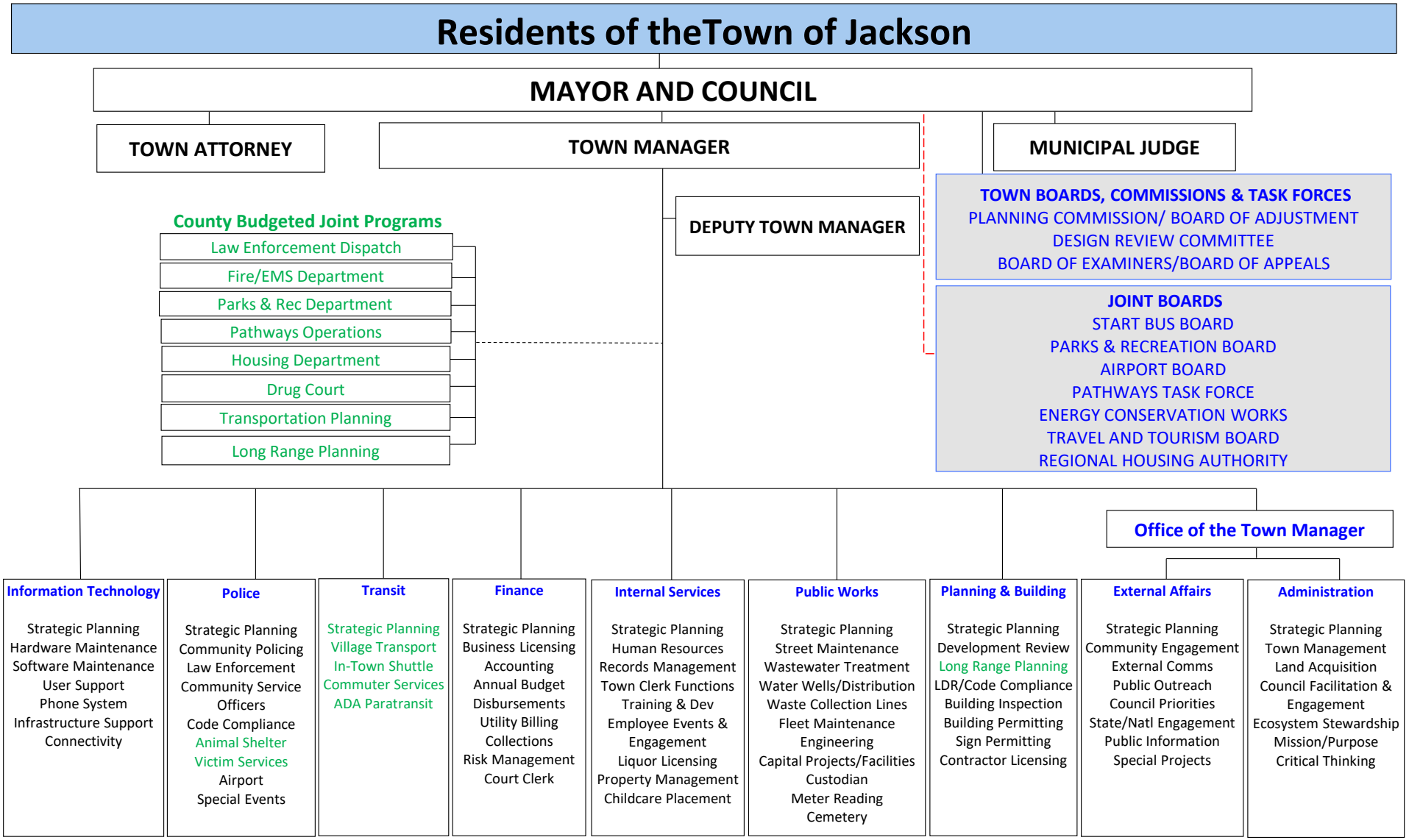
TOWN STAFF

Town Manager	Tyler Sinclair
Town Attorney	Lea Colasuonno
Municipal Judge	Christopher Leigh
Director of Internal Services	Roxanne Robinson
Director of External Services	Susan Scarlata
Finance Director	Kelly Thompson
Police Chief	Michelle Weber
Planning and Building Director	Paul Anthony
Public Works Director	Floren Poliseo
Transit Director	Bruce Abel
IT Director	Michael “Zolo” Palazzolo

JOINT TOWN/COUNTY STAFF

Fire/EMS Chief	Mike Moyer
Parks & Recreation Director	Tyler Florence
Jackson/Teton County Affordable Housing Director	April Norton

TOWN OF JACKSON ORGANIZATION



A Look at the Budget by Fund

One way of looking at the budget is by fund. A fund is a separate accounting entity created to account for specific revenue and expense activity. The Town of Jackson has several fund groupings, which are reviewed herein. The fund groupings are listed below:

Governmental Funds - funds generally used to account for tax-supported activities. There are five different governmental fund types, including a General Fund, Special Revenue Funds, Debt Service Funds, Capital Projects Funds, and Permanent Funds.

- General Fund - one of five governmental fund types that typically serve as the chief operating fund of a government. The General Fund is used to account for all financial resources except those required to be accounted for in another fund.

- Special Revenue Funds - used to account for the revenue derived from specific taxes or other earmarked revenue sources that are restricted by law or administrative action to expenditures for specified purposes. Special Revenue funds of the Town include Affordable Housing, Parking Exactions, Park Exactions, Employee Housing, Animal Care, Lodging Tax Fund and the START Bus System.

- Capital Projects Funds - established to account for resources used for the acquisition and construction of capital facilities by the Town, except those financed by proprietary funds. Capital Projects funds of the Town include those financed with a portion of the 5th Cent sales tax, Specific Purpose Excise Taxes (2006, 2010, 2014, 2016, 2019 and 2022), and Intergovernmental (grants, state shared, etc.).

- Debt Service Funds – are used to account for the accumulation of resources for, and the payment of general long-term debt principal and interest. Town has no outstanding general long-term debt.

- Permanent Funds – used to account for and report resources that are restricted to the extent that only earnings, and not principal, may be used for purposes that support governmental programs.

Proprietary Funds are funds that focus on the determination of operating income, changes in net assets (or cost recovery), financial position, and cash flows. There are two different types of proprietary funds: Enterprise funds and Internal Service funds.

- Enterprise Funds - established to account for the operations and financing of self-supporting activities of a governmental unit that renders services on a user charge basis to the general public, similar to private business enterprises. Enterprise funds of the Town include the Water and Sewage Utilities.

- Internal Service Funds - used to account for the financing of centralized services to different funds and Town departments on a cost reimbursement basis (including replacement costs). Internal Service funds of the Town include the Employee Insurance (health benefits), Fleet Management, Central Equipment, and Information Technology (IT) Services Funds.

General Fund

The General Fund is the Town's main principal fund, which accounts for all resources and services that are not required by law or management practice to be accounted for in another fund. Currently, the General Fund accounts for revenues by type (i.e. taxes, licenses and permits, fines and forfeitures, charges for services, etc.) and expenditures by function (i.e. general government, public safety, etc.). Functions are divided into departments such as the police department, public works, planning, etc. Some larger departments are divided into divisions (police patrol, investigations). The state-shared 4% sales tax and the 1% local option sales tax combined are the largest sources of revenue in the General Fund, accounting for about ***76%*** of total General Fund operating revenues. The General Fund's largest operating expenditure is personnel (employee wages and benefits) comprising approximately 41% of total fund uses. Transfers out account for 18% of total fund uses.

The General Fund includes the following functions: 1) General Government; 2) Public Safety; 3) Public Works; 4) Community Health & Human Services; 5) Community Initiatives; 6) Culture and Recreation.

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
REVENUES , EXPENDITURES, & CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Beginning Fund Balance	**$ 24,865,353**	**$ 18,726,713**	**$ 19,072,428**	**$ 19,072,428**	**$ 16,905,952**	**$ 16,905,952**	**$ 16,905,952**	
Revenues:								
Taxes	11,566,156	12,286,329	12,362,549	12,509,412	12,572,826	12,572,826	12,572,826	1.7%
Licenses & Permits	1,636,675	2,033,967	1,534,843	1,682,258	1,781,231	1,781,231	1,710,578	10.3%
Intergovernmental	15,330,617	16,334,740	16,665,645	16,680,546	16,871,437	16,829,678	16,829,671	1.0%
Charges for Services	776,335	1,153,609	868,558	971,776	923,780	953,780	953,780	8.9%
Fines & Forfeitures	466,907	362,841	310,000	460,000	340,000	380,000	380,000	18.4%
Miscellaneous	873,861	1,569,423	1,229,764	1,392,842	1,209,214	1,209,214	1,209,214	-1.7%
Total Revenue	**30,650,551**	**33,740,909**	**32,971,359**	**33,696,834**	**33,698,488**	**33,726,729**	**33,656,069**	2.0%
Transfers In	1,894,246	1,944,808	2,409,398	2,409,398	2,678,862	2,637,700	2,637,474	8.6%
Total Sources	**32,544,797**	**35,685,717**	**35,380,757**	**36,106,232**	**36,377,350**	**36,364,429**	**36,293,543**	2.5%
Expenditures:								
General Government	6,748,115	7,359,713	8,829,264	8,515,259	9,428,600	9,297,653	9,296,372	5.0%
Public Safety	9,507,214	11,307,276	13,072,586	13,050,880	14,102,474	13,808,139	13,827,603	5.5%
Public Works	3,083,114	3,271,105	3,869,226	3,804,091	4,532,136	4,124,120	4,124,091	6.2%
Community Health & Human Services	1,216,307	1,419,651	1,567,651	1,553,151	1,942,347	1,548,632	1,548,632	-1.2%
Community Initiatives	352,002	458,706	720,975	726,463	776,149	478,700	597,200	-20.7%
Culture & Recreation	1,003,087	2,319,220	3,129,125	3,128,683	2,885,307	2,602,141	2,669,010	-17.2%
Total Expenditures	**21,909,839**	**26,135,671**	**31,188,827**	**30,778,527**	**33,667,013**	**31,859,385**	**32,062,908**	2.7%
Transfers Out	16,773,598	9,204,331	7,589,519	7,494,181	7,449,404	6,446,787	6,946,787	-9.3%
Total Uses	**38,683,437**	**35,340,002**	**38,778,346**	**38,272,708**	**41,116,417**	**38,306,172**	**39,009,695**	0.6%
Ending Fund Balance	**$ 18,726,713**	**$ 19,072,428**	**$ 15,674,839**	**$ 16,905,952**	**$ 12,166,885**	**$ 14,964,209**	**$ 14,189,800**	
Change in Fund Balance	***(6,138,640)***	***345,715***	***(3,397,589)***	***(2,166,476)***	***(4,739,067)***	***(1,941,743)***	***(2,716,152)***	

General Fund Revenues

General taxes consist of the one percent local option sales tax (5th Cent) and franchise taxes on the gross sales of electricity, gas, cable, trash, telephone, and recycling service in Town. Because the Town has 46% of the County's population, the local option tax is split 46% for the Town and 54% for the County. The 5th Cent sales tax supports General Fund operations and capital projects. Consistent with historical practice, the General Fund will retain 50% of the 5th Cent to support operations and the remaining 50% will transfer to the Capital Projects Fund to fund projects. Both the state-wide and optional local sales taxes are projected to increase by 3% over the 2025 estimate. Most franchise taxes are calculated at 10% of the gross sales of the particular service provided within the community by private entities

General Taxes	FY2023 Actual	FY2024 Actual	FY2025 Amended	FY2025 Estimated	FY2026 Requested	FY2026 Recomm'd	FY2026 Adopted	% Change FY25 Amend
1% Local Sales & Use Tax	$ 10,505,372	$ 11,147,256	$ 11,195,765	$ 11,195,765	$ 11,419,000	$ 11,419,000	$ 11,419,000	2.0%
Property Taxes	378,488	444,414	463,014	463,014	436,194	436,194	436,194	-5.8%
Motor Vehicle Fees	29,347	30,843	30,000	30,000	30,000	30,000	30,000	0.0%
Franchise Tax-Electric	193,463	192,268	192,268	198,220	198,218	198,218	198,218	3.1%
Franchise Tax-Gas&Propane	92,865	96,364	96,364	101,910	101,910	101,910	101,910	5.8%
Franchise Tax-Cable	131,871	126,828	128,000	121,998	122,000	122,000	122,000	-4.7%
Franchise Tax-Trash	210,080	232,220	215,000	376,000	243,000	243,000	243,000	13.0%
Franchise Tax-Phone	17,615	11,763	18,000	18,000	18,000	18,000	18,000	0.0%
Franchise Tax-Small Cell	3,038	-	20,000	-	-	-	-	---
Franchise Tax-Recycling	4,017	4,373	4,138	4,505	4,504	4,504	4,504	8.8%
Total	**$ 11,566,156**	**$ 12,286,329**	**$ 12,362,549**	**$ 12,509,412**	**$ 12,572,826**	**$ 12,572,826**	**$ 12,572,826**	**1.7%**

Fee Schedule
The fee schedule is adopted by resolution. These resolutions may occur annually with the budget or throughout the year as adjustments arise. This schedule drives various revenue items within the Licenses & Permits and Charges for Services divisions. Council reviews current and potential new fees during the budget process. In FY2026, most fees will incur a 2.34% increase over FY2025, which is tied to the U.S Bureau of Labor Statistics Denver CPI. Please see https://www.jacksonwy.gov/325/Permits-Applications for the current fee schedule.

Licenses and Permits revenues are primarily business licenses, liquor licenses and building permits. These three will account for 63% of the total $1,710,578 budgeted for all licenses and permits. Building permits are impacted by external economic factors and internal development policies adopted by elected Town officials. Other licenses include contractor and animal licenses, and other permits include development, rodeo contract, and grading. The budget shows a 11% increase from FY2025.

Intergovernmental revenues typically come from federal, state, and county governments. Some of the revenues are passed through other governmental units, such as federal grants awarded to states, which are then distributed to local governments. Wyoming distributes 31% of the 4% state sales taxes generated locally and varying percentages of gasoline, cigarette, and severance taxes to municipalities throughout the state. The State also distributes a portion of its federal mineral royalties to local governments.

Intergovernmental	FY2023 Actual	FY2024 Actual	FY2025 Amended	FY2025 Estimated	FY2026 Requested	FY2026 Recomm'd	FY2026 Adopted	% Change FY25 Amend
4% State Sales & Use Tax	12,850,112	13,636,881	13,706,733	13,706,732	13,981,000	13,981,000	13,981,000	2.0%
Lodging Tax - 10%	455,231	484,650	473,611	473,611	488,000	488,000	488,000	3.0%
Gasoline Tax	471,933	494,601	476,652	514,000	514,000	514,000	514,000	7.8%
Cigarette Tax	18,585	15,879	16,727	15,000	15,000	15,000	15,000	-10.3%
Severance Tax	390,457	383,921	385,000	380,310	385,000	385,000	385,000	0.0%
Federal Mineral Royalties	538,701	544,340	545,000	550,000	545,000	545,000	545,000	0.0%
CARES and ARPA Grants	-	29,615	-	-	-	-	-	---
Lottery Distribution	61,025	53,621	30,000	30,000	30,000	30,000	30,000	0.0%
Skill Based	-	10,358	-	10,000	10,000	10,000	10,000	---
UW Equitable Climate Action	-	29,560	-	-	-	-	-	---
State/Federal Grants - Police	25,875	22,321	17,200	21,027	17,200	17,200	17,200	0.0%
WDH BHD - PD Mental Health	-	-	126,200	66,000	60,200	60,200	60,200	-52.3%
Victim Services Grant	89,348	92,831	90,925	99,000	90,925	90,925	90,925	0.0%
Teton Conservation District	-	5,573	20,000	20,000	-	-	-	---
TTB Destination Grant	-	14,000	210,000	210,000	-	-	-	---
County Reimburse - Joint Depts.	429,350	516,589	567,597	579,866	715,112	673,353	673,346	18.6%
Total	**$ 15,330,617**	**$ 16,334,740**	**$ 16,665,645**	**$ 16,675,546**	**$ 16,851,437**	**$ 16,809,678**	**$ 16,809,671**	**0.9%**

Charges for services for the General Fund are 6% of total fund revenues. Further, Teton County provides revenue generating parks, recreation, and EMS services to the Town. The Town reimburses the County for its share of expenses after revenues are subtracted.

Charges for services include plan review fees, cemetery fees, vehicle inspections, false alarm response income, and police services. In 2012, the Jackson Hole Airport started reimbursing the Town annually for police protection services. The FY2026 amount increased to $763,780.

Fines and forfeitures account for approximately 1% of the Town's budgeted revenues. The license plate recognition system (LPR) provides more effective parking enforcement.

Miscellaneous revenues account for approximately 3% of the Town's budgeted revenues. The current yield on 2-year U.S. Treasuries has is approximately 3.9%. Interest earnings are estimated to be consistent with 2025 across all funds. Miscellaneous revenues also include $512,184 in facility and property lease revenues.

All Other	FY2023 Actual	FY2024 Actual	FY2025 Amended	FY2025 Estimated	FY2026 Requested	FY2026 Recomm'd	FY2026 Adopted	% Change FY25 Amend
Charges for Services	$ 776,335	$ 1,153,609	$ 868,558	$ 971,776	$ 923,780	$ 953,780	$ 953,780	9.8%
Fines & Forfeitures	466,907	362,841	310,000	460,000	340,000	380,000	380,000	22.6%
Miscellaneous	873,861	1,569,423	1,229,764	1,392,842	1,209,214	1,209,214	1,209,214	-1.7%
Total	**$ 2,117,103**	**$ 3,085,873**	**$ 2,408,322**	**$ 2,824,618**	**$ 2,472,994**	**$ 2,542,994**	**$ 2,542,994**	**5.6%**

Joint Departments

The Town and County partner to provide single source services to residents and visitors. The Town provides START Bus (Special Revenue Fund), Victim Services, and Animal Shelter services. The County provides Fire/EMS, Emergency Management, Communication Center (Dispatch), Pathways, Parks & Recreation, and Affordable Housing services. The costs of these services (net of revenues) have been historically shared 45% by the Town and 55% by the County based on the 2010 Census. This changed to 46% Town and 54% County on July 1, 2022 based on the 2020 Census. The split changes to 43% Town and 57% County in FY2026 per a new MOU.

Provider	FY2023 Actual	FY2024 Actual	FY2025 Amended	FY2025 Estimated	FY2026 Requested	FY2026 Recomm'd	FY2026 Adopted	% Change FY25 Amended
Town								
START Bus System	$ 1,022,860	$ 1,919,399	$ 1,156,856	$ 1,156,856	$ 1,096,206	$ 1,081,878	$ 1,118,767	-3.3%
Victim Services	89,590	138,766	164,078	164,078	176,539	177,229	165,668	1.0%
Animal Shelter/Control	139,786	156,026	148,830	160,450	214,446	185,041	172,971	7.8%
Total Town	**$ 1,252,235**	**$ 2,214,191**	**$ 1,469,764**	**$ 1,481,383**	**$ 1,487,191**	**$ 1,444,148**	**$ 1,457,407**	**-2.5%**
County								
Fire/EMS	1,820,776	3,153,873	3,336,868	3,336,868	3,216,014	3,126,458	3,146,023	-5.7%
Emergency Management	65,953	91,005	87,594	90,000	101,063	101,063	99,451	10.5%
Communications Center	805,802	772,737	910,001	910,001	970,596	970,596	970,596	6.7%
Affordable Housing Operations	385,227	548,303	588,898	588,898	597,602	594,985	594,985	1.0%
Parks & Recreation	1,435,219	2,753,822	2,919,210	2,919,210	2,666,335	2,399,676	2,466,545	-15.5%
Pathways Operations	96,313	99,141	129,456	129,456	122,584	122,584	122,584	-5.3%
Transportation	43,025	198,294	293,201	293,201	324,258	230,733	230,733	-21.3%
Planning	326,358	143,933	103,344	97,533	78,798	78,798	78,798	-19.2%
Total County	**$ 4,978,673**	**$ 7,761,107**	**$ 8,368,572**	**$ 8,365,167**	**$ 8,077,250**	**$ 7,624,893**	**$ 7,709,715**	**-7.8%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
EXPENDITURES BY FUNCTION AND DEPARTMENT - CAPITAL

Provider	FY2023 Actual	FY2024 Actual	FY2025 Amended	FY2025 Estimated	FY2026 Requested	FY2026 Recomm'd	FY2026 Adopted	% Change FY25 Amended
Town								
START Bus System	$ 774,872	$ 573,095	$ 368,916	$ 7,076	$ 469,194	$ 469,194	$ 469,195	6530.5%
Total Town	**$ 774,872**	**$ 573,095**	**$ 368,916**	**$ 7,076**	**$ 469,194**	**$ 469,194**	**$ 469,195**	**6530.5%**
County								
Fire/EMS	757,804	913,071	659,618	659,618	831,255	644,205	644,205	-2.3%
Communications Center	-	342,449	593,015	593,015	556,115	556,115	556,115	-6.2%
Affordable Housing *	-	-	1,000,000	-	1,000,000	-	-	---
Parks & Recreation	158,060	7,002,006	848,422	848,422	278,034	237,184	237,184	-72.0%
Pathways *	74,175	374,436	486,860	127,794	507,000	457,000	457,000	257.6%
Total County	**$ 990,039**	**$ 8,631,962**	**$ 3,587,915**	**$ 2,228,849**	**$ 3,172,404**	**$ 1,894,504**	**$ 1,894,504**	**-15.0%**

Note: this represents the Town's 46% for FY2023 - FY2025 and 43% match for FY2026.
* Affordable Housing and Pathways - capital projects are not shared, each entity fully funds their capital projects

Fund Balance

The adopted budget reduces the fund balance $2,716,152.

ADOPTED BUDGET FOR FISCAL YEAR 2026

Beginning Fund Balance		$ 16,905,952
Fund Balance as % of Total Expenditures		40%
Sources of Funds:		
Revenues	$ 33,656,069	
Recurring Transfers In	2,637,474	
Non-recurring Transfer In	-	
Total Sources		36,293,543
Use of Funds:		
Expenditures	32,062,908	
Recurring Transfers Out	6,946,787	
Non-recurring Transfers Out	-	
Total Uses		39,009,695
Net Operating Surplus (Deficit)		$ (2,716,152)
Ending Fund Balance		$ 14,189,800
Fund Balance as % of Total Expenditures		36%

- General Fund net operating revenue shall equal or exceed net operating expenditures. Net operating revenue is defined as total revenue plus any recurring transfers-in for allocated services. Net operating expenditures are defined as total expenditures plus recurring transfers-out to the Affordable Housing Fund.
- Due to the General Fund's reliance on elastic revenue sources and the historical uncertainty surrounding expenditures, the annual General Fund unreserved ending fund balance target is 25% of that year's estimated net operating expenditures. However, the General Fund unreserved ending fund balance will always equal or exceed at least 20% of the prior year's net operating expenditures.

Fund balances are important indicators of the Town's fiscal health and management's stewardship. Spending fund balances for on-going operations leads to suboptimal decision making by both policy makers and managers. Additionally, fund balances allow the Town to respond to unexpected events.

Special Revenue Funds
Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specific purposes.

Affordable Housing Fund
The Affordable Housing Fund accounts for the Town's share of the Jackson/Teton County Affordable Housing Department and for housing developer exactions to be used for the purpose of creating additional affordable and employee housing units. The fund contributed more than $10M cash and land to multiple community housing projects over the last 6 years, please see a list of projects in the Housing Department Supply Plan and the Community Housing Trust Project List.

For FY26, the fund will contribute $594,985 to the Jackson/Teton County Affordable Housing Department. Projected fund balance at the end of FY26 is $5,139,563. This consists of $1,473,118 in restricted housing exactions and $3,666,445 in assigned funds. This fund balance can be used to purchase property on which restricted workforce housing will be built in accordance with the Housing Action Plan and Annual Housing Supply Plan and is available for Town Council to appropriate.

Parking Exactions Fund
The Parking Exactions Fund consists of $256,055 in restricted parking exactions and $1,609,875 in assigned funds. The restricted funds

account for developer parking exactions that are restricted for the purchase of land for parking or development of new parking facilities. The assigned funds are made up largely from Public Right of Way permit fees and parking garage fees. Projected fund balance at the end of FY26 is $1,865,930.

Parks Exactions Fund
The Parks Exactions Fund accounts for developer exactions to be used for the purchase of land for parks and pathways or for the construction of park amenities and pathways. The only FY2026 project is $600,000 Karns Meadow Master Plan and Conditional Use Permit. Projected fund balance at the end of FY26 is $97,593.

Employee Housing Fund
The Employee Housing Fund accounts for the rental income and rental costs associated with the Town's employee housing program. Operating surpluses, where rents exceed costs of maintenance, are expected to occur and are expected to be retained within the Employee Housing Fund to cover possible future operating deficits, fund long-term maintenance, partially fund facilities staff performing a portion of the property management duties, and to expand the program in future years. The Town currently owns 32 employee rental units at West Snow King. As a result of land contribution and funding, the Town currently holds rights of first purchase or rental with the Community Housing Trust including 6 rights of first purchase in their general inventory, 3 rights of first purchase or rental in their general inventory that includes rentals at Redmond Street Rentals, and 5 rights of first purchase restricted to King Street Condos. As a result of land contribution and funding, the Town currently holds rights of first purchase or rental with the Housing Department including 4 rights of first purchase at the Kelly Place Condos, 4 rights of first rental at the Flat Creek Housing project currently under construction, and 8 rights of first purchase at the S4 project scheduled to commence construction in FY26. The Town currently holds primary leases on 11 additional units in the community that are then leased to Town employees as well. The projected ending fund balance for FY26 is $2,760,473.

Animal Care Fund
The Animal Care Fund is primarily supported by donations for specific animal shelter needs. The projected ending fund balance for FY26 is $444,606.

Lodging Tax Fund
The Lodging Tax Fund accounts for the 30% visitor impact services portion of lodging tax collections. The adopted budget includes a projected 2.5% increase over the FY25 estimate. The FY26 budget funds the Town's 43% share of START operations. Projected fund balance at the end of FY26 is $907,513.

START Bus System Fund
The START Bus System Fund (START) accounts for revenue and expenditures, both operational and capital, associated with the START Bus Transit System.

The financial policies and goals currently established for START Fund are as follows:

- The target for the START balance is 15% of annual operating expenditures. Operating expenditures are defined as all non-capital expenditures plus the indirect cost allocation transfer to the General Fund.

- The Lodging Tax funds the Town's share of the START operating shortfall.

The projected ending fund balance for FY26 is $1,937,239. Transit operations are particularly sensitive to changes in fuel prices and parts. FY26 includes increases over FY25 service levels for Teton Village Summer service and van pool program. Please see START Operations-Plan for current and historical Operation Plans. For FY26, subsidies from Town and from Teton County are $1,320,867 and $1,750,917 respectively. Additionally, START is budgeting federal and state revenues for 9 bus acquisitions.

Capital Project Funds

The Capital Project Funds section includes revenue budgets and expenditure appropriations for capital project funds and the departments within them. Capital Project Funds are designed to account for funds that are legally restricted or locally designated for specific capital projects.

Capital Projects Fund (5th Cent)

The Capital Projects Fund accounts for financing and procurement of design and construction of capital improvements not accounted for in other capital project or proprietary funds. The major on-going source of revenue for the Capital Projects Fund is derived from the "5th-cent" transfer of sales tax from the General Fund. Other revenues include SPET revenues and state and federal grants.

Wyoming legislators biennially pass legislation distributing state-shared revenues to Wyoming local governments. "Over-the-cap" state-shared revenues for FY26 are forecast to be 362,257. These "over-the-cap" revenues will be used for capital projects.

The financial policies and goals currently established for the Capital Projects Fund are as follows:

- The Capital Projects Fund historically receives a portion of the 1% Local Option Tax (5th cent) from the General Fund on an annual basis. For FY 2026, the annual transfer consists of 50% of the 1% local option tax collected which is $ 5,709,500.

- A Five-Year Capital Improvements Plan will be adopted and updated annually and will include all projects that anticipate funding from the 1% Local Option Tax (5th cent), the Specific Purpose Excise Tax (6th cent), other capital project funds, the Utility Funds, and developer exactions.

- The projected ending fund balance for FY26 is $6,481,415.

The Town's Five-Year Capital Improvements Plan is a separate document with separate request and approval processes. Please see page 140 for a detailed list of projects in the five-year plan.

2014 Specific Purpose Excise Tax (SPET) Fund

The 2014 SPET Fund accounts for the 2014 authorization of Specific Purpose Excise Tax (6th cent sales tax) revenue that is restricted to projects related to specific street projects ($3.25M and stormwater projects in Town ($250K). The FY26 ending fund balance is projected at $2,224,242. The fund balance is available for street projects.

2016 Specific Purpose Excise Tax (SPET) Fund

The 2016 SPET Fund accounts for the 2016 authorization of Specific Purpose Excise Tax (6th cent sales tax) revenue that is restricted to mitigation for the West Broadway Landslide. Landslide mitigation was completed in the fall of 2018. Ongoing expenditures remain to monitor the landslide. The FY26 ending fund balance is projected at $353,706.

2019 Specific Purpose Excise Tax (SPET) Fund

The 2019 SPET Fund accounts for the 2019 authorization of Specific Purpose Excise Tax (6th cent sales tax) revenue that is restricted to Core Services Vehicle Maintenance Facility ($18.5M), Town of Jackson Downtown Water Quality Improvement Infrastructure – Cache Creek Project ($2M), and Gregory Lane – Street, Stormwater and Sewer Infrastructure, and Safe Routes to School ($8.5). The FY26 ending fund balance is projected at $3,874,549. The fund balance is available for Cache Creek and Gregory Lane ballot items.

2022 Specific Purpose Excise Tax (SPET) Fund

The 2022 SPET Fund accounts for the latest authorization of Specific Purpose Excise Tax (6th cent sales tax) revenue that is restricted to pedestrian improvements ($3M), employee housing ($10M), and energy projects ($5M). The FY26 ending fund balance is projected at $1,967,013. The fund balance is available for pedestrian improvements and employee housing.

Enterprise Funds
The Water and Sewage Utility Funds operate as enterprise, or business-type, funds that account for resources used to provide water and sanitary sewer service. The Town develops, records, monitors, and reports its budget on a modified accrual basis for all funds, including the Utility Funds. Budgets for the Utility Funds are produced in a manner similar to those of the General Fund, Special Revenue Funds, and Capital Project Funds. This allows certain Utility Fund transactions, such as asset purchases and principal payments on debt, to be recorded as expenses and to be subject to appropriation.

The working capital in the Water Utility Fund is projected to decrease by $3,619,003 during FY26. The working capital in the Sewage Utility Fund is projected to decrease by $3,074,035 during FY26. The projected ending working capital balance for the Water Utility Fund at the end of FY26 is $1,443,137. The projected ending working capital balance for the Sewage Utility Fund at the end of FY26 is $4,731,771. The Utility Funds currently have sufficient working capital balance reserves ($6.2 million, combined after FY26).

In FY2021, a comprehensive rate and capacity study was completed to develop a rate structure that incorporates current service expansion and plan for future growth 20-30 years from now. Rates were updated effective January 1, 2024. There will be rate reviews with potential adjustments on an annual basis going forward.

Internal Service Funds
This proprietary fund-type may be used to report any activity that provides goods and services to other funds, departments, or agencies of the primary government (Town of Jackson), or to other governments, on cost-reimbursement basis. The Town has four internal service funds: Central Equipment Fund, Employee Insurance Fund, Fleet Management Fund, and Information Technology Services Fund.

Employee Insurance Fund
The Employee Insurance Fund accounts for all costs of the employee health insurance plan. Employee Insurance Fund revenue is generated from charges to all funds containing employee benefit costs: General, START Bus System, Water Utility, Sewage Utility, and Fleet Management. The charges correspond to the amount of each fund's employee health care costs. This funding method attempts to moderate the annual fluctuations to each fund for employee health care expenditures.

The FY26 budget projects a 18% increase in plan member coverage costs compared to the FY25 estimate. This is due to increases in claims, reinsurance, and participants. Due to a high claim year in FY2024, the health plan internal charge rate to the respective funds increased by 7% in FY26. The projected FY26 ending fund balance of $719,2970 is sufficient to meet all "stop loss" insurance requirements.

Fleet Management Fund
The Fleet Management Fund provides fuel and maintenance services to both the Town and County. The largest customer is the START Bus System. The fund maintains fuel and parts inventories and employees including a fleet manager and five mechanics. Significant expense related to operating and maintaining the Core Maintenance Facility were new in FY25. The projected FY26 ending fund balance is negative $200,746. Staff plans to address and discuss the sustainability of this fund over the next year.

Central Equipment Fund

The Central Equipment Fund accounts for the accumulation of resources to be used for the replacement of vehicles and heavy equipment.

The financial policies and goals currently established for Central Equipment Fund are as follows:

- The target for the Central Equipment Fund shall allow for the timely replacement of equipment as projected over a ten-year planning horizon.
- Annual contributions from participating divisions shall be equal to the annual depreciation calculated on the acquired equipment plus an inflation factor.

The estimated value of all vehicles and heavy equipment (excluding START Bus System and enterprise funds) is approximately $6.8 million. Accumulated depreciation on central equipment fund assets is approximately $3.8 million. The adopted budget purchases 7 vehicles and 2 pieces of equipment totaling $485,349. The projected ending working capital balance for the Central Equipment Fund at the end of FY26 is $429,731.

Information Technology (IT) Services Fund

The IT Services Fund pools IT related costs and distributes them to each division by user. Pooled costs include hardware, software, communications, and contract maintenance costs. Personnel costs remain in the general government function of the General Fund.

The financial policies and goals currently established for IT Services Costs are as follows:

- The target for the IT Services Fund unreserved balance shall allow for the timely replacement of hardware and software as projected over a five-year planning horizon.
- Annual contributions from participating divisions shall be equal to the annual depreciation for hardware and software plus communications and contract maintenance costs distributed to related division by the number of users.

FY26 projects total $224,000. The projected fund balance for the IT Services Fund at the end of FY26 is $200,746.

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
ALL FUNDS - FINANCIAL SOURCES AND USES

DESCRIPTION	GENERAL FUND	SPECIAL REVENUE	CAPITAL PROJECTS	ENTERPRISE FUNDS	INTERNAL SERVICE	TOTAL FUNDS
Beginning Fund Balance	**$16,905,952**	**$14,492,364**	**$21,266,677**	**$12,867,946**	**$ 1,991,931**	**$ 67,524,870**
Revenues:						
Taxes	12,572,826	-	1,450,000	-	-	14,022,826
Licenses & Permits	1,710,578	142,000	250,000	-	-	2,102,578
Intergovernmental	16,829,671	14,045,917	5,816,695	883,458	-	37,575,741
Charges for Services	953,780	2,233,700	-	7,050,101	8,449,183	18,686,764
Fines & Forfeitures	380,000	-	-	-	-	380,000
Miscellaneous Revenue	1,209,214	1,590,371	661,050	461,760	95,000	4,017,395
Total Revenues	**33,656,069**	**18,011,988**	**8,177,745**	**8,395,319**	**8,544,183**	**76,785,304**
Transfers In	2,637,474	1,763,753	6,209,500	660,000	127,302	11,398,029
Total Sources	**36,293,543**	**19,775,741**	**14,387,245**	**9,055,319**	**8,671,485**	**88,183,333**
Expenditures:						
General Government	9,296,372	709,669	6,364,368	-	6,359,016	22,729,425
Public Safety	13,827,603	20,000	1,449,240	-	241,349	15,538,192
Public Works	4,124,091	-	11,471,451	13,760,429	2,973,622	32,329,593
Community Health & Human Services	1,548,632	-	-	-	-	1,548,632
Community Initiatives	597,200	654,745	-	-	-	1,251,945
Transit	-	17,295,490	78,754	-	-	17,374,244
Culture & Recreation	2,669,010	600,000	694,184	-	-	3,963,194
Debt Service	-	-	-	66,970	-	66,970
Total Expenditures	**32,062,908**	**19,279,904**	**20,057,997**	**13,827,399**	**9,573,987**	**94,802,195**
Transfers Out	6,946,787	1,835,284	695,000	1,920,958	-	11,398,029
Total Uses	**39,009,695**	**21,115,188**	**20,752,997**	**15,748,357**	**9,573,987**	**106,200,224**
Ending Fund Balance	**$ 14,189,800**	**$ 13,152,917**	**$ 14,900,925**	**$ 6,174,908**	**$ 1,089,429**	**$ 49,507,978**
Change in Fund Balance	***(2,716,152)***	***(1,339,447)***	***(6,365,752)***	***(6,693,038)***	***(902,502)***	***(18,016,891)***

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCES
SPECIAL REVENUE FUNDS

DESCRIPTION	AFFORDABLE HOUSING	PARKING EXACTIONS	PARKS EXACTIONS	EMPLOYEE HOUSING	ANIMAL CARE	LODGING TAX	START BUS	TOTAL
Beginning Fund Balance	**$ 4,845,763**	**$ 1,693,890**	**$ 646,693**	**$ 2,654,214**	**$ 504,406**	**$ 541,581**	**$ 3,605,817**	**$ 14,492,364**
Revenues:								
Taxes	-	-	-	-	-	-	-	-
Licenses & Permits	100,000	17,000	25,000	-	-	-	-	142,000
Intergovernmental	-	-	-	-	-	1,463,000	12,582,917	14,045,917
Charges for Services	-	90,000	-	-	-	-	2,143,700	2,233,700
Miscellaneous Revenue	193,800	74,800	25,900	965,966	60,200	21,700	248,005	1,590,371
Total Revenue	**293,800**	**181,800**	**50,900**	**965,966**	**60,200**	**1,484,700**	**14,974,622**	**18,011,988**
Transfers In	644,985	-	-	-	-	-	1,118,768	1,763,753
Total Sources	**938,785**	**181,800**	**50,900**	**965,966**	**60,200**	**1,484,700**	**16,093,390**	**19,775,741**
Expenditures:								
General Government	-	-	-	709,669	-	-	-	709,669
Public Safety	-	-	-	-	20,000	-	-	20,000
Community Development	644,985	9,760	-	-	-	-	-	654,745
Transit	-	-	-	-	-	-	17,295,490	17,295,490
Culture & Recreation	-	-	600,000	-	-	-	-	600,000
Total Expenditures	**644,985**	**9,760**	**600,000**	**709,669**	**20,000**	**-**	**17,295,490**	**19,279,904**
Transfers Out	-	-	-	150,038	100,000	1,118,768	466,478	1,835,284
Total Uses	**644,985**	**9,760**	**600,000**	**859,707**	**120,000**	**1,118,768**	**17,761,968**	**21,115,188**
Ending Fund Balance	**$ 5,139,563**	**$ 1,865,930**	**$ 97,593**	**$ 2,760,473**	**$ 444,606**	**$ 907,513**	**$ 1,937,239**	**$ 13,152,917**
Change in Fund Balance	***293,800***	***172,040***	***(549,100)***	***106,259***	***(59,800)***	***365,932***	***(1,668,578)***	***(1,339,447)***

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCES
CAPITAL PROJECTS FUNDS

DESCRIPTION	CAPITAL PROJECTS	2014 SPET	2016 SPET	2019 SPET	2022 SPET	TOTAL
Beginning Fund Balance	**$ 6,970,570**	**$ 2,943,439**	**$ 340,106**	**$10,474,549**	**$ 538,013**	**$21,266,677**
Revenues:						
General Taxes	-	-	-	-	1,450,000	1,450,000
Intergovernmental	5,816,695	-	-	-	-	5,816,695
Licenses & Permits	250,000	-	-	-	-	250,000
Miscellaneous Revenue	332,950	85,500	13,600	200,000	29,000	661,050
Total Revenue	**6,399,645**	**85,500**	**13,600**	**200,000**	**1,479,000**	**8,177,745**
Transfers In	6,209,500	-	-	-	-	6,209,500
Total Sources	**12,609,145**	**85,500**	**13,600**	**200,000**	**1,479,000**	**14,387,245**
Expenditures:						
General Government	6,364,368	-	-	-	-	6,364,368
Public Safety	1,449,240	-	-	-	-	1,449,240
Public Works	3,816,754	804,697	-	6,800,000	50,000	11,471,451
Culture and Recreation	694,184	-	-	-	-	694,184
Transit	78,754	-	-	-	-	78,754
Total Expenditures	**12,403,300**	**804,697**	**-**	**6,800,000**	**50,000**	**20,057,997**
Transfers Out	695,000	-	-	-	-	695,000
Total Uses	**13,098,300**	**804,697**	**-**	**6,800,000**	**50,000**	**20,752,997**
Ending Fund Balance	**$ 6,481,415**	**$ 2,224,242**	**$ 353,706**	**$ 3,874,549**	**$ 1,967,013**	**$14,900,925**
Change in Fund Balance	***(489,155)***	***(719,197)***	***13,600***	***(6,600,000)***	***1,429,000***	***(6,365,752)***

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCES
UTILITY FUNDS

DESCRIPTION	WATER UTILITY	SEWAGE UTILITY	TOTAL
Beginning Fund Balance	**$ 5,062,140**	**$ 7,805,806**	**$ 12,867,946**
Revenues:			
Intergovernmental	873,458	10,000	883,458
Charges for Services	3,533,101	3,517,000	7,050,101
Miscellaneous Revenue	212,000	249,760	461,760
Total Revenue	**4,618,559**	**3,776,760**	**8,395,319**
Transfers In	330,000	330,000	660,000
Total Sources	**4,948,559**	**4,106,760**	**9,055,319**
Expenditures:			
Public Works	7,540,113	6,220,316	13,760,429
Debt Service	66,970	-	66,970
Total Expenditures	**7,607,083**	**6,220,316**	**13,827,399**
Transfers Out	960,479	960,479	1,920,958
Total Uses	**8,567,562**	**7,180,795**	**15,748,357**
Ending Fund Balance	**$ 1,443,137**	**$ 4,731,771**	**$ 6,174,908**
Change in Fund Balance	***(3,619,003)***	***(3,074,035)***	***(6,693,038)***

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCES
INTERNAL SERVICE FUNDS

DESCRIPTION	EMPLOYEE INSURANCE	FLEET MANAGEMENT	CENTRAL EQUIPMENT	IT SERVICES	TOTAL
Beginning Fund Balance	**$ 1,850,635**	**$ (219,632)**	**$ 91,780**	**$ 269,148**	**$ 1,991,931**
Revenues:					
Charges for Services	2,958,916	2,634,113	777,000	2,079,154	8,449,183
Miscellaneous Revenue	74,000	(3,500)	11,300	13,200	95,000
Total Revenue	**3,032,916**	**2,630,613**	**788,300**	**2,092,354**	**8,544,183**
Transfers In	-	92,302	35,000	-	127,302
Total Sources	**3,032,916**	**2,722,915**	**823,300**	**2,092,354**	**8,671,485**
Expenditures:					
General Government	4,164,260	-	34,000	2,160,756	6,359,016
Public Safety	-	-	241,349	-	241,349
Public Works	-	2,763,622	210,000	-	2,973,622
Total Expenditures	**4,164,260**	**2,763,622**	**485,349**	**2,160,756**	**9,573,987**
Transfers Out	-	-	-	-	-
Total Uses	**4,164,260**	**2,763,622**	**485,349**	**2,160,756**	**9,573,987**
Ending Fund Balance	**$ 719,291**	**$ (260,339)**	**$ 429,731**	**$ 200,746**	**$ 1,089,429**
Change in Fund Balance	***(1,131,344)***	***(40,707)***	***337,951***	***(68,402)***	***(902,502)***

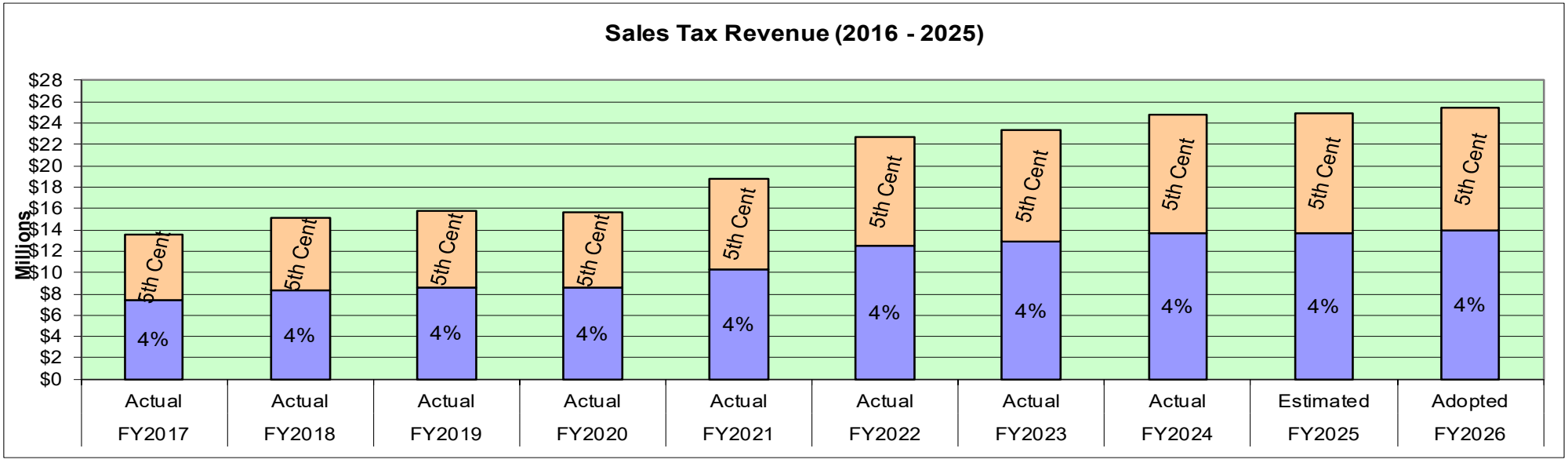
MAJOR REVENUES

SALES TAX REVENUE

Sales tax revenue consists of the four percent statewide sales tax and the optional 5th cent local sales tax. In the past, the optional 5th cent was split between the General Fund and the Capital Projects Fund based on the Town's assessed valuation. For FY 2025, the General Fund will retain 50% of the total and the other 50% will transfer to the Capital Projects Fund. Both the statewide and optional local sales taxes are projected to rise by 2% over the 2025 estimate.

SALES TAX REVENUE (2017 - 2026)

	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Estimated	FY2026 Adopted
General Taxes										
1% Local Sales Tax (5th Cent)	$ 6,097,720	$ 6,782,117	$ 7,075,291	$ 7,017,105	$ 8,447,081	$10,179,620	$10,505,372	$11,147,256	11,195,765	11,419,000
Percent Change		*11.2%*	*4.3%*	*-0.8%*	*20.4%*	*20.5%*	*3.2%*	*6.1%*	*0.4%*	*2.0%*
Intergovernmental Revenue										
4% State Sales Tax	$ 7,456,089	$ 8,287,034	$ 8,638,613	$ 8,568,034	$10,344,278	$12,478,912	$12,850,113	$13,636,881	$13,706,733	$ 13,981,000
Percent Change		*11.1%*	*4.2%*	*-0.8%*	*20.7%*	*20.6%*	*3.0%*	*6.1%*	*0.5%*	*2.0%*
Total	**$13,553,809**	**$15,069,151**	**$15,713,904**	**$15,585,139**	**$18,791,359**	**$22,658,532**	**$23,355,485**	**$24,784,137**	**$24,902,498**	**$ 25,400,000**
Percent Change		***11.2%***	***4.3%***	***-0.8%***	***20.6%***	***20.6%***	***3.1%***	***6.1%***	***0.5%***	***2.0%***



INTERGOVERNMENTAL REVENUE

CARES and ARPA grants support various one-time capital projects across multiple funds. Federal Transit Administration grants support operating and capital expenditures in the START Bus System Fund. Operating and Capital grants typically account for 57% and 80% of qualifying expenditures, respectively. WYDOT operating grants far exceeded historical levels in FY25. Therefore, increased funding is not expected in FY26.

INTERGOVERNMENTAL REVENUE (2017 - 2026)

Description	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Estimated	FY2026 Adopted
CARES & ARPA Grants	$ -	$ -	$ -	$ -	$ 4,585,468	$ 111,859	$ 1,692,110	$ 562,674	$ 2,041,000	$ 933,658
FTA/Wyoming 5311 Operations	1,798,236	1,588,610	2,081,219	2,533,025	3,006,489	3,104,832	3,761,784	3,786,593	3,623,630	4,185,700
FTA/Idaho 5311 Operations	130,852	70,472	195,024	364,313	396,652	463,705	549,377	480,327	499,011	726,300
FTA 5309 - Bus Replacement	560,984	-	-	-	-	-	-	-	-	-
FTA/WYDOT Bus Shelter	-	-	-	-	129,451	-	-	-	-	312,000
FTA/WYDOT 5304 Route Plan	-	-	-	30,969	49,031	-	74,093	45,518	-	-
BUILD Grant	-	-	-	-	-	-	-	2,724,318	-	1,542,000
FTA 5339/Wyoming Capital	20,921	23,363	20,407	239,175	1,880,000	-	4,163,076	-	-	4,378,000
Low-No Grant	-	-	-	-	2,050,825	-	-	-	-	-
Total	**$ 2,510,993**	**$ 1,682,445**	**$ 2,296,650**	**$ 3,167,482**	**$12,097,916**	**$ 3,680,396**	**$10,240,440**	**$ 7,599,430**	**$ 6,163,641**	**$ 12,077,658**

UTILITY REVENUES – CHARGES FOR SERVICES

In 2023, the Town passed ordinances updating tiered volume and base rates. The FY26 budget uses the new rates in the revenue forecasts in both utility services. Water and sewage sales do not include capital contributions such as capacity and tap fees. There are two customers accounting for more than 7% of water sales.

UTILITY REVENUES - CHARGES FOR SERVICES (2017 - 2026)

Description	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Estimated	FY2026 Adopted
Water Sales	$ 2,501,122	$ 2,425,940	$ 2,438,490	$ 2,396,841	$ 2,542,151	$ 2,617,787	$ 2,931,439	$ 2,868,814	$ 3,332,715	$ 3,358,101
Sewage Sales	2,381,480	2,381,767	2,386,369	2,321,974	2,405,970	2,373,210	2,524,439	2,620,182	2,542,000	2,612,000
Total	**$ 4,882,602**	**$ 4,807,707**	**$ 4,824,859**	**$ 4,718,815**	**$ 4,948,121**	**$ 4,990,997**	**$ 5,455,878**	**$ 5,488,996**	**$ 5,874,715**	**$ 5,970,101**

MAJOR EXPENDITURES

PERSONNEL

Personnel expenditure consists of wages and benefits for all full-time, part-time, and seasonal employees. The FY26 adopted budget includes an 7.2% salary increase and 3.64 new FTEs .

The budget maintains the deferred compensation match of $1,000 per employee.

PERSONNEL ALL FUNDS (2017 - 2026)

Description	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Estimated	FY2026 Adopted
Salaries & Wages - Regular	$ 6,862,447	$ 6,939,088	$ 7,373,311	$ 7,645,695	$ 7,510,847	$ 8,409,289	$ 9,595,304	$11,082,666	$12,914,609	$ 14,865,755
Salaries & Wages - Part-Time	1,122,860	977,465	1,157,930	1,078,722	804,935	775,806	746,668	1,173,266	1,225,697	1,555,673
Buyout - Compensated Absences	97,221	101,319	97,276	62,431	103,150	115,928	136,002	147,559	241,032	281,266
Overtime	131,491	333,252	363,833	182,120	238,626	364,102	405,009	420,192	438,332	428,751
Holiday Pay - PTO Buyback	21,580	31,619	59,993	48,706	55,801	65,325	76,585	92,789	87,241	87,196
FICA & Medicare	594,698	606,704	659,736	667,707	641,440	737,881	851,216	985,039	1,173,563	1,317,227
Health Insurance	2,106,754	2,224,765	2,335,545	2,520,753	2,075,934	2,539,410	2,790,434	2,740,063	2,798,217	2,808,583
Vision Insurance	20,710	20,955	22,186	24,095	21,644	26,831	26,004	25,911	25,440	24,972
Dental Insurance	96,745	101,355	108,651	117,059	74,891	151,862	131,042	130,240	127,331	125,361
Wyoming Retirement	933,434	953,649	1,020,991	1,107,255	1,107,562	1,295,648	1,596,095	1,835,527	2,210,656	2,509,813
Workers' Compensation	177,435	157,986	135,447	114,965	63,564	148,601	238,851	264,397	356,348	196,889
State Unemployment	27,860	26,292	17,614	22,492	74,578	8,065	-	8,095	54,860	56,701
Disability/Life Insurance	59,026	66,938	66,937	69,202	66,954	46,861	56,082	84,305	94,793	104,009
Total	**$12,252,260**	**$12,541,388**	**$13,419,449**	**$13,661,201**	**$12,839,927**	**$14,685,609**	**$16,649,294**	**$18,990,049**	**$21,748,119**	**$ 24,362,196**
Percent of Change	***13.3%***	***2.4%***	***7.0%***	***1.8%***	***-6.0%***	***14.4%***	***13.4%***	***14.1%***	***14.5%***	***12.0%***

PETROLEUM PRODUCTS

The Town of Jackson achieved significant reductions in energy consumption in pursuit of its 40X20 by goal. START Bus ridership has consistently increases year to year which increases routes and fuel consumption.

PETROLEUM PRODUCTS (ALL FUNDS 2017 - 2026)

Description	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Estimated	FY2026 Adopted
General Fund	$ 101,676	$ 90,560	$ 90,560	$ 118,247	$ 107,735	$ 123,897	$ 183,697	$ 144,078	$ 173,849	$ 159,984
START Bus System Fund	366,488	371,694	371,694	375,461	251,211	307,667	347,250	459,722	350,000	457,317
Utility Funds	18,296	15,817	15,817	13,534	13,272	16,817	20,622	19,919	25,295	25,295
Total	**$ 486,460**	**$ 478,071**	**$ 478,071**	**$ 507,242**	**$ 372,218**	**$ 448,381**	**$ 551,569**	**$ 623,719**	**$ 549,144**	**$ 642,596**
Percent of Change		***-1.7%***	***0.0%***	***6.1%***	***-26.6%***	***20.5%***	***23.0%***	***13.1%***	***-12.0%***	***17.0%***

Current Debt Obligations

Description	Original Amount	Remaining Amount	Interest Rate	Last Pay Year
2010 WWDC-Note	$ 1,158,046	$ 814,734	4.0%	2042
WBC Snow King	1,000,000	513,640	0.5%	2035
Total		$ 1,328,374		

Long-term debt consists of two notes from the State of Wyoming: a loan from the Wyoming Water Development Commission (WWDC) and a loan from the Wyoming Business Council (WBC). The Town has not adopted a formal debt policy. The WBC Snow King debt service is funded by Snow King Mountain lease payment.

The following schedule summarizes debt service payments for all two notes payable the next three years and beyond:

	Loans	
Year	Principal	Interest
2026	84,365	35,157
2027	85,990	33,532
2028	87,671	31,851
2029	89,410	30,111
2030	91,466	28,055
2031-42	889,472	180,521
Total	$ 1,328,374	$ 339,227

Legal Debt Margin

The Town's legal debt limit is four percent of its total assessed valuation. The 2025 assessed valuations are pending State approval in August. Based on the estimated 2025 assessed valuation of $872,338,998, the Town's legal debt margin can be calculated as follows:

Total Assessed Valuation (2025 Estimate)		$ 872,388,998
Debt Limit = 4% of Assessed Valuation		$ 34,895,560
Amount of Debt Applicable to Debt Limit:		
Total General Long-Term Debt Loans Payable	$ 1,328,374	
Less: Assets Available in Debt Service Fund	$ -	
Total Amount of Debt Applicable to Debt Limit		$ 1,328,374
Legal Debt Margin		$ 33,567,186

Transfers-In and Transfers-Out are typically the last items reported before the net change in fund balances on the GAAP based statement of revenues, expenditures, and changes in fund balances. In the budget, Transfers-In appear in the same grouping with revenues and Transfers-Out appear in the same grouping with expenditures. To reduce confusion, efforts should be made to reduce the number of interfund transfers.

General Fund transfers-in include allocation of costs for public works yard operations to the Water Utility Fund and Sewer Utility Fund. Some general government administrative-type costs are allocated to the utility funds on 10% basis and 3% to START Bus System. General Fund provides transfers-out to Affordable Housing and START to subsidize operational and capital expenditures. Finally, the repayment of interfund payables is not budgeted as a transfer.

ADOPTED BUDGET FOR FISCAL YEAR 2026
INTERFUND TRANSFERS MATRIX
ALL FUNDS

	TRANSFERS-IN											
TRANSFERS-OUT	General Fund	Animal Care Fund	START Bus System Fund	Lodging Tax Fund	Affordable Housing Fund	Employee Housing Fund	Capital Projects Fund	Water Utility Fund	Sewage Utility Fund	Employee Insurance Fund	Fleet Fund	Total Transfers Out
General Fund		$ -	$ -	$ -	$ 644,985	$ -	$ 6,209,500	$ -	$ -	$ -	92,302	$ 6,946,787
Animal Care Fund	100,000		-	-	-	-	-	-	-	-	-	100,000
START Bus System	466,478	-		-	-	-	-	-	-	-	-	466,478
Lodging Tax Fund	-	-	1,118,768		-	-	-	-	-	-	-	1,118,768
Affordable Housing	-	-	-	-		-	-	-	-	-	-	-
Employee Housing	150,038	-	-	-	-		-	-	-	-	-	150,038
Capital Projects Fund	-	-	-	-	-	-		330,000	330,000	-	-	695,000
Water Utility Fund	960,479	-	-	-	-	-	-		-	-	-	960,479
Sewage Utility Fund	960,479	-	-	-	-	-	-	-		-	-	960,479
Employee Insurance Fur	-	-	-	-	-	-	-	-	-		-	-
Fleet Fund	-	-	-	-	-	-	-	-	-	-		-
Total Transfers In	$ 2,637,474	$ -	$ 1,118,768	$ -	$ 644,985	$ -	$ 6,209,500	$ 330,000	$ 330,000	$ -	$ 92,302	$ 11,398,029

TOWN OF JACKSON, WYOMING
HISTORY OF DISTRIBUTION OF FULL-TIME EQUIVALENTS
ALL DEPARTMENTS - ALL FUNDS
FISCAL YEAR 2017 - 2026

DEPARTMENT	FISCAL YEAR 2017	FISCAL YEAR 2018	FISCAL YEAR 2019	FISCAL YEAR 2020	FISCAL YEAR 2021	FISCAL YEAR 2022	FISCAL YEAR 2023	FISCAL YEAR 2024	FISCAL YEAR 2025	FISCAL YEAR 2025	CHANGE FROM FY25 ADOPTED
General Government:											
Town Attorney	3.00	3.00	3.00	3.00	2.00	3.00	3.00	3.00	3.00	3.00	-
Municipal Judge	2.23	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.30	(0.20)
Administration	1.00	1.00	1.00	3.00	1.00	1.00	1.00	1.00	3.00	3.00	-
Town Clerk/Personnel	3.50	3.56	3.56	4.06	3.80	4.80	4.80	4.80	4.80	4.80	-
Finance	4.33	3.99	3.99	3.99	4.00	4.00	4.00	4.00	4.00	4.30	0.30
Community Development	-	-	-	-	2.00	3.00	4.00	4.00	2.00	2.00	-
Planning	5.25	5.25	5.25	4.25	4.00	4.00	4.00	5.00	5.00	5.00	-
Information Technology	3.60	3.60	3.60	3.60	3.60	5.70	5.70	6.00	6.00	4.80	(1.20)
Public Safety:											
Police	32.75	33.75	36.25	36.75	34.90	38.30	40.25	38.25	38.25	39.51	1.26
Building Inspection	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	-
Victim Witness	2.50	2.50	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	-
Animal Shelter	2.90	2.90	2.90	2.90	2.90	2.90	3.95	3.95	3.95	4.20	0.25
Public Works:											
Administration	1.50	1.50	1.50	2.33	2.33	2.33	2.33	2.83	2.52	3.02	0.50
Streets	8.00	8.00	8.00	8.00	8.00	8.50	9.16	9.00	9.66	9.16	(0.50)
Town Engineer	3.00	3.00	3.00	4.00	3.00	4.00	4.00	4.00	4.00	4.00	-
Water O&M	4.00	4.00	4.00	4.58	4.58	4.58	5.58	5.58	5.74	6.24	0.50
Water Billing and Accounting	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-
Sewer Plant Operations	5.00	5.00	5.00	4.58	4.58	4.58	4.58	4.08	2.83	2.83	-
Sewer O&M	2.00	2.00	2.00	2.00	2.00	2.00	3.00	3.00	4.41	4.91	0.50
Sewer Billing and Accounting	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-
Fleet Management	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	-
Cemetary	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.38	0.13
Transit:											-
START Bus	37.95	38.48	40.34	41.80	33.65	40.49	43.90	42.61	45.44	47.54	2.10
Total Full-time Equivalents	**133.76**	**135.28**	**140.14**	**145.60**	**133.10**	**149.94**	**160.02**	**157.86**	**161.36**	**165.00**	**3.64**

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TOWN OF JACKSON, WYOMING

Adopted Budget
For the Fiscal Year Ending June 30, 2026

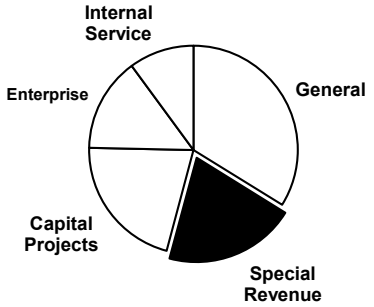
GENERAL FUND

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SCHEDULE OF REVENUE, EXPENDITURES, & CHANGES TO FUND BALANCES
ALL FUNDS

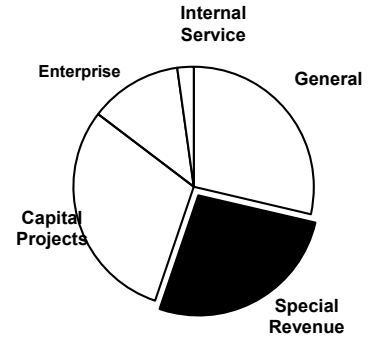
FUND DESCRIPTION	BALANCE JULY 1, 2025	REVENUE	TRANSFERS IN	EXPEND-ITURES	TRANSFERS OUT	BUDGETED BALANCE JUNE 30, 2026
General Fund	$ 16,905,952	$ 33,656,069	$ 2,637,474	$ 32,062,908	$ 6,946,787	14,189,800
Special Revenue Funds						
Affordable Housing	4,845,763	293,800	644,985	644,985	-	5,139,563
Parking Exactions	1,693,890	181,800	-	9,760	-	1,865,930
Park Exactions	646,693	50,900	-	600,000	-	97,593
Employee Housing	2,654,214	965,966	-	709,669	150,038	2,760,473
Animal Care Fund	504,406	60,200	-	20,000	100,000	444,606
Lodging Tax Fund	541,581	1,484,700	-	-	1,118,768	907,513
START Bus System	3,605,817	14,974,622	1,118,768	17,295,490	466,478	1,937,239
Total Special Revenue	14,492,364	18,011,988	1,763,753	19,279,904	1,835,284	13,152,917
Capital Project Funds						
Capital Projects (5th Cent)	6,970,570	6,399,645	6,209,500	12,403,300	695,000	6,481,415
2014 Specific Purpose Excise Tax	2,943,439	85,500	-	804,697	-	2,224,242
2016 Specific Purpose Excise Tax	340,106	13,600	-	-	-	353,706
2022 Specific Purpose Excise Tax	538,013	1,479,000	-	50,000	-	1,967,013
2019 Specific Purpose Excise Tax	10,474,549	200,000	-	6,800,000	-	3,874,549
Total Capital Projects	21,266,677	8,177,745	6,209,500	20,057,997	695,000	14,900,925
Enterprise Funds						
Water Utility	5,062,140	4,618,559	330,000	7,607,083	960,479	1,443,137
Sewage Utility	7,805,806	3,776,760	330,000	6,220,316	960,479	4,731,771
Total Enterprise Funds	12,867,946	8,395,319	660,000	13,827,399	1,920,958	6,174,908
Internal Service Funds						
Employee Insurance	1,850,635	3,032,916	-	4,164,260	-	719,291
Fleet Management	(219,632)	2,630,613	92,302	2,763,622	-	(260,339)
Central Equipment	91,780	788,300	35,000	485,349	-	429,731
IT Services	269,148	2,092,354	-	2,160,756	-	200,746
Total Internal Service Funds	1,991,931	8,544,183	127,302	9,573,987	-	1,089,429
Total All Funds	$ 67,524,870	$ 76,785,304	$ 11,398,029	$ 94,802,195	$ 11,398,029	$ 49,507,978

Note: Enterprise and Internal Service Funds are budgeted on a working-capital basis.

Total Appropriation (excluding transfers)
Fiscal Year Ending June 30, 2026



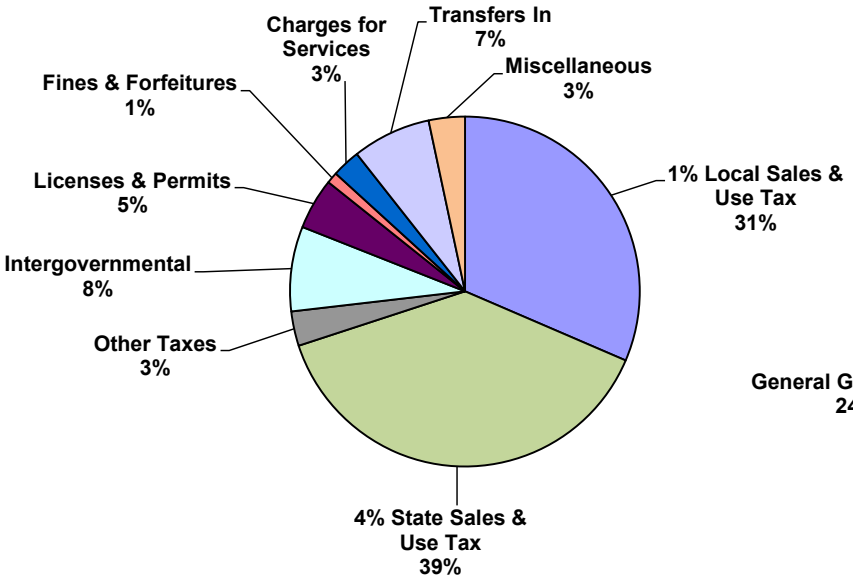
Estimated Ending Fund Balance
At June 30, 2026



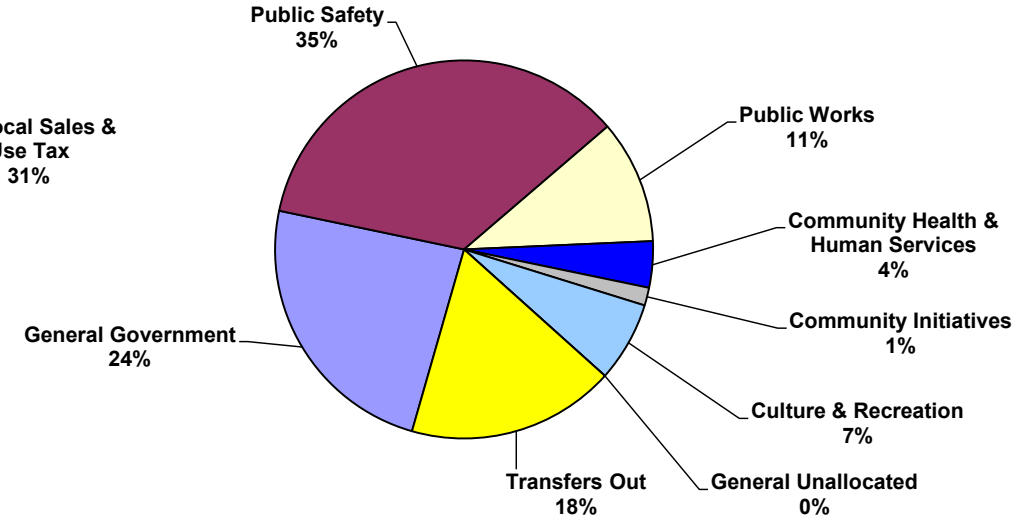
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
REVENUES , EXPENDITURES, & CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Beginning Fund Balance	**$ 24,865,353**	**$ 18,726,713**	**$ 19,072,428**	**$ 19,072,428**	**$ 16,905,952**	**$ 16,905,952**	**$ 16,905,952**	
Revenues:								
Taxes	11,566,156	12,286,329	12,362,549	12,509,412	12,572,826	12,572,826	12,572,826	1.7%
Licenses & Permits	1,636,675	2,033,967	1,534,843	1,682,258	1,781,231	1,781,231	1,710,578	10.3%
Intergovernmental	15,330,617	16,334,740	16,665,645	16,680,546	16,871,437	16,829,678	16,829,671	1.0%
Charges for Services	776,335	1,153,609	868,558	971,776	923,780	953,780	953,780	8.9%
Fines & Forfeitures	466,907	362,841	310,000	460,000	340,000	380,000	380,000	18.4%
Miscellaneous	873,861	1,569,423	1,229,764	1,392,842	1,209,214	1,209,214	1,209,214	-1.7%
Total Revenue	**30,650,551**	**33,740,909**	**32,971,359**	**33,696,834**	**33,698,488**	**33,726,729**	**33,656,069**	2.0%
Transfers In	1,894,246	1,944,808	2,409,398	2,409,398	2,678,862	2,637,700	2,637,474	8.6%
Total Sources	**32,544,797**	**35,685,717**	**35,380,757**	**36,106,232**	**36,377,350**	**36,364,429**	**36,293,543**	2.5%
Expenditures:								
General Government	6,748,115	7,359,713	8,829,264	8,515,259	9,428,600	9,297,653	9,296,372	5.0%
Public Safety	9,507,214	11,307,276	13,072,586	13,050,880	14,102,474	13,808,139	13,827,603	5.5%
Public Works	3,083,114	3,271,105	3,869,226	3,804,091	4,532,136	4,124,120	4,124,091	6.2%
Community Health & Human Services	1,216,307	1,419,651	1,567,651	1,553,151	1,942,347	1,548,632	1,548,632	-1.2%
Community Initiatives	352,002	458,706	720,975	726,463	776,149	478,700	597,200	-20.7%
Culture & Recreation	1,003,087	2,319,220	3,129,125	3,128,683	2,885,307	2,602,141	2,669,010	-17.2%
Total Expenditures	**21,909,839**	**26,135,671**	**31,188,827**	**30,778,527**	**33,667,013**	**31,859,385**	**32,062,908**	2.7%
Transfers Out	16,773,598	9,204,331	7,589,519	7,494,181	7,449,404	6,446,787	6,946,787	-9.3%
Total Uses	**38,683,437**	**35,340,002**	**38,778,346**	**38,272,708**	**41,116,417**	**38,306,172**	**39,009,695**	0.6%
Ending Fund Balance	**$ 18,726,713**	**$ 19,072,428**	**$ 15,674,839**	**$ 16,905,952**	**$ 12,166,885**	**$ 14,964,209**	**$ 14,189,800**	
Change in Fund Balance	***(6,138,640)***	***345,715***	***(3,397,589)***	***(2,166,476)***	***(4,739,067)***	***(1,941,743)***	***(2,716,152)***	

General Fund
Revenues and Other Sources



General Fund
Expenditures and Other Uses



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
REVENUES AND OTHER SOURCES

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
General Taxes								
1% Local Sales & Use Tax	$ 10,505,372	$ 11,147,256	$ 11,195,765	$ 11,195,765	$ 11,419,000	$ 11,419,000	$ 11,419,000	2.0%
Property Taxes	378,488	444,414	463,014	463,014	436,194	436,194	436,194	-5.8%
Motor Vehicle Fees	29,347	30,843	30,000	30,000	30,000	30,000	30,000	0.0%
Franchise Tax-Electric	193,463	192,268	192,268	198,220	198,218	198,218	198,218	3.1%
Franchise Tax-Gas&Propane	92,865	96,364	96,364	101,910	101,910	101,910	101,910	5.8%
Franchise Tax-Cable	131,871	126,828	128,000	121,998	122,000	122,000	122,000	-4.7%
Franchise Tax-Trash	210,080	232,220	215,000	376,000	243,000	243,000	243,000	13.0%
Franchise Tax-Phone	17,615	11,763	18,000	18,000	18,000	18,000	18,000	0.0%
Franchise Tax-Small Cell	3,038	-	20,000	-	-	-	-	-100.0%
Franchise Tax-Recycling	4,017	4,373	4,138	4,505	4,504	4,504	4,504	8.8%
Total	**11,566,156**	**12,286,329**	**12,362,549**	**12,509,412**	**12,572,826**	**12,572,826**	**12,572,826**	**1.7%**
Licenses & Permits								
Business Licenses	382,562	416,696	410,043	436,077	445,882	445,882	445,882	8.7%
Liquor Licenses	142,158	232,860	218,000	218,000	316,549	316,549	245,896	12.8%
Contractor Licenses	98,927	91,093	90,000	90,000	90,000	90,000	90,000	0.0%
COQ License Renewal	25,450	26,103	20,000	30,000	20,000	20,000	20,000	0.0%
Building Permits	586,994	787,860	400,000	400,000	425,000	425,000	425,000	6.3%
Special Event Permit	6,281	29,092	20,000	17,000	20,000	20,000	20,000	0.0%
Sign Permits	5,310	8,277	4,000	5,000	5,000	5,000	5,000	25.0%
Mechanical Permits	23,881	20,365	17,000	16,000	17,000	17,000	17,000	0.0%
Plumbing Permits	25,828	27,742	17,000	50,000	25,000	25,000	25,000	47.1%
Development Permits/Fees	48,816	46,813	30,000	40,000	35,000	35,000	35,000	16.7%
Grading/Erosion/Demo Permits	3,280	5,224	4,000	4,300	4,500	4,500	4,500	12.5%
Animal Licenses	4,051	5,245	4,800	2,000	2,300	2,300	2,300	-52.1%
Rodeo Contract Fees	283,137	336,597	300,000	373,881	375,000	375,000	375,000	25.0%
Total	**1,636,675**	**2,033,967**	**1,534,843**	**1,682,258**	**1,781,231**	**1,781,231**	**1,710,578**	**11.4%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
REVENUES AND OTHER SOURCES (Continued)

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Intergovernmental								
4% State Sales & Use Tax	12,850,112	13,636,881	13,706,733	13,706,732	13,981,000	13,981,000	13,981,000	2.0%
Lodging Tax - 10%	455,231	484,650	473,611	473,611	488,000	488,000	488,000	3.0%
Gasoline Tax	471,933	494,601	476,652	514,000	514,000	514,000	514,000	7.8%
Cigarette Tax	18,585	15,879	16,727	15,000	15,000	15,000	15,000	-10.3%
Severance Tax	390,457	383,921	385,000	380,310	385,000	385,000	385,000	0.0%
Federal Mineral Royalties	538,701	544,340	545,000	550,000	545,000	545,000	545,000	0.0%
CARES and ARPA Grants	-	29,615	-	-	-	-	-	---
DOT Charging Grant	-	-	-	5,000	20,000	20,000	20,000	
Lottery Distribution	61,025	53,621	30,000	30,000	30,000	30,000	30,000	0.0%
Skill Based	-	10,358	-	10,000	10,000	10,000	10,000	---
UW Equitable Climate Action	-	29,560	-	-	-	-	-	---
State/Federal Grants - Police	25,875	22,321	17,200	21,027	17,200	17,200	17,200	0.0%
WDH BHD - PD Mental Health	-	-	126,200	66,000	60,200	60,200	60,200	-52.3%
Victim Services Grant	89,348	92,831	90,925	99,000	90,925	90,925	90,925	0.0%
Teton Conservation District	-	5,573	20,000	20,000	-	-	-	-100.0%
TTB Destination Grant	-	14,000	210,000	210,000	-	-	-	-100.0%
County Reimburse - Joint Depts.	429,350	516,589	567,597	579,866	715,112	673,353	673,346	18.6%
Total	**15,330,617**	**16,334,740**	**16,665,645**	**16,680,546**	**16,871,437**	**16,829,678**	**16,829,671**	**1.0%**
Charges for Services								
Alarm Bond Income	16,185	14,286	5,000	8,000	8,000	8,000	8,000	60.0%
Special Police Services - Airport	604,081	763,781	756,058	763,776	763,780	763,780	763,780	1.0%
Special Police Services - School	65,000	65,000	-	-	-	-	-	---
Special Police Services - Other	38,949	12,617	50,000	15,000	40,000	40,000	40,000	-20.0%
Public Safety Education	-	-	500	-	-	-	-	-100.0%
VIN Inspections	13,900	15,960	14,000	12,000	14,000	14,000	14,000	0.0%
Plan Review Fees	33,780	277,578	40,000	170,000	95,000	125,000	125,000	212.5%
Cemetery Fees	4,440	4,387	3,000	3,000	3,000	3,000	3,000	0.0%
Total	**776,335**	**1,153,609**	**868,558**	**971,776**	**923,780**	**953,780**	**953,780**	**9.8%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
REVENUES AND OTHER SOURCES (Continued)

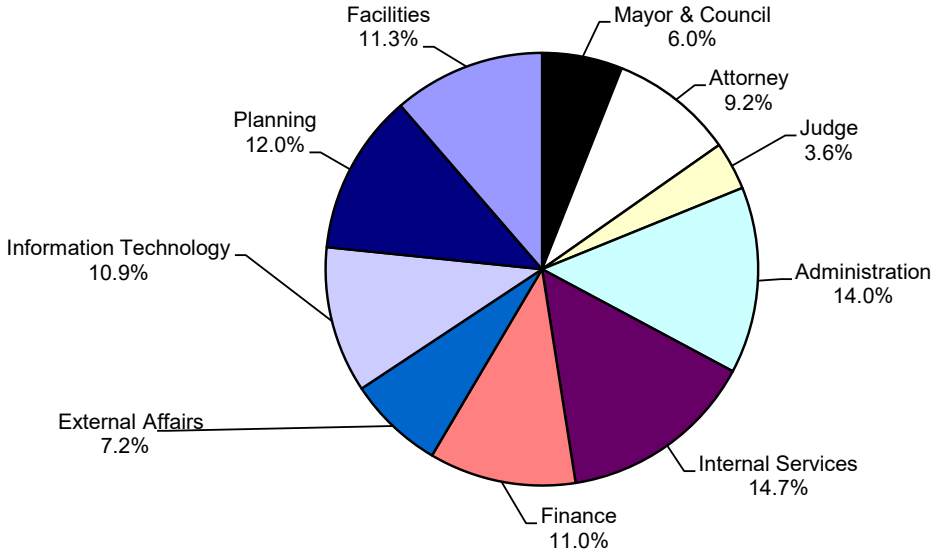
DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Fines & Forfeitures								
Parking Tickets	265,455	255,760	210,000	280,000	210,000	250,000	250,000	19.0%
Summons & Complaints	201,452	107,081	100,000	180,000	130,000	130,000	130,000	30.0%
Total	**466,907**	**362,841**	**310,000**	**460,000**	**340,000**	**380,000**	**380,000**	**22.6%**
Miscellaneous								
Interest Earnings	492,044	1,025,896	630,050	855,035	640,050	640,050	640,050	1.6%
Animal Shelter Fees	9,143	10,986	8,500	8,500	8,500	8,500	8,500	0.0%
Parking Garage Lease	69,786	74,183	61,921	61,921	63,179	63,179	63,179	2.0%
Snow King Center Lease	148,557	174,212	195,482	195,482	203,430	203,430	203,430	4.1%
South Park Rental Lease	41,126	42,700	42,696	42,696	42,696	42,696	42,696	0.0%
Vertical Harvest Lease	31,195	33,922	33,252	33,252	33,252	33,252	33,252	0.0%
Rental Income -155 E Pearl	-	126,747	129,279	129,279	139,830	139,830	139,830	8.2%
Cell Phone Lease - Fairgrounds	35,589	36,536	29,797	29,797	29,797	29,797	29,797	0.0%
DUI Impact Panel	2,765	2,240	2,900	2,300	2,300	2,300	2,300	-20.7%
Credit Card Fees	-	-	60,000	10,000	30,000	30,000	30,000	-50.0%
Miscellaneous Revenue	43,656	42,001	35,887	24,580	16,180	16,180	16,180	-54.9%
Total	**873,861**	**1,569,423**	**1,229,764**	**1,392,842**	**1,209,214**	**1,209,214**	**1,209,214**	**-1.7%**
Transfers In								
Animal Care	58,713	61,392	166,549	166,549	35,000	100,000	100,000	-40.0%
Utility Funds	1,450,224	1,570,546	1,824,630	1,824,630	2,024,346	1,921,156	1,920,958	5.3%
START Fund	114,345	134,087	164,987	164,987	469,478	466,506	466,478	182.7%
Employee Housing	86,109	87,846	134,687	134,687	150,038	150,038	150,038	11.4%
Employee Insurance	184,855	90,937	118,545	118,545	-	-	-	-100.0%
Total	**1,894,246**	**1,944,808**	**2,409,398**	**2,409,398**	**2,678,862**	**2,637,700**	**2,637,474**	**9.5%**
Total General Fund	**$ 32,544,797**	**$ 35,685,717**	**$ 35,380,757**	**$ 36,106,232**	**$ 36,377,350**	**$ 36,364,429**	**$ 36,293,543**	**2.6%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
EXPENDITURES BY FUNCTION AND DEPARTMENT

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
General Government	**$ 6,748,115**	**$ 7,359,713**	**$ 8,829,264**	**$ 8,515,259**	**$ 9,428,600**	**$ 9,297,653**	**$ 9,296,372**	**5.3%**
Mayor & Town Council	422,973	430,102	512,536	510,369	557,798	559,647	559,647	9.2%
Town Attorney	610,517	709,512	829,144	771,426	863,152	859,456	859,447	3.7%
Municipal Judge	305,625	315,799	330,695	329,882	350,238	334,461	334,154	1.0%
Administration	468,053	891,176	1,262,615	1,062,200	1,389,576	1,297,644	1,297,633	2.8%
Internal Services	1,099,601	1,075,491	1,257,090	1,219,853	1,371,141	1,365,167	1,365,155	8.6%
Finance	773,973	849,985	924,062	916,161	1,022,587	1,021,200	1,020,287	10.4%
External Affairs	570,939	458,649	725,038	648,245	672,101	670,129	670,124	-7.6%
Information Technology	911,188	1,056,336	1,190,632	1,190,907	1,015,010	1,017,100	1,017,088	-14.6%
Planning	852,244	802,389	992,714	966,424	1,133,202	1,119,054	1,119,042	12.7%
Town Facilities	733,002	770,274	804,738	899,792	1,053,795	1,053,795	1,053,795	30.9%
Public Safety	**9,507,214**	**11,307,276**	**13,072,586**	**13,050,880**	**14,102,474**	**13,808,139**	**13,827,603**	**5.8%**
Police	5,584,578	5,923,395	7,208,262	7,174,374	8,218,045	8,007,875	8,007,791	11.1%
Fire/EMS (County)	1,820,776	3,153,873	3,336,868	3,336,868	3,216,014	3,126,458	3,146,023	-5.7%
Emergency Management (County)	65,953	91,005	87,594	90,000	101,063	99,451	99,451	13.5%
Communications Center (County)	805,802	772,737	910,001	910,001	970,596	970,596	970,596	6.7%
Victim Services	345,592	397,571	447,616	444,292	474,705	476,206	476,201	6.4%
Animal Shelter/Control	403,933	432,769	503,393	523,852	511,987	513,064	513,058	1.9%
Building Inspections	480,580	535,926	578,852	571,493	610,064	614,489	614,483	6.2%
Public Works	**3,083,114**	**3,271,105**	**3,869,226**	**3,804,091**	**4,532,136**	**4,124,120**	**4,124,091**	**6.6%**
Public Works Administration	426,213	455,443	671,943	660,751	782,266	583,238	583,233	-13.2%
Streets	1,889,596	2,023,602	2,304,337	2,254,672	2,671,328	2,588,673	2,588,659	12.3%
Engineering	719,484	754,256	845,204	842,970	1,019,939	893,606	893,596	5.7%
Yard Operations	47,821	37,804	47,742	45,698	58,603	58,603	58,603	22.7%
Community Health & Human Services	**1,216,307**	**1,419,651**	**1,567,651**	**1,553,151**	**1,942,347**	**1,548,632**	**1,548,632**	**-1.2%**
Community Health & Human Services	1,216,307	1,419,651	1,567,651	1,553,151	1,942,347	1,548,632	1,548,632	-1.2%
Community Initiatives	**352,002**	**458,706**	**720,975**	**726,463**	**776,149**	**478,700**	**597,200**	**-17.2%**
Community Initiatives	352,002	458,706	720,975	726,463	776,149	478,700	597,200	-17.2%
Culture & Recreation	**1,003,087**	**2,319,220**	**3,129,125**	**3,128,683**	**2,885,307**	**2,602,141**	**2,669,010**	**-14.7%**
Parks & Recreation (County)	935,219	2,253,822	2,919,210	2,919,210	2,666,335	2,399,676	2,466,545	-15.5%
Pathways (County)	46,796	51,839	129,456	129,456	122,584	122,584	122,584	-5.3%
Memorial Park (Cemetery)	21,072	13,559	80,459	80,017	96,388	79,881	79,881	-0.7%
Total Expenditures	**$ 21,909,839**	**$ 26,135,671**	**$ 31,188,827**	**$ 30,778,527**	**$ 33,667,013**	**$ 31,859,385**	**$ 32,062,908**	**2.80%**

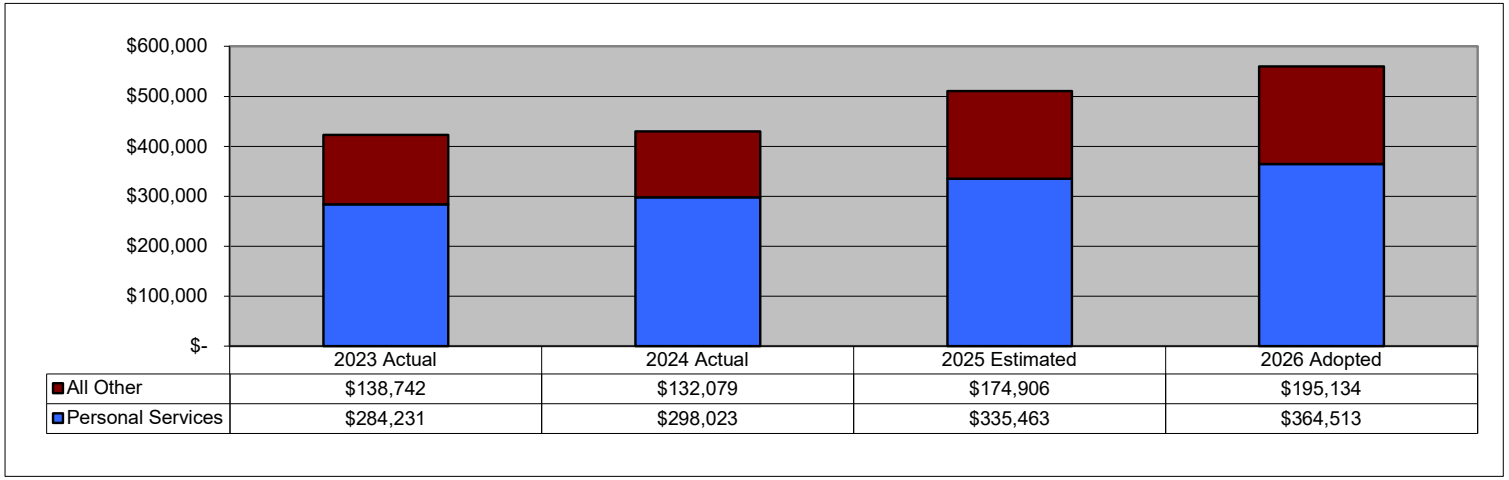
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL GOVERNMENT

DIVISIONS WITHIN GENERAL GOVERNMENT	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Mayor & Town Council	$ 422,973	$ 430,102	$ 512,536	$ 510,369	$ 557,798	$ 559,647	$ 559,647	9.2%
Town Attorney	610,517	709,512	829,144	771,426	863,152	859,456	859,447	3.7%
Municipal Judge	305,625	315,799	330,695	329,882	350,238	334,461	334,154	1.0%
Administration	468,053	891,176	1,262,615	1,062,200	1,389,576	1,297,644	1,297,633	2.8%
Internal Services	1,099,601	1,075,491	1,257,090	1,219,853	1,371,141	1,365,167	1,365,155	8.6%
Finance	773,973	849,985	924,062	916,161	1,022,587	1,021,200	1,020,287	10.4%
External Affairs	570,939	458,649	725,038	648,245	672,101	670,129	670,124	-7.6%
Information Technology	911,188	1,056,336	1,190,632	1,190,907	1,015,010	1,017,100	1,017,088	-14.6%
Planning	852,244	802,389	992,714	966,424	1,133,202	1,119,054	1,119,042	12.7%
Town Facilities	733,002	770,274	804,738	899,792	1,053,795	1,053,795	1,053,795	30.9%
Total	**$ 6,748,115**	**$ 7,359,713**	**$ 8,829,264**	**$ 8,515,259**	**$ 9,428,600**	**$ 9,297,653**	**$ 9,296,372**	5.3%



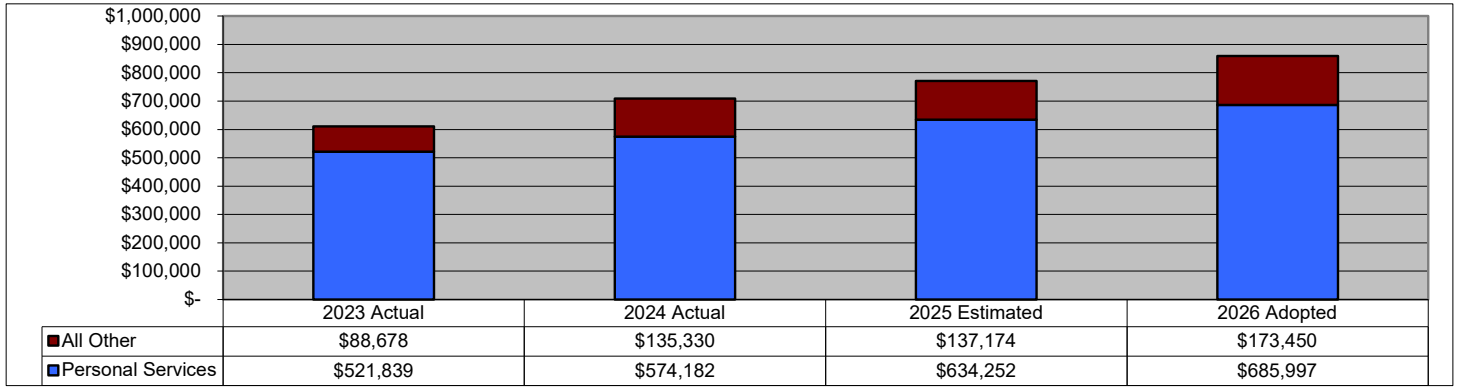
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
MAYOR & TOWN COUNCIL

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 165,800	$ 176,800	$ 196,733	$ 196,733	$ 209,000	$ 209,000	$ 209,000	6.2%
FICA & Medicare	11,576	12,425	15,050	15,050	15,989	15,989	15,989	6.2%
Health Insurance	76,209	76,209	81,884	81,884	93,348	95,197	95,197	16.3%
Vision Insurance	538	909	810	810	914	914	914	12.8%
Dental Insurance	2,790	4,036	4,036	4,036	4,440	4,440	4,440	10.0%
Wyoming Retirement	26,999	27,325	36,615	36,615	38,586	38,586	38,586	5.4%
Disability/Life Insurance	319	319	335	335	387	387	387	15.5%
General/Office Supplies	250	29	1,000	978	300	300	300	-70.0%
Printing & Publication	-	-	4,150	4,156	150	150	150	-96.4%
Dues & Subscriptions	14,431	721	30,008	29,556	16,950	16,950	16,950	-43.5%
Professional Services	43,198	50,169	66,250	66,235	60,000	60,000	60,000	-9.4%
Training, Travel, & Meetings	19,370	27,300	15,000	13,000	15,000	15,000	15,000	0.0%
Retreat/In-Service	22,585	18,018	25,000	25,000	22,000	22,000	22,000	-12.0%
Town-Wide IT Charge	37,677	34,725	34,602	34,602	53,921	53,921	53,921	55.8%
Departmental Software					25,750	25,750	25,750	---
Liability Insurance	1,231	1,118	1,063	1,379	1,063	1,063	1,063	0.0%
Total	**$ 422,973**	**$ 430,102**	**$ 512,536**	**$ 510,369**	**$ 557,798**	**$ 559,647**	**$ 559,647**	**9.2%**



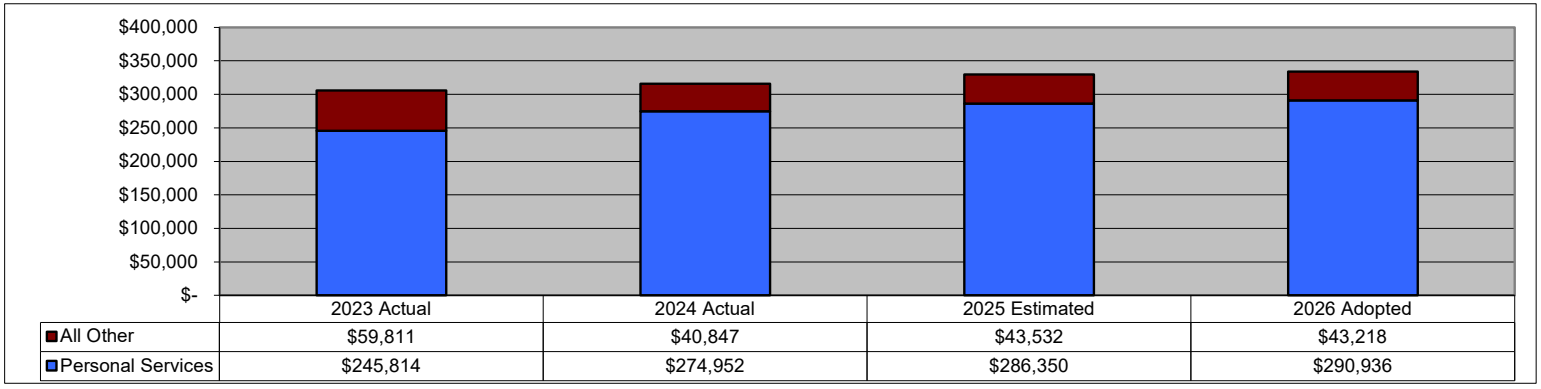
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
TOWN ATTORNEY

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 372,346	$ 404,430	$ 449,755	$ 441,655	$ 485,982	$ 485,982	$ 485,982	8.1%
Buyout - Compensated Absences	4,922	5,798	8,649	8,649	9,346	9,346	9,346	8.1%
FICA & Medicare	27,292	27,232	35,068	34,582	37,893	37,893	37,893	8.1%
Health Insurance	42,725	55,336	58,103	58,103	58,684	59,846	59,846	3.0%
Vision Insurance	473	535	540	540	374	374	374	-30.7%
Dental Insurance	2,204	2,641	2,641	2,641	2,641	2,641	2,641	0.0%
Wyoming Retirement	62,337	67,438	74,986	74,913	80,663	80,663	80,663	7.6%
Workers' Compensation	8,040	8,616	10,184	10,184	6,168	6,168	6,168	-39.4%
State Unemployment	-	155	831	831	831	831	831	0.0%
Disability/Life Insurance	1,501	2,002	2,154	2,154	2,253	2,253	2,253	4.6%
General/Office Supplies	173	296	400	700	700	700	700	75.0%
Small Tools & Equipment <$10K	-	185	250	250	250	250	250	0.0%
Dues & Subscriptions	1,214	1,364	1,700	1,700	1,700	1,700	1,700	0.0%
Professional Services	41,276	101,376	70,000	60,426	58,000	53,000	53,000	-24.3%
Litigation	708	1,046	70,000	30,000	30,000	30,000	30,000	-57.1%
Training, Travel, & Meetings	8,440	(383)	10,000	10,000	10,000	10,000	10,000	0.0%
Books & Publications	5,963	5,109	7,255	7,470	7,470	7,470	7,470	3.0%
Town-Wide IT Charge	28,801	23,682	23,347	23,347	34,263	34,263	34,263	46.8%
Departmental Software					32,611	32,611	32,611	---
Liability Insurance	2,103	2,654	3,281	3,281	3,323	3,465	3,456	5.3%
Total	**$ 610,517**	**$ 709,512**	**$ 829,144**	**$ 771,426**	**$ 863,152**	**$ 859,456**	**$ 859,447**	3.7%



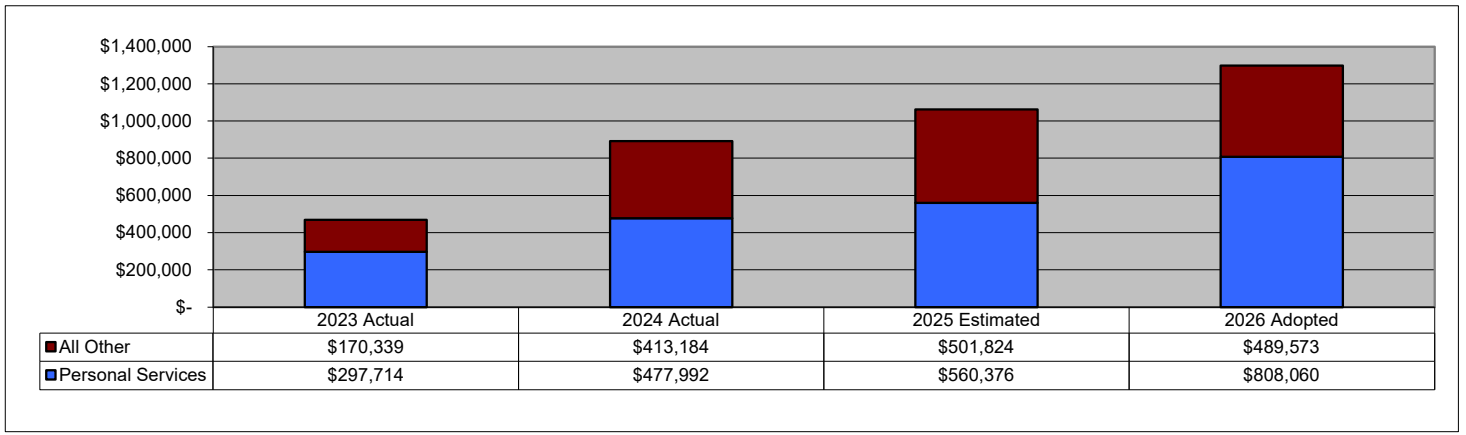
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
MUNICIPAL JUDGE

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 157,565	$ 182,211	$ 195,841	$ 195,841	$ 192,009	$ 191,973	$ 191,973	-2.0%
Bailiff	-	-	-	-	30,576	15,288	15,288	---
Overtime	696	-	-	-	-	-	-	---
Buyout - Compensated Absences	1,309	67	3,766	3,766	3,692	3,692	3,692	-2.0%
FICA & Medicare	11,907	13,514	15,270	15,270	17,310	16,138	16,138	5.7%
Health Insurance	44,011	44,011	32,970	32,970	26,094	26,611	26,611	-19.3%
Vision Insurance	453	453	353	353	303	303	303	-14.2%
Dental Insurance	2,220	2,220	1,666	1,666	1,414	1,414	1,414	-15.1%
Wyoming Retirement	26,306	30,404	33,682	33,682	32,658	32,961	32,658	-3.0%
Workers' Compensation	370	437	497	497	466	409	409	-17.7%
State Unemployment	-	100	693	693	886	886	886	27.8%
Disability/Life Insurance	977	1,535	1,612	1,612	1,564	1,564	1,564	-3.0%
General/Office Supplies	219	284	450	250	450	450	450	0.0%
Jury Expenditures	-	-	65	-	65	65	65	0.0%
Professional Services	6,508	3,325	7,650	6,000	7,650	7,650	7,650	0.0%
Public Defender	6,068	7,679	6,500	6,500	6,500	6,500	6,500	0.0%
Training, Travel, & Meetings	995	2,229	2,500	3,000	3,500	3,500	3,500	40.0%
Books & Publications	6,883	5,689	5,600	6,202	5,600	5,600	5,600	0.0%
Town-Wide IT Charge	38,128	20,496	20,151	20,151	14,079	14,079	14,079	-30.1%
Departmental Software					3,900	3,900	3,900	---
Liability Insurance	1,010	1,145	1,429	1,429	1,522	1,478	1,474	3.1%
Total	**$ 305,625**	**$ 315,799**	**$ 330,695**	**$ 329,882**	**$ 350,238**	**$ 334,461**	**$ 334,154**	**1.0%**



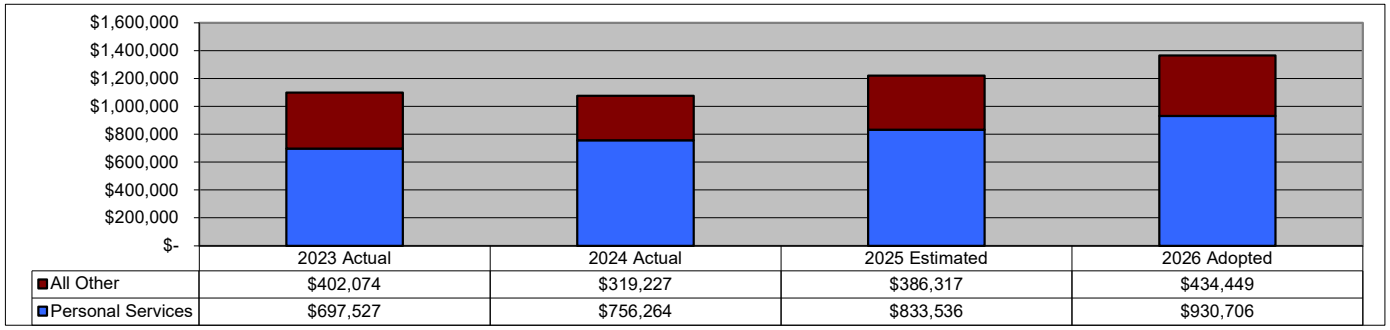
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
ADMINISTRATION

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 213,330	$ 337,786	$ 422,058	$ 359,558	$ 565,585	$ 565,585	$ 565,585	34.0%
Salaries & Wages - Part-Time	-	1,600	8,649	8,649	-	-	-	-100.0%
Buyout - Compensated Absences	4,850	6,445	9,559	9,559	10,877	10,877	10,877	13.8%
FICA & Medicare	14,781	22,073	33,778	30,028	44,099	44,099	44,099	30.6%
Health Insurance	22,649	44,462	71,345	71,345	72,058	73,485	73,485	3.0%
Vision Insurance	269	363	706	706	706	706	706	0.0%
Dental Insurance	1,395	1,765	3,631	3,631	3,631	3,631	3,631	0.0%
Wyoming Retirement	35,346	55,942	72,071	62,696	98,960	98,960	98,960	37.3%
Workers' Compensation	4,862	6,017	11,398	11,398	7,470	7,470	7,470	-34.5%
State Unemployment	-	107	831	831	831	831	831	0.0%
Disability/Life Insurance	232	1,432	1,975	1,975	2,416	2,416	2,416	22.3%
General/Office Supplies	75	-	6,000	4,000	500	500	500	-91.7%
Printing & Publication	-	-	1,000	-	1,000	1,000	1,000	0.0%
Dues & Subscriptions	-	533	8,000	3,610	12,000	12,000	12,000	50.0%
Professional Services	92,160	95,178	50,000	1,000	50,000	50,000	50,000	0.0%
Prof Services - Ecosystem	21,500	99,243	186,000	115,000	147,000	147,000	147,000	-21.0%
County Managed Jt Transp Proj	43,025	108,360	190,000	190,000	187,050	93,525	93,525	-50.8%
County Tranportation Staff	-	89,934	103,201	103,201	137,208	137,208	137,208	33.0%
Training, Travel, & Meetings	1,747	11,542	6,000	10,000	12,000	12,000	12,000	100.0%
Town-Wide IT Charge	9,615	6,985	12,786	12,786	22,318	22,318	22,318	74.6%
Liability Insurance	1,217	1,409	3,627	3,627	3,867	4,033	4,022	10.9%
Contingency	1,000	-	60,000	58,600	10,000	10,000	10,000	-83.3%
Total	**$ 468,053**	**$ 891,176**	**$ 1,262,615**	**$ 1,062,200**	**$ 1,389,576**	**$ 1,297,644**	**$ 1,297,633**	**2.8%**



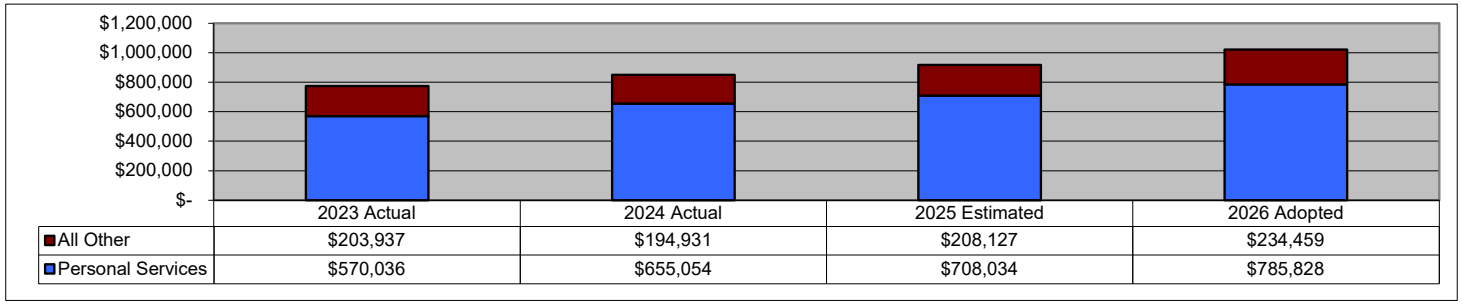
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
INTERNAL SERVICES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 476,144	$ 520,588	$ 569,291	$ 569,291	$ 603,283	$ 603,283	$ 603,283	6.0%
Interns	-	-	13,937	-	47,880	47,880	47,880	243.5%
Buyout - Compensated Absences	6,952	9,996	10,948	10,948	11,602	11,602	11,602	6.0%
Overtime	80	1,306	1,500	1,000	1,500	1,500	1,500	0.0%
FICA & Medicare	33,071	36,363	44,503	44,503	50,815	50,815	50,815	14.2%
Health Insurance	88,023	88,390	92,424	92,424	93,348	95,197	95,197	3.0%
Vision Insurance	807	709	813	813	813	813	813	0.0%
Dental Insurance	3,943	3,987	4,468	4,468	4,468	4,468	4,468	0.0%
Wyoming Retirement	80,257	86,949	98,039	98,039	103,658	103,658	103,658	5.7%
Workers' Compensation	1,113	1,256	4,679	4,679	3,374	3,374	3,374	-27.9%
State Unemployment	-	218	1,385	1,385	1,873	1,873	1,873	35.2%
Disability/Life Insurance	2,544	3,838	3,486	3,486	3,743	3,743	3,743	7.4%
General/Office Supplies	2,339	1,236	1,500	2,000	1,500	1,500	1,500	0.0%
Small Tools & Equipment <$10K	2,254	1,428	1,500	500	1,000	1,000	1,000	-33.3%
Printing & Publication	45,826	56,047	61,900	61,900	65,000	65,000	65,000	5.0%
Dues & Subscriptions	9,210	9,575	10,175	10,375	10,175	10,175	10,175	0.0%
Professional Service	92,731	2,278	65,000	45,000	70,500	70,500	70,500	8.5%
Training, Travel, & Meetings	88,883	118,468	112,500	110,000	111,300	111,300	111,300	-1.1%
Recording & Filing Fees	500	200	500	500	500	500	500	0.0%
Employee Assistance	275	-	-	-	500	500	500	---
Employee Education Reimb	3,270	885	6,150	6,150	4,000	4,000	4,000	-35.0%
Employee Events	18,718	18,158	20,000	20,000	30,000	22,000	22,000	10.0%
Employee Recruitment	57,615	53,100	69,000	69,000	69,000	69,000	69,000	0.0%
Employee Recognition Program	6,823	7,103	10,500	10,500	10,000	10,000	10,000	-4.8%
Town-Wide IT Charge	75,211	49,966	48,738	48,738	58,761	58,761	58,761	20.6%
Departmental Software					8,423	8,423	8,423	---
Liability Insurance	3,012	3,447	4,154	4,154	4,125	4,302	4,290	3.3%
Total	**$ 1,099,601**	**$ 1,075,491**	**$ 1,257,090**	**$ 1,219,853**	**$ 1,371,141**	**$ 1,365,167**	**$ 1,365,155**	**8.6%**



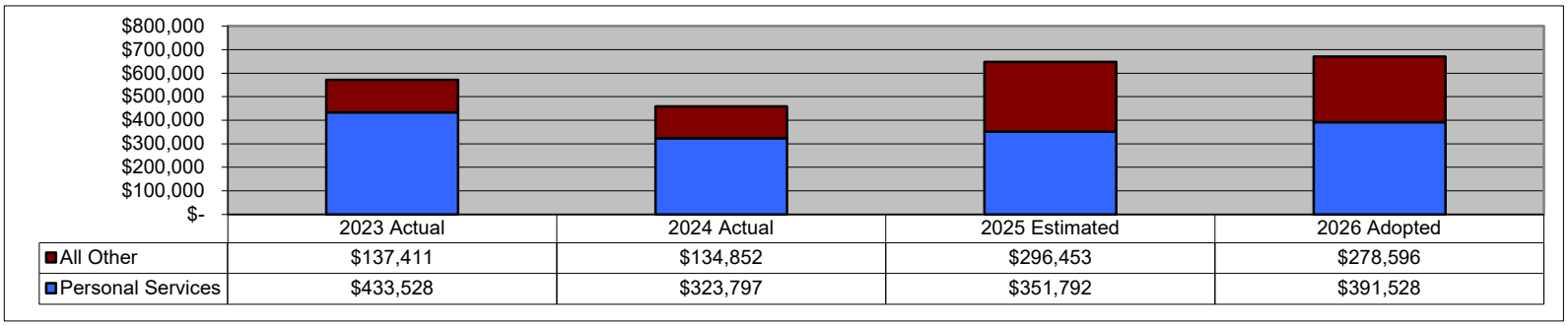
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
FINANCE

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 382,505	$ 443,570	$ 476,759	$ 476,759	$ 531,109	$ 530,305	$ 530,305	11.2%
Buyout - Compensated Absences	2,868	5,779	9,168	9,168	10,214	10,198	10,198	11.2%
FICA & Medicare	28,950	32,793	37,173	37,173	41,411	41,348	41,348	11.2%
Health Insurance	84,290	90,596	95,126	95,126	103,283	105,329	105,329	10.7%
Vision Insurance	631	659	667	667	714	714	714	7.0%
Dental Insurance	3,728	3,961	3,961	3,961	3,688	3,688	3,688	-6.9%
Wyoming Retirement	64,285	73,876	80,043	80,043	88,845	89,748	88,845	11.0%
Workers' Compensation	898	1,071	1,210	1,210	1,079	1,077	1,077	-11.0%
State Unemployment	-	199	1,108	1,108	1,191	1,191	1,191	7.5%
Disability/Life Insurance	1,847	2,550	2,819	2,819	3,133	3,133	3,133	11.1%
General/Office Supplies	3,691	4,071	5,600	6,877	6,050	6,050	6,050	8.0%
Printing & Publication	631	460	560	500	560	560	560	0.0%
Dues & Subscriptions	170	230	170	170	170	170	170	0.0%
Postage	8,013	11,890	10,000	13,254	19,300	15,700	15,700	57.0%
Snow Making Loan Payment	52,551	52,552	52,552	52,552	52,552	52,552	52,552	0.0%
Surety Bonds	609	610	700	1,048	1,048	1,048	1,048	49.7%
Commuter Subsidy	-	-	2,500	-	-	-	-	-100.0%
Professional Services	204	2,896	2,000	-	3,050	3,050	3,050	52.5%
Auditing Services	65,000	65,000	70,000	66,000	70,000	70,000	70,000	0.0%
Banking Fees	3,635	3,502	8,700	8,880	9,000	9,000	9,000	3.4%
Credit Card Fees	14,483	18,779	19,000	18,500	19,000	19,000	19,000	0.0%
Training, Travel, & Meetings	1,470	807	4,400	500	2,400	2,400	2,400	-45.5%
Town-Wide IT Charge	50,354	30,494	35,364	35,364	8,946	8,946	8,946	-74.7%
Departmental Software					41,212	41,212	41,212	---
Liability Insurance	3,126	3,640	4,482	4,482	4,632	4,781	4,771	6.4%
Total	**$ 773,973**	**$ 849,985**	**$ 924,062**	**$ 916,161**	**$1,022,587**	**$1,021,200**	**$1,020,287**	**10.4%**



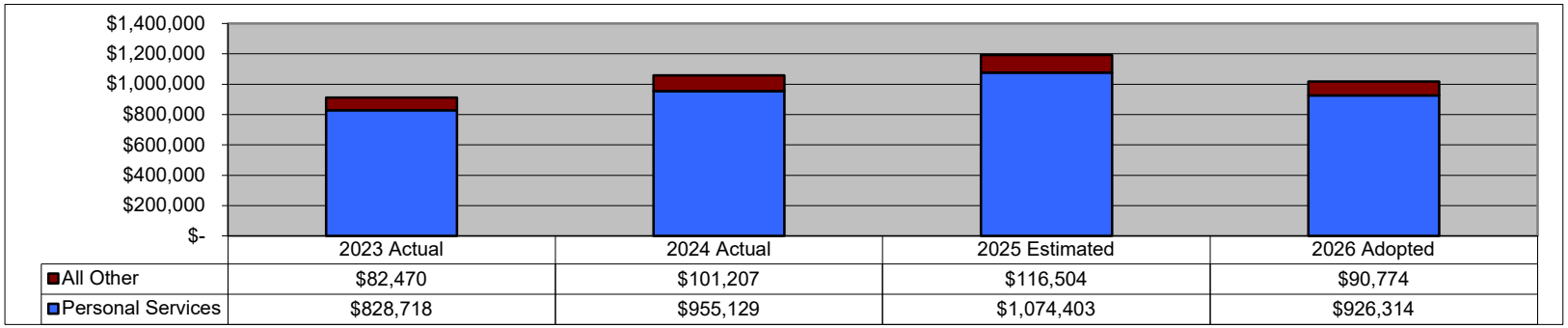
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
EXTERNAL AFFAIRS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 253,742	$ 221,456	$ 248,593	$ 239,218	$ 263,633	$ 263,633	$ 263,633	6.1%
Salaries & Wages - Part-Time	11,151	4,198	3,141	3,141	-	-	-	-100.0%
Buyout - Compensated Absences	5,358	4,286	4,781	4,781	5,070	5,070	5,070	6.0%
FICA & Medicare	20,445	17,210	19,698	19,136	20,556	20,556	20,556	4.4%
Health Insurance	90,596	33,523	34,321	34,321	48,039	48,990	48,990	42.7%
Vision Insurance	1,076	441	374	374	540	540	540	44.4%
Dental Insurance	5,580	2,271	1,799	1,799	2,264	2,264	2,264	25.8%
Wyoming Retirement	41,479	35,950	41,009	39,603	44,077	44,077	44,077	7.5%
Workers' Compensation	1,527	650	6,571	6,571	3,306	3,306	3,306	-49.7%
State Unemployment	-	86	554	554	554	554	554	0.0%
Disability/Life Insurance	1,671	1,453	1,494	1,494	1,538	1,538	1,538	2.9%
General/Office Supplies	903	2,273	1,000	800	1,000	1,000	1,000	0.0%
Downtown Parklet Ambassador	-	-	48,000	-	-	-	-	-100.0%
Printing & Publication	17,776	25,062	47,250	40,000	46,250	46,250	46,250	-2.1%
Dues & Subscriptions	2,954	4,370	4,000	2,000	3,000	3,000	3,000	-25.0%
Professional Services	39,118	27,879	170,000	170,000	147,500	147,500	147,500	-13.2%
Equity Task Force Stipend	47,269	40,792	48,600	43,600	48,600	48,600	48,600	0.0%
Training, Travel, & Meetings	8,222	5,904	8,000	5,000	11,000	8,000	8,000	0.0%
Town-Wide IT Charge	19,197	28,852	34,040	34,040	14,171	14,171	14,171	-58.4%
Departmental Software					9,200	9,200	9,200	---
Liability Insurance	2,875	1,993	1,813	1,813	1,803	1,880	1,875	3.4%
Total	**$ 570,939**	**$ 458,649**	**$ 725,038**	**$ 648,245**	**$ 672,101**	**$ 670,129**	**$ 670,124**	**-7.6%**



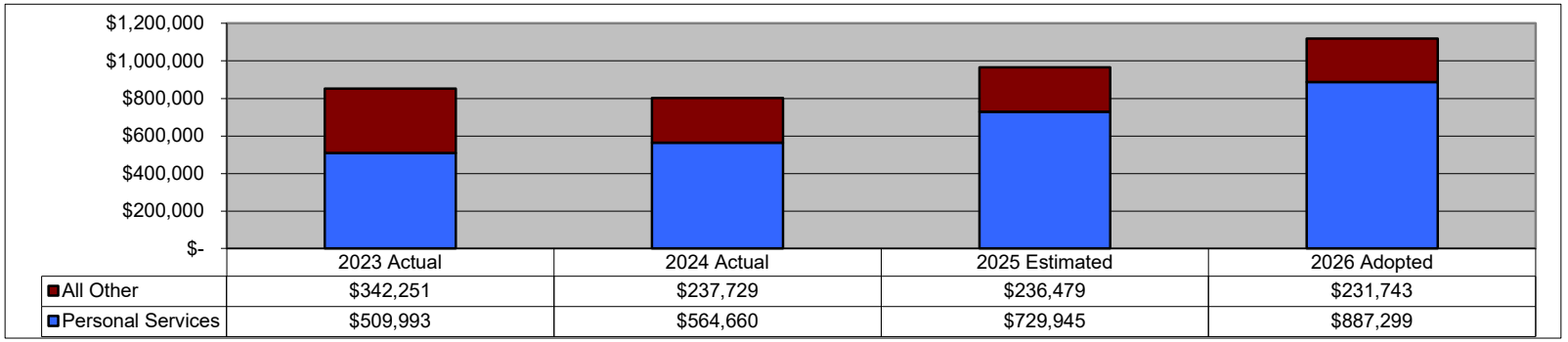
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
INFORMATION TECHNOLOGY

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 542,392	$ 654,157	$ 737,215	$ 737,214	$ 639,484	$ 639,484	$ 639,484	-13.3%
Salaries & Wages - Part Time	19,155	-	-	-	-	-	-	---
Buyout - Compensated Absences	9,928	11,195	14,177	14,177	12,298	12,298	12,298	-13.3%
FICA & Medicare	42,631	48,466	57,481	57,481	49,861	49,861	49,861	-13.3%
Health Insurance	106,451	110,209	111,773	111,773	96,077	97,980	97,980	-12.3%
Vision Insurance	1,022	1,056	968	968	945	945	945	-2.4%
Dental Insurance	5,156	5,259	4,824	4,824	4,733	4,733	4,733	-1.9%
Wyoming Retirement	85,668	105,741	122,268	122,268	107,659	107,659	107,659	-11.9%
Workers' Compensation	13,696	14,806	19,463	19,463	8,215	8,215	8,215	-57.8%
State Unemployment	-	330	1,717	1,717	1,385	1,385	1,385	-19.3%
Disability/Life Insurance	2,619	3,910	4,518	4,518	3,754	3,754	3,754	-16.9%
Dues & Subscriptions	124	-	250	125	125	125	125	-50.0%
General/Office Supplies	-	-	1,800	1,800	1,800	1,800	1,800	0.0%
Repair & Maint - Shop Parts	-	39	157	157	135	135	135	-14.0%
Repair & Maint - Shop Labor	-	25	460	861	260	260	260	-43.5%
Petroleum Products	460	563	495	495	612	612	612	23.6%
Training, Travel, & Meetings	23,845	21,250	37,500	37,500	22,500	22,500	22,500	-40.0%
Central Equipment Fund Rental	-	4,700	5,900	5,900	5,900	5,900	5,900	0.0%
Town-Wide IT Charge	54,271	70,230	64,288	64,288	54,654	54,654	54,654	-15.0%
Departmental Software					240	240	240	---
Liability Insurance	3,770	4,400	5,378	5,378	4,373	4,560	4,548	-15.4%
Total	**$ 911,188**	**$ 1,056,336**	**$ 1,190,632**	**$ 1,190,907**	**$ 1,015,010**	**$ 1,017,100**	**$ 1,017,088**	**-14.6%**



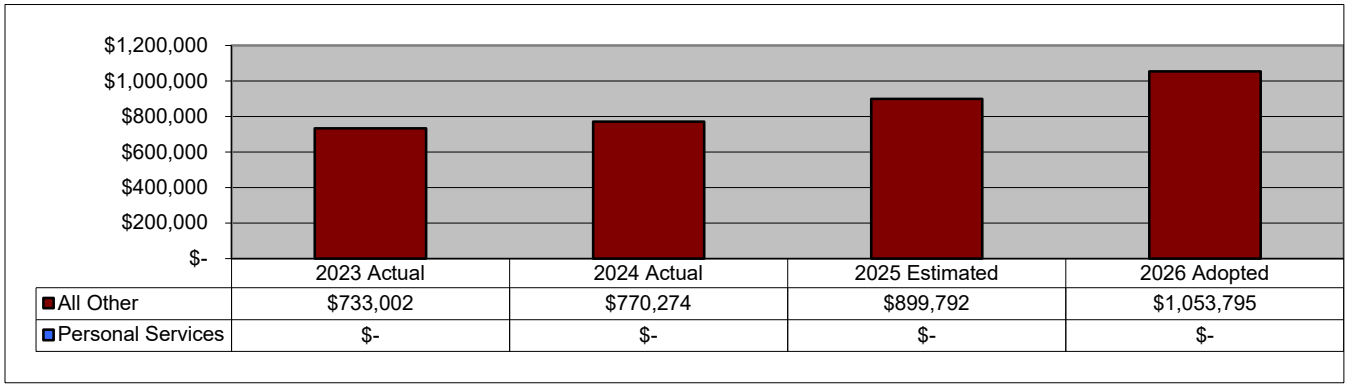
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
PLANNING

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 353,582	$ 377,320	$ 488,869	$ 488,869	$ 602,873	$ 602,873	$ 602,873	23.3%
Salaries & Wages - Part Time	3,820	-	3,820	3,820	3,820	3,820	3,820	0.0%
Buyout - Compensated Absences	1,742	5,484	10,555	10,555	11,594	11,594	11,594	9.8%
Overtime	66	87	5,000	363	5,000	5,000	5,000	0.0%
FICA & Medicare	27,001	28,693	38,881	38,881	47,681	47,681	47,681	22.6%
Health Insurance	52,763	75,412	81,884	81,884	94,713	96,588	96,588	18.0%
Vision Insurance	470	844	810	810	945	945	945	16.7%
Dental Insurance	2,054	4,003	4,064	4,064	4,761	4,761	4,761	17.2%
Wyoming Retirement	59,116	62,106	82,983	82,983	101,159	101,159	101,159	21.9%
Workers Compensation	7,491	7,926	13,060	13,060	7,714	7,714	7,714	-40.9%
State Unemployment Tax	-	214	1,385	1,385	1,385	1,385	1,385	0.0%
Disability/Life Insurance	1,888	2,571	3,271	3,271	3,779	3,779	3,779	15.5%
General/Office Supplies	943	324	1,000	622	750	750	750	-25.0%
Printing & Publication	1,490	1,137	700	1,236	700	700	700	0.0%
Dues & Subscriptions	1,890	2,195	4,000	4,000	4,500	4,500	4,500	12.5%
Professional Services	38,860	19,643	37,000	25,000	50,000	35,000	35,000	-5.4%
County Planning Services	211,375	143,933	103,344	97,533	78,798	78,798	78,798	-23.8%
Training, Travel, & Meetings	5,668	1,803	7,000	5,000	9,200	8,000	8,000	14.3%
Travel & Meetings (Board)	-	-	3,000	1,000	3,000	3,000	3,000	0.0%
Town-Wide IT Charge	79,750	65,477	98,056	98,056	77,230	77,230	77,230	-21.2%
Departmental Software					19,451	19,451	19,451	---
Liability Insurance	2,275	3,217	4,032	4,032	4,149	4,326	4,314	7.0%
Total	**$ 852,244**	**$ 802,389**	**$ 992,714**	**$ 966,424**	**$ 1,133,202**	**$ 1,119,054**	**$ 1,119,042**	**12.7%**



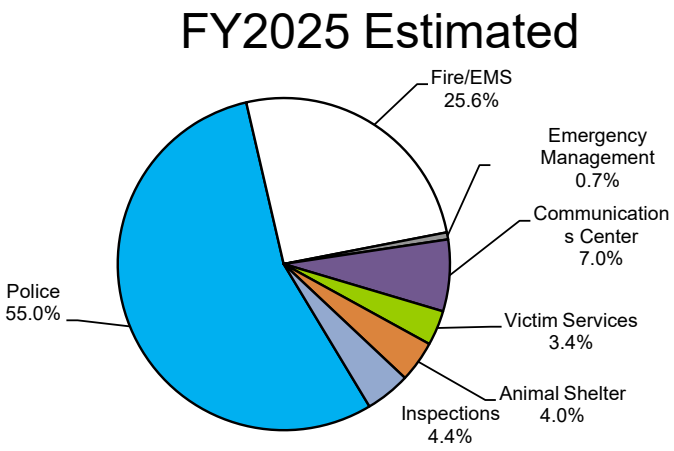
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
TOWN FACILITIES

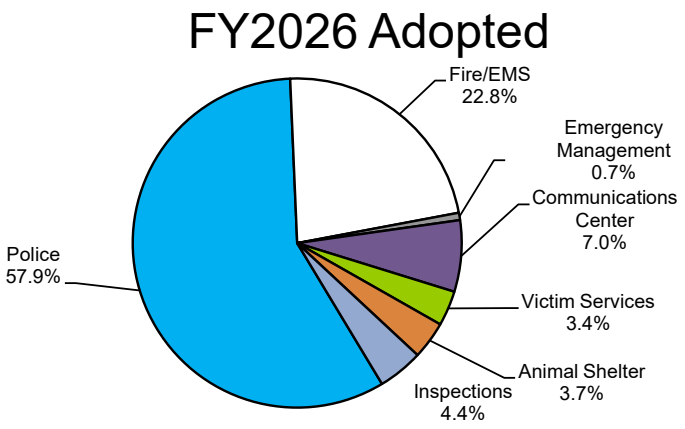
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Town Hall	$ 165,056	$ 198,137	$ 182,860	$ 231,198	$ 249,588	$ 249,588	$ 249,588	36.5%
155 Pearl St	73,387	66,255	103,975	111,325	123,617	123,617	123,617	18.9%
PW Yard	111,118	140,369	108,198	134,098	143,642	143,642	143,642	32.8%
Core Maintenance Facility	39,520	27,211	5,000	-	-	-	-	-100.0%
Parks Maintenance Building	22,738	24,085	26,786	34,415	46,688	46,688	46,688	74.3%
Vertical Harvest	13,263	15,286	43,680	42,080	20,398	20,398	20,398	-53.3%
Snow King Sports & Events Cente	121,041	97,414	106,237	113,745	118,347	118,347	118,347	11.4%
Parking Garage	66,039	68,229	61,857	78,269	117,378	117,378	117,378	89.8%
Recreation Center	25,819	37,584	37,467	37,467	84,711	84,711	84,711	126.1%
South Park Business Rental	18,605	20,086	22,076	22,010	17,242	17,242	17,242	-21.9%
Town Square Stage Stop	321	-	500	500	4,092	4,092	4,092	718.4%
Home Ranch Restrooms	46,734	44,322	61,963	58,818	73,466	73,466	73,466	18.6%
Deloney Restrooms	25,656	25,772	39,362	32,322	43,152	43,152	43,152	9.6%
Miller Park Restrooms	3,705	5,524	4,777	3,545	11,474	11,474	11,474	140.2%
Total	**$ 733,002**	**$ 770,274**	**$ 804,738**	**$ 899,792**	**$1,053,795**	**$1,053,795**	**$1,053,795**	**30.9%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
PUBLIC SAFETY

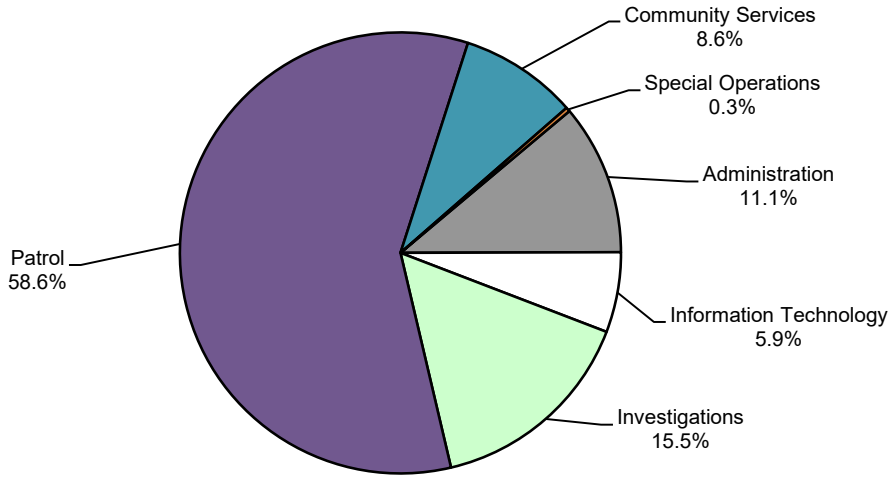
DEPARTMENTS WITHIN PUBLIC SAFETY	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Police (Consolidated)	$ 5,584,578	$ 5,923,395	$ 7,208,262	$ 7,174,374	$ 8,218,045	$ 8,007,875	$ 8,007,791	11.1%
Fire/EMS (County)	1,820,776	3,153,873	3,336,868	3,336,868	3,216,014	3,126,458	3,146,023	-5.7%
Emergency Management (County)	65,953	91,005	87,594	90,000	101,063	99,451	99,451	13.5%
Communications Center (County)	805,802	772,737	910,001	910,001	970,596	970,596	970,596	6.7%
Victim Services	345,592	397,571	447,616	444,292	474,705	476,206	476,201	6.4%
Animal Shelter/Control	403,933	432,769	503,393	523,852	511,987	513,064	513,058	1.9%
Building Inspections	480,580	535,926	578,852	571,493	610,064	614,489	614,483	6.2%
Total	**$ 9,507,214**	**$ 11,307,276**	**$ 13,072,586**	**$ 13,050,880**	**$ 14,102,474**	**$ 13,808,139**	**$ 13,827,603**	**5.8%**





TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
POLICE DIVISIONS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Administration	$ 705,851	$ 752,756	$ 1,063,147	$ 1,016,473	$ 883,669	$ 884,994	$ 884,985	-16.8%
Information Technology	-	-	-	-	469,752	470,784	470,778	---
Investigations	583,103	716,505	1,017,900	1,030,583	1,240,473	1,242,194	1,242,181	22.0%
Patrol	3,636,912	3,751,549	4,312,215	4,308,881	4,910,500	4,694,872	4,694,823	8.9%
Community Service	644,795	687,392	788,550	790,987	687,831	689,211	689,204	-12.6%
Special Operations	13,917	15,193	26,450	27,450	25,820	25,820	25,820	-2.4%
Total	**$ 5,584,578**	**$ 5,923,395**	**$ 7,208,262**	**$ 7,174,374**	**$ 8,218,045**	**$ 8,007,875**	**$ 8,007,791**	**11.1%**

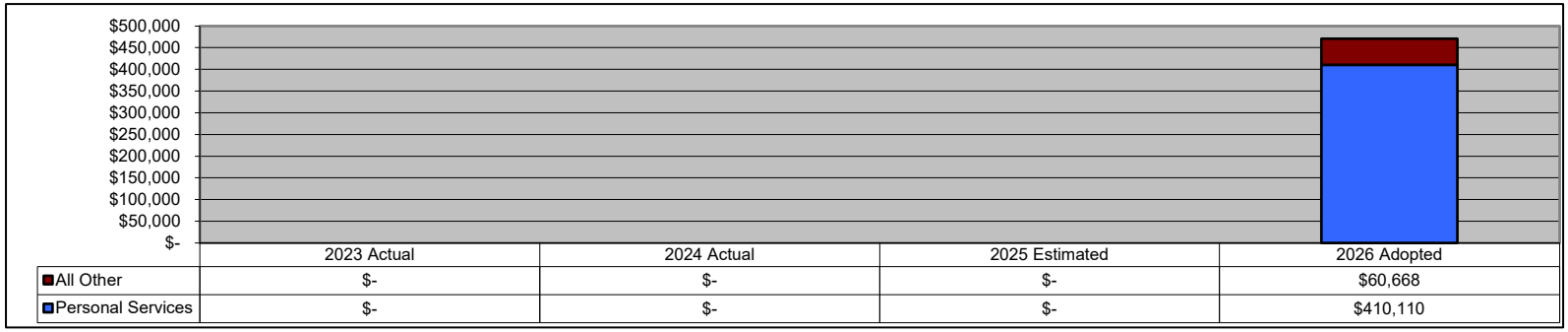


TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
POLICE ADMINISTRATION

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 402,095	$ 449,620	$ 541,377	$ 541,377	$ 461,920	$ 461,920	$ 461,920	-14.7%
Buyout - Compensated Absences	7,373	8,335	10,530	10,530	8,883	8,883	8,883	-15.6%
Overtime	600	2,140	1,900	1,900	1,900	1,900	1,900	0.0%
FICA & Medicare	30,286	33,949	42,366	42,366	36,162	36,162	36,162	-14.6%
Health Insurance	63,417	58,373	66,588	66,588	60,048	61,238	61,238	-8.0%
Vision Insurance	705	638	668	668	415	415	415	-37.9%
Dental Insurance	2,798	2,402	2,577	2,577	2,103	2,103	2,103	-18.4%
Wyoming Retirement	48,417	56,382	72,936	72,936	63,527	63,527	63,527	-12.9%
Workers' Compensation	8,473	9,103	12,714	12,714	5,111	5,111	5,111	-59.8%
State Unemployment	-	170	1,330	1,330	1,108	1,108	1,108	-16.7%
Disability/Life Insurance	1,552	2,002	2,918	2,918	2,354	2,354	2,354	-19.3%
General/Office Supplies	2,770	3,201	3,100	3,100	3,100	3,100	3,100	0.0%
Training Supplies	-	-	400	400	400	400	400	0.0%
Uniforms	438	1,684	2,500	2,500	2,500	2,500	2,500	0.0%
Small Tools & Equipment <$10K	2,634	2,390	3,000	4,174	3,000	3,000	3,000	0.0%
Shop With A Cop	-	-	15,510	15,510	-	-	-	-100.0%
Mental Health Grant WY Dept He	-	-	126,200	66,000	60,200	60,200	60,200	-52.3%
Wellness Program	8,996	9,834	5,000	5,809	5,000	5,000	5,000	0.0%
Postage	141	319	500	500	500	500	500	0.0%
Printing & Publication	2,138	1,628	2,500	2,500	2,500	2,500	2,500	0.0%
Dues and Subscriptions	1,444	1,884	2,955	2,955	2,955	2,955	2,955	0.0%
Utilities - Car Storage	2,131	1,794	1,850	1,850	1,850	1,850	1,850	0.0%
Vehicle Towing	1,675	1,738	1,000	2,918	1,356	1,356	1,356	35.6%
Repair & Maint - Shop Parts	5,963	5,251	5,400	11,304	8,312	8,312	8,312	53.9%
Repair & Maint - Shop Labor	1,000	1,980	4,600	6,359	5,460	5,460	5,460	18.7%
Petroleum Products	3,811	7,407	5,940	5,940	6,052	6,052	6,052	1.9%
Repair & Maint - Office	-	98	1,200	1,200	1,200	1,200	1,200	0.0%
Training & Meetings	3,130	2,454	3,000	3,000	3,000	3,000	3,000	0.0%
Travel	5,139	3,793	4,800	4,800	4,800	4,800	4,800	0.0%
Employee Overnight Lodging	-	614	200	200	200	200	200	0.0%
Prisoner Expense	10,656	12,077	21,000	22,839	14,500	14,500	14,500	-31.0%
Employee Recognition Program	1,843	3,326	2,950	2,950	2,950	2,950	2,950	0.0%
Public Education	3,802	5,211	5,450	5,450	5,450	5,450	5,450	0.0%
Central equipment Fund Rental	17,700	17,700	33,000	33,000	25,900	25,900	25,900	-21.5%
Town-Wide IT Charge	57,980	38,007	46,972	46,972	54,392	54,392	54,392	15.8%
Departmental Software					16,434	16,434	16,434	---
Property Insurance	4,017	4,203	4,582	4,582	4,968	4,968	4,968	8.4%
Liability Insurance	2,727	3,049	3,634	3,757	3,159	3,294	3,285	-9.6%
Total	**$ 705,851**	**$ 752,756**	**$ 1,063,147**	**$ 1,016,473**	**$ 883,669**	**$ 884,994**	**$ 884,985**	**-16.8%**

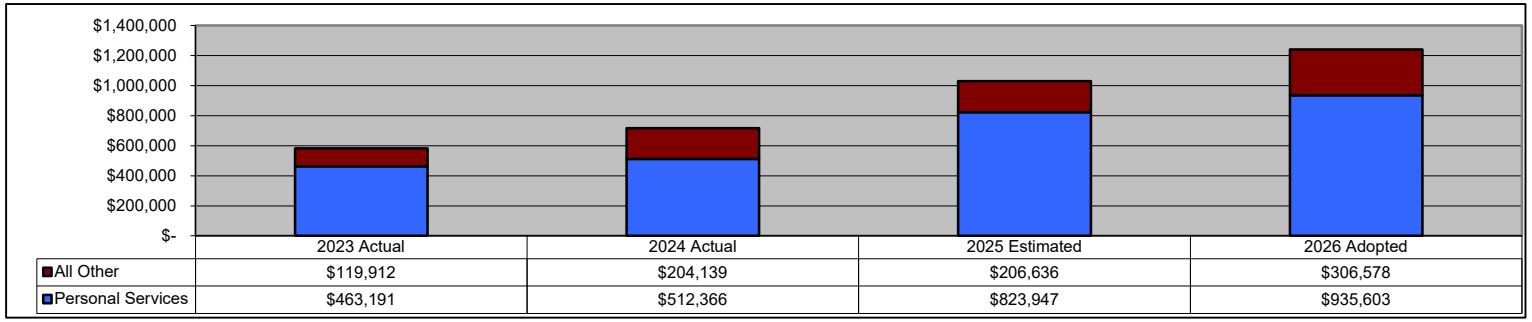
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
POLICE INFORMATION TECHONOLGY

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ -	$ -	$ -	$ -	$ 277,226	$ 277,226	$ 277,226	---
Buyout - Compensated Absences	-	-	-	-	5,331	5,331	5,331	---
FICA & Medicare	-	-	-	-	21,616	21,616	21,616	---
Health Insurance	-	-	-	-	48,039	48,990	48,990	---
Vision Insurance	-	-	-	-	436	436	436	---
Dental Insurance	-	-	-	-	2,236	2,236	2,236	---
Wyoming Retirement	-	-	-	-	48,580	48,580	48,580	---
Workers' Compensation	-	-	-	-	3,452	3,452	3,452	---
State Unemployment	-	-	-	-	554	554	554	---
Disability/Life Insurance	-	-	-	-	1,689	1,689	1,689	---
Repair & Maint - Shop Parts	-	-	-	-	1,620	1,620	1,620	---
Repair & Maint - Shop Labor	-	-	-	-	2,600	2,600	2,600	---
Petroleum Products	-	-	-	-	4,488	4,488	4,488	---
Training & Meetings	-	-	-	-	15,000	15,000	15,000	---
Central Equipment Fund Rental	-	-	-	-	13,000	13,000	13,000	---
Town-Wide IT Charge	-	-	-	-	21,989	21,989	21,989	---
Liability Insurance	-	-	-	-	1,896	1,977	1,971	---
Total	**$ -**	**$ -**	**$ -**	**$ -**	**$ 469,752**	**$ 470,784**	**$ 470,778**	**---**



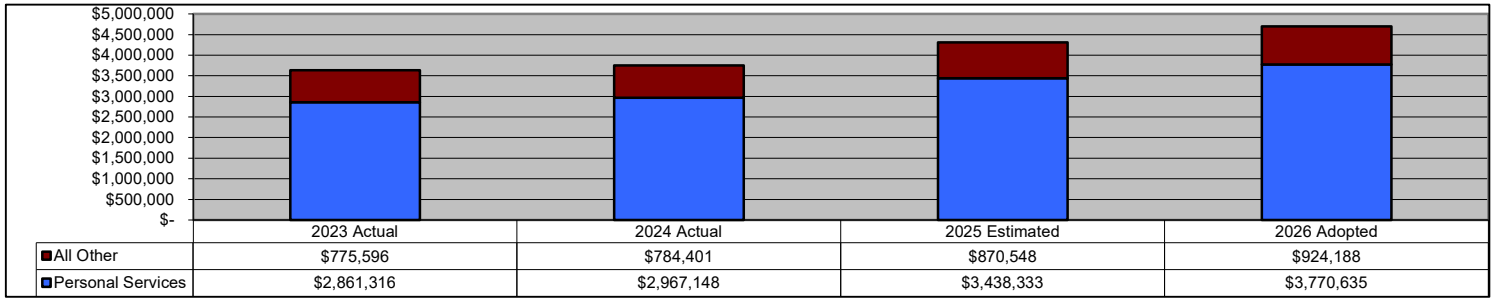
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
POLICE INVESTIGATIONS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 301,671	$ 338,385	$ 542,980	$ 542,980	$ 653,072	$ 653,072	$ 653,072	20.3%
Salaries & Wages - Part-Time	321	12,042	10,000	12,162	-	-	-	-100.0%
Buyout - Compensated Absences	4,960	2,483	11,155	11,155	12,559	12,559	12,559	12.6%
Overtime	16,710	11,484	17,000	16,276	17,000	17,000	17,000	0.0%
Holiday Pay - PTO Buyback	3,177	3,806	2,934	5,729	2,934	2,934	2,934	0.0%
FICA & Medicare	24,822	27,361	44,682	44,682	52,446	52,446	52,446	17.4%
Health Insurance	62,800	62,800	89,722	89,722	77,245	78,775	78,775	-12.2%
Vision Insurance	677	572	956	956	790	790	790	-17.4%
Dental Insurance	3,013	2,459	4,408	4,408	3,417	3,417	3,417	-22.5%
Wyoming Retirement	40,255	45,732	74,615	74,615	99,331	99,331	99,331	33.1%
Workers' Compensation	4,354	4,531	14,857	14,857	8,521	8,521	8,521	-42.6%
State Unemployment	-	40	2,216	2,216	1,939	1,939	1,939	-12.5%
Disability/Life Insurance	431	671	4,189	4,189	4,819	4,819	4,819	15.0%
General/Office Supplies	2,872	2,941	3,000	3,000	3,000	3,000	3,000	0.0%
Uniforms	1,676	2,326	3,000	3,000	3,000	3,000	3,000	0.0%
Small Tools & Equipment <$10K	3,835	1,902	5,500	5,500	5,500	5,500	5,500	0.0%
Postage	391	512	1,300	5,000	1,000	1,000	1,000	-23.1%
Professional Services	259	989	2,000	2,000	2,000	2,000	2,000	0.0%
Repair & Maint - Shop Parts	3,424	7,130	8,370	8,370	7,621	7,621	7,621	-8.9%
Repair & Maint - Shop Labor	2,600	2,846	10,350	10,350	7,930	7,930	7,930	-23.4%
Repair & Maint - Equipment	-	3,500	5,000	5,000	5,000	5,000	5,000	0.0%
Petroleum Products	4,480	6,433	5,280	10,016	11,560	11,560	11,560	118.9%
Training & Meetings	3,467	2,658	3,000	3,000	3,000	3,000	3,000	0.0%
Travel	2,203	2,854	2,800	2,814	2,800	2,800	2,800	0.0%
Central Equipment Fund Rental	13,300	17,200	19,900	19,900	19,900	19,900	19,900	0.0%
Town-Wide IT Charge	78,780	150,180	124,623	124,623	43,422	43,422	43,422	-65.2%
Departmental Software					186,201	186,201	186,201	---
Liability Insurance	2,625	2,668	4,063	4,063	4,466	4,657	4,644	14.3%
Total	**$ 583,103**	**$ 716,505**	**$ 1,017,900**	**$ 1,030,583**	**$ 1,240,473**	**$ 1,242,194**	**$ 1,242,181**	**22.0%**



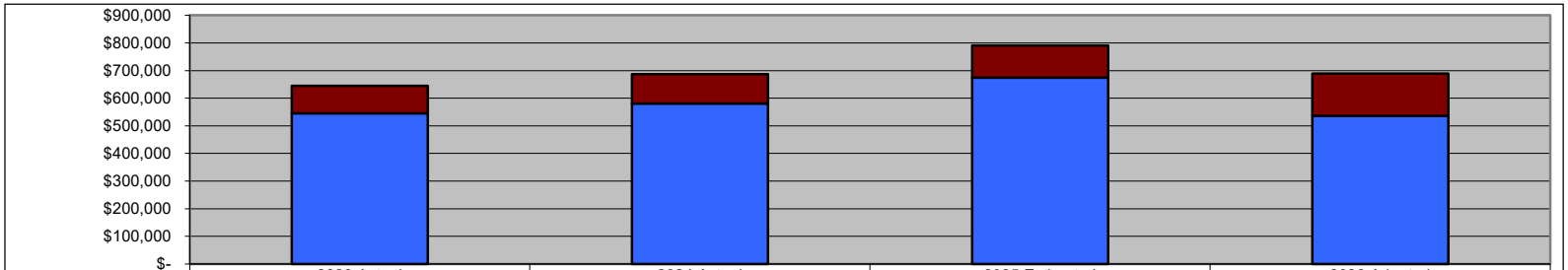
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
POLICE PATROL

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 1,839,281	$ 1,844,458	$ 2,244,776	$ 2,244,776	$ 2,593,641	$ 2,533,410	$ 2,533,410	12.9%
Salaries & Wages - Part-Time	11,214	19,657	21,021	21,021	11,952	11,952	11,952	-43.1%
Buyout - Compensated Absences	25,010	28,806	44,215	44,215	49,878	48,719	48,719	10.2%
Overtime	110,243	121,412	110,671	111,730	100,000	100,000	100,000	-9.6%
Holiday Pay - PTO Buyback	33,866	48,920	45,361	45,361	45,361	45,361	45,361	0.0%
FICA & Medicare	153,745	158,873	188,651	188,651	214,264	209,567	209,567	11.1%
Health Insurance	382,205	430,077	366,994	366,994	370,664	378,004	378,004	3.0%
Vision Insurance	4,143	4,437	3,909	3,909	3,701	3,701	3,701	-5.3%
Dental Insurance	21,039	23,457	19,644	19,644	18,536	18,536	18,536	-5.6%
Wyoming Retirement	224,920	232,542	330,359	330,359	394,526	387,326	387,326	17.2%
Workers' Compensation	55,650	54,509	61,673	61,673	34,073	34,059	34,059	-44.8%
State Unemployment	-	1,428	7,202	7,202	7,479	7,479	7,479	3.8%
Disability/Life Insurance	13,851	18,393	16,146	16,146	19,024	19,024	19,024	17.8%
General/Office Supplies	4,180	6,058	6,750	6,750	6,750	6,750	6,750	0.0%
Uniforms	10,782	12,591	13,000	16,329	13,000	13,000	13,000	0.0%
Small Tools & Equipment <$10K	15,196	33,138	23,125	23,125	23,125	23,125	23,125	0.0%
Professional Services	7,880	26,650	10,000	12,528	19,570	19,570	19,570	95.7%
Repair & Maint - Shop Parts	31,858	27,160	54,000	54,000	43,124	43,124	43,124	-20.1%
Repair & Maint - Shop Labor	18,000	30,047	63,250	63,250	50,830	50,830	50,830	-19.6%
Repair & Maint - Equipment	1,776	3,745	3,450	3,450	3,450	3,450	3,450	0.0%
Petroleum Products	67,744	45,062	61,050	61,050	50,660	50,660	50,660	-17.0%
Uniform Cleaning	2,110	2,986	5,250	5,000	5,000	5,000	5,000	-4.8%
Training & Meetings	47,658	48,270	60,070	50,070	50,070	50,070	50,070	-16.6%
Travel	12,198	8,691	13,000	13,000	13,000	13,000	13,000	0.0%
Range Training	12,315	10,626	12,650	12,650	12,650	12,650	12,650	0.0%
Alcohol/Tobacco Grant Enforcement	2,330	2,119	4,020	4,020	4,020	4,020	4,020	0.0%
Central Equipment Fund Rental	212,700	230,900	242,400	242,400	206,100	206,100	206,100	-15.0%
Town-Wide IT Charge	302,420	263,124	263,928	263,928	181,652	181,652	181,652	-31.2%
Departmental Software					346,583	196,583	196,583	---
Liability Insurance	12,598	13,413	15,650	15,650	17,817	18,150	18,101	15.7%
Total	**$ 3,636,912**	**$ 3,751,549**	**$ 4,312,215**	**$ 4,308,881**	**$ 4,910,500**	**$ 4,694,872**	**$ 4,694,823**	**8.9%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
POLICE COMMUNITY SERVICE OFFICERS

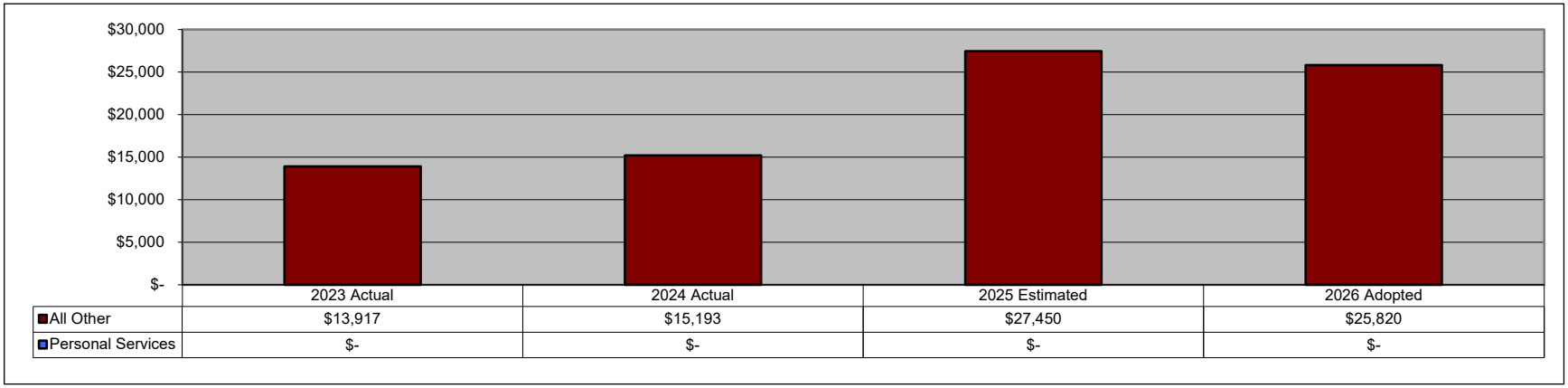
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 332,451	$ 369,865	$ 417,995	$ 417,995	$ 342,540	$ 342,540	$ 342,540	-18.1%
Salaries & Wages - Part-Time	-	2,560	9,872	9,872	6,200	6,200	6,200	-37.2%
Buyout - Compensated Absences	4,412	3,584	8,022	8,022	6,587	6,587	6,587	-17.9%
Overtime	11,702	10,246	13,651	13,651	13,651	13,651	13,651	0.0%
Holiday Pay - PTO Buyback	1,801	1,302	3,151	3,151	3,151	3,151	3,151	0.0%
FICA & Medicare	26,161	28,520	34,631	34,631	28,468	28,468	28,468	-17.8%
Health Insurance	106,142	96,104	100,910	100,910	64,525	65,803	65,803	-34.8%
Vision Insurance	1,040	997	839	839	611	611	611	-27.2%
Dental Insurance	5,141	4,272	3,718	3,718	2,877	2,877	2,877	-22.6%
Wyoming Retirement	49,429	53,802	65,325	65,325	57,915	57,915	57,915	-11.3%
Workers' Compensation	5,973	6,700	11,668	11,668	4,635	4,635	4,635	-60.3%
State Unemployment	-	183	1,330	1,330	1,330	1,330	1,330	0.0%
Disability/Life Insurance	1,761	2,445	2,905	2,905	2,587	2,587	2,587	-10.9%
General/Office Supplies	3,505	5,755	7,300	7,000	7,300	7,300	7,300	0.0%
Uniforms	967	3,464	3,500	3,754	3,500	3,500	3,500	0.0%
Small Tools & Equipment <$10K	678	2,480	3,500	3,500	3,500	3,500	3,500	0.0%
Professional Services	-	-	600	600	600	600	600	0.0%
Repair & Maint - Shop Parts	3,206	4,513	3,254	5,737	4,617	4,617	4,617	41.9%
Repair & Maint - Shop Labor	2,560	4,232	4,025	4,025	6,630	6,630	6,630	64.7%
Repair & Maint - Equipment	-	-	1,450	1,450	1,450	1,450	1,450	0.0%
Petroleum Products	9,533	5,081	6,600	6,600	5,100	5,100	5,100	-22.7%
Training & Meetings	9,051	4,602	10,804	10,804	10,804	10,804	10,804	0.0%
Travel	649	-	850	850	850	850	850	0.0%
Central Equipment Fund Rental	24,300	25,400	20,700	20,700	24,100	24,100	24,100	16.4%
Town-Wide IT Charge	41,655	48,770	48,934	48,934	52,541	52,541	52,541	7.4%
Departmental Software					29,377	29,377	29,377	---
Liability Insurance	2,678	2,514	3,016	3,016	2,385	2,487	2,480	-17.8%
Total	**$ 644,795**	**$ 687,392**	**$ 788,550**	**$ 790,987**	**$ 687,831**	**$ 689,211**	**$ 689,204**	**-12.9%**



	2023 Actual	2024 Actual	2025 Estimated	2026 Adopted
All Other	$98,782	$106,812	$116,970	$152,849
Personal Services	$546,013	$580,580	$674,017	$536,355

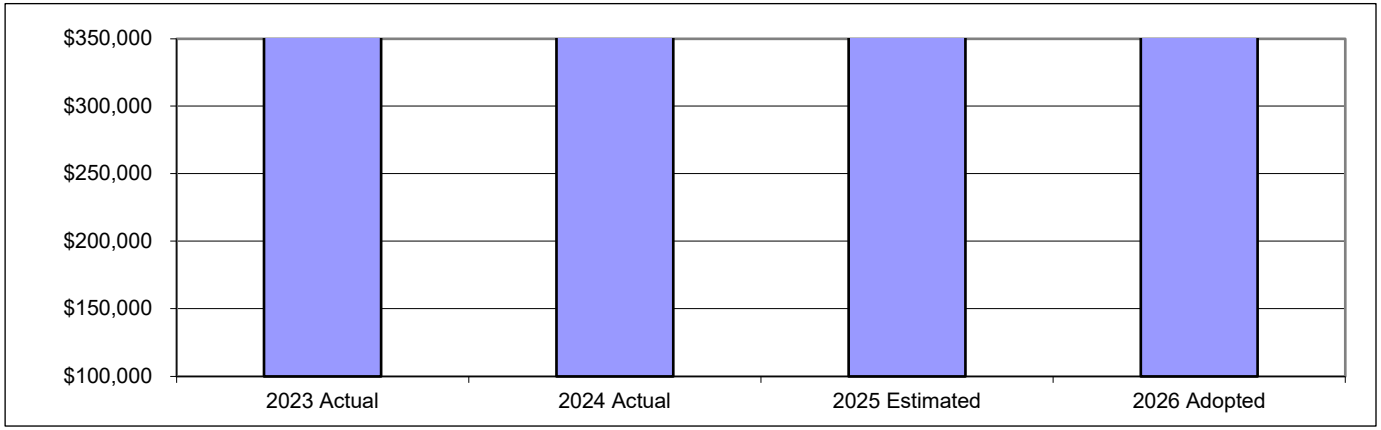
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
POLICE SPECIAL OPERATIONS

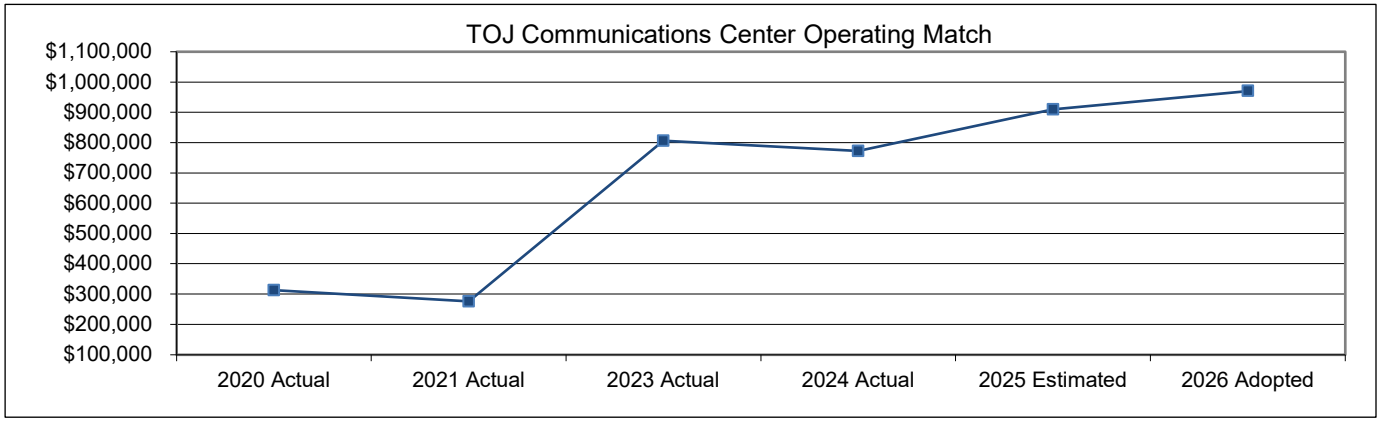
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Supplies & Materials	$ 8,805	$ 5,706	$ 7,350	$ 7,350	$ 7,350	$ 7,350	$ 7,350	0.0%
Uniforms	3,181	2,668	2,600	2,600	2,600	2,600	2,600	0.0%
Repair & Maint - Shop Parts	-	-	-	885	-	-	-	---
Repair & Maint - Shop Labor	-	-	575	690	260	260	260	-54.8%
Repairs and Maintenance-Equip	645	1,614	2,400	2,400	2,400	2,400	2,400	0.0%
Training & Meetings	735	3,062	5,950	5,950	5,950	5,950	5,950	0.0%
Travel	551	2,143	7,000	7,000	7,000	7,000	7,000	0.0%
Total	**$ 13,917**	**$ 15,193**	**$ 26,450**	**$ 27,450**	**$ 25,820**	**$ 25,820**	**$ 25,820**	**-2.4%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
COMMUNICATIONS CENTER

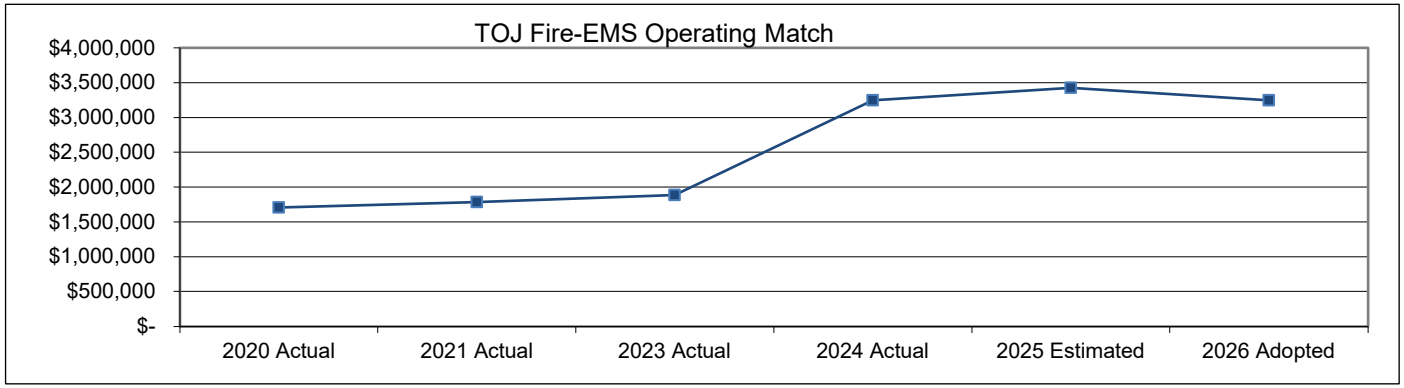
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Contracted Services (County)	$ 805,802	$ 772,737	$ 910,001	$ 910,001	$ 970,596	$ 970,596	$ 970,596	6.7%
Total	**$ 805,802**	**$ 772,737**	**$ 910,001**	**$ 910,001**	**$ 970,596**	**$ 970,596**	**$ 970,596**	**6.7%**





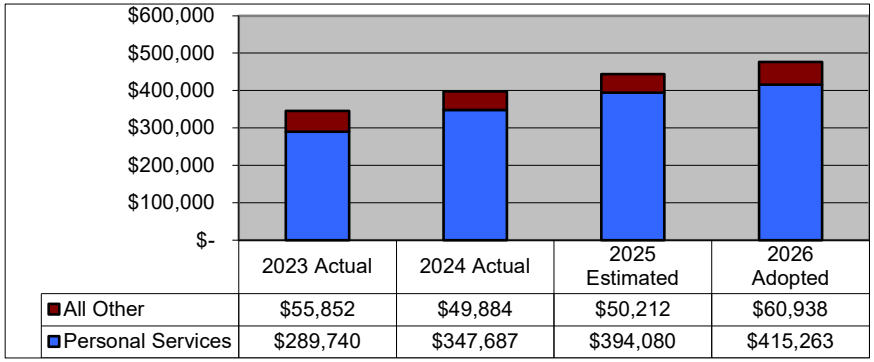
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
FIRE/EMS

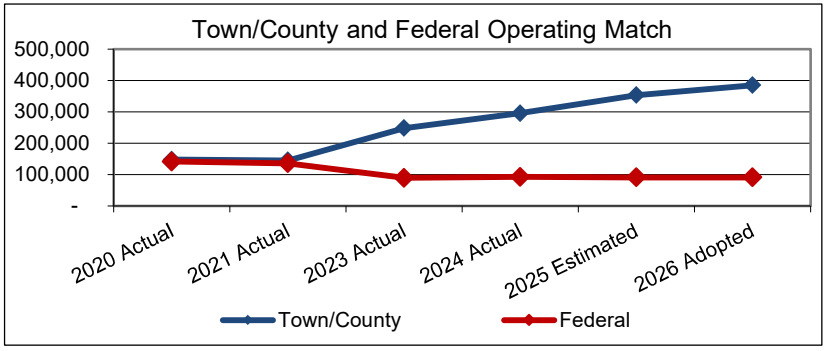
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Contracted Services (County)	$ 1,820,776	$ 3,153,873	$ 3,336,868	$ 3,336,868	$ 3,216,014	$ 3,126,458	$ 3,146,023	-5.7%
Emergency Management (County)	65,953	91,005	87,594	90,000	101,063	99,451	99,451	13.5%
Total	**$ 1,886,729**	**$ 3,244,878**	**$ 3,424,462**	**$ 3,426,868**	**$ 3,317,077**	**$ 3,225,909**	**$ 3,245,474**	**-5.2%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
VICTIM SERVICES

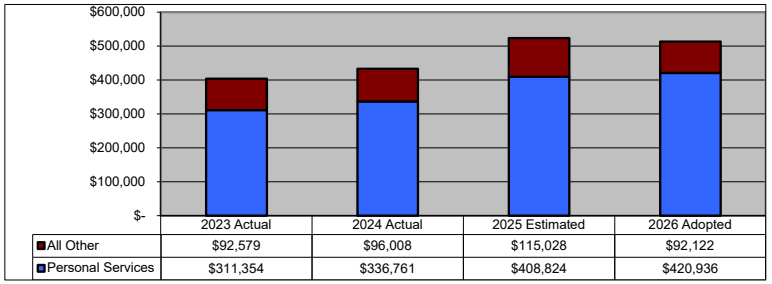
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 179,660	$ 198,230	$ 231,783	$ 231,783	$ 255,411	$ 255,411	$ 255,411	10.2%
Buyout - Compensated Absences	4,188	4,058	4,457	4,457	4,912	4,912	4,912	10.2%
Overtime	6,263	6,530	6,000	6,376	6,000	6,000	6,000	0.0%
FICA & Medicare	14,146	15,994	18,531	18,531	20,374	20,374	20,374	9.9%
Health Insurance	45,323	78,474	79,025	79,025	72,058	73,485	73,485	-7.0%
Vision Insurance	371	498	501	501	605	605	605	20.8%
Dental Insurance	2,204	3,631	3,077	3,077	3,631	3,631	3,631	18.0%
Wyoming Retirement	31,698	33,880	41,212	41,212	44,599	44,599	44,599	8.2%
Workers' Compensation	4,758	4,996	6,275	6,275	3,317	3,317	3,317	-47.1%
State Unemployment	-	133	831	831	831	831	831	0.0%
Disability/Life Insurance	1,129	1,263	2,012	2,012	2,098	2,098	2,098	4.3%
General/Office Supplies	3,498	3,467	3,539	3,539	3,539	3,539	3,539	0.0%
Phone Communications	120	-	1,872	1,872	1,872	1,872	1,872	0.0%
Professional Services	-	-	3,700	-	3,700	3,700	3,700	0.0%
Translation Services	600	916	1,000	1,000	1,000	1,000	1,000	0.0%
Training, Travel, & Meetings	2,109	708	2,109	2,109	2,109	2,109	2,109	0.0%
Employee Recruitment	228	-	1,500	1,500	1,500	1,500	1,500	0.0%
Old Bill's Grant	8,104	9,488	6,500	6,500	6,500	6,500	6,500	0.0%
Emergency Assistance	2,619	2,596	2,626	2,626	2,626	2,626	2,626	0.0%
Advertising & Outreach	7,710	8,417	6,350	6,350	6,350	6,350	6,350	0.0%
Town-Wide IT Charge	29,598	22,876	23,025	23,025	27,766	27,766	27,766	20.6%
Departmental Software					2,160	2,160	2,160	---
Liability Insurance	1,266	1,415	1,691	1,691	1,747	1,821	1,816	7.4%
Total	**$ 345,592**	**$ 397,571**	**$ 447,616**	**$ 444,292**	**$ 474,705**	**$ 476,206**	**$ 476,201**	**6.4%**

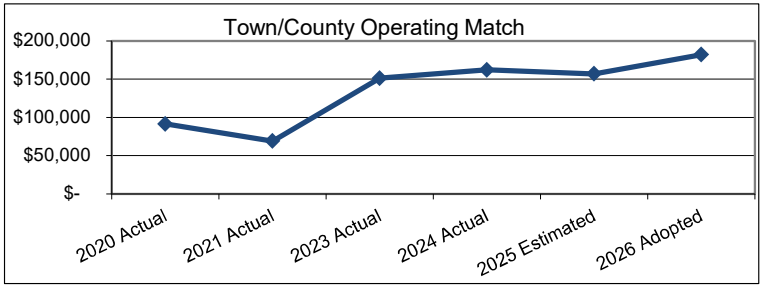




TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
ANIMAL SHELTER

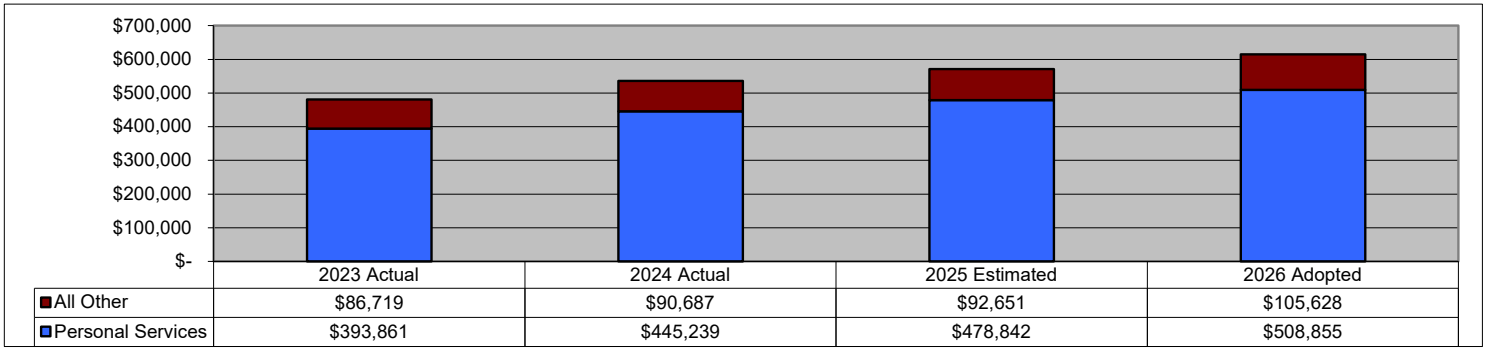
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 170,044	$ 210,702	$ 219,609	$ 239,609	$ 238,808	$ 238,808	$ 238,808	8.7%
Salaries & Wages - Part-Time	21,154	6,740	35,139	35,139	47,840	47,840	47,840	36.1%
Buyout - Compensated Absences	2,238	2,616	3,919	3,919	4,592	4,592	4,592	17.2%
Overtime	13,399	7,587	5,000	5,000	5,000	5,000	5,000	0.0%
Holiday Pay - PTO Buyback	1,182	184	500	500	500	500	500	0.0%
FICA & Medicare	15,100	15,561	20,208	20,208	22,701	22,701	22,701	12.3%
Health Insurance	51,482	54,332	54,834	54,834	50,113	51,106	51,106	-6.8%
Vision Insurance	506	339	241	241	407	407	407	68.9%
Dental Insurance	2,372	1,381	977	977	1,818	1,818	1,818	86.1%
Wyoming Retirement	26,909	28,749	38,917	38,917	41,295	41,295	41,295	6.1%
Workers' Compensation	6,020	6,409	6,547	6,547	3,696	3,696	3,696	-43.5%
State Unemployment	-	275	1,163	1,163	1,163	1,163	1,163	0.0%
Disability/Life Insurance	948	1,886	1,770	1,770	2,010	2,010	2,010	13.6%
Operating Supplies	13,213	17,455	17,492	17,492	11,500	11,500	11,500	-34.3%
Uniforms	1,032	1,250	1,000	1,000	1,000	1,000	1,000	0.0%
Small Tools & Equipment <$10K	2,583	4,681	4,550	4,550	4,550	4,550	4,550	0.0%
Printing & Publication	1,355	1,585	2,300	2,300	2,300	2,300	2,300	0.0%
Utilities	11,261	8,949	10,200	10,200	10,200	10,200	10,200	0.0%
Medical & Legal Services	10,565	10,939	10,285	10,285	10,285	10,285	10,285	0.0%
Repair & Maint - Shop Parts	607	36	338	845	234	234	234	-30.8%
Repair & Maint - Shop Labor	880	396	1,150	1,150	650	650	650	-43.5%
Petroleum Products	245	465	400	549	591	591	591	47.8%
Repair & Maint - Buildings	6,455	10,023	7,000	7,803	7,000	7,000	7,000	0.0%
Trash Collection	2,000	2,095	1,750	1,750	1,750	1,750	1,750	0.0%
Training, Travel, & Meetings	223	796	1,700	1,700	1,700	1,700	1,700	0.0%
Preventive Animal Care	8,021	7,473	28,331	28,331	8,025	8,025	8,025	-71.7%
Employee Recruitment	-	2,000	2,000	1,000	1,000	1,000	1,000	-50.0%
Central Equipment Fund Rental	3,900	3,900	3,900	3,900	3,900	3,900	3,900	0.0%
IT Services	27,182	20,745	20,436	20,436	22,483	22,483	22,483	10.0%
Departmental Software					2,916	2,916	2,916	---
Property Insurance	1,670	1,667	-	-	-	-	-	---
Liability Insurance	1,387	1,553	1,737	1,737	1,960	2,044	2,038	17.3%
Total	**$ 403,933**	**$ 432,769**	**$ 503,393**	**$ 523,852**	**$ 511,987**	**$ 513,064**	**$ 513,058**	**1.9%**





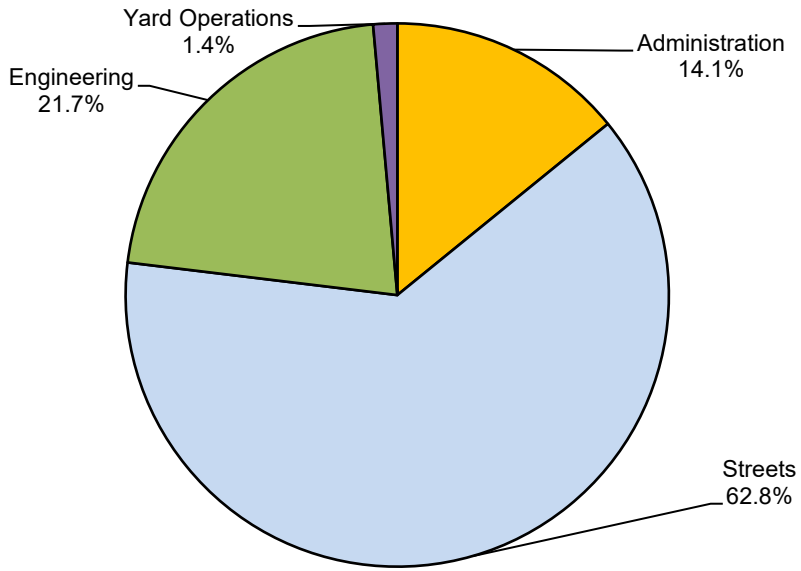
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
BUILDING INSPECTIONS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 249,716	$ 290,922	$ 311,617	$ 311,617	$ 333,728	$ 336,016	$ 336,016	7.8%
Buyout - Compensated Absences	3,581	4,101	5,993	5,993	6,418	6,462	6,462	7.8%
FICA & Medicare	18,963	21,424	24,297	24,297	26,021	26,200	26,200	7.8%
Health Insurance	67,947	67,947	71,345	71,345	72,058	73,485	73,485	3.0%
Vision Insurance	702	597	602	602	602	602	602	0.0%
Dental Insurance	3,631	3,077	3,077	3,077	3,077	3,077	3,077	0.0%
Wyoming Retirement	43,218	49,637	52,643	52,643	56,196	56,564	56,564	7.4%
Workers' Compensation	4,617	5,258	6,198	6,198	3,269	3,274	3,274	-47.2%
State Unemployment	-	143	831	831	831	831	831	0.0%
Disability/Life Insurance	1,486	2,132	2,239	2,239	2,344	2,344	2,344	4.7%
General/Office Supplies	14	753	1,500	750	750	750	750	-50.0%
Uniforms	-	-	416	416	433	433	433	4.1%
Dues & Subscriptions	245	104	884	884	919	919	919	4.0%
Professional Services	28,494	31,130	31,000	25,660	31,000	31,000	31,000	0.0%
Bank/Credit Card Fees	6,943	9,379	10,000	8,400	9,000	9,000	9,000	-10.0%
Repair & Maint - Shop Parts	399	360	338	338	243	243	243	-28.1%
Repair & Maint - Shop Labor	657	792	805	805	1,040	1,040	1,040	29.2%
Petroleum Products	782	746	924	924	748	748	748	-19.0%
Training, Travel, & Meetings	1,977	5,526	8,000	8,350	8,350	8,350	8,350	4.4%
Books & Publications	(1,117)	418	5,000	4,981	3,500	3,500	3,500	-30.0%
Central Equipment Fund Rental	5,000	6,000	6,000	6,000	8,600	8,600	8,600	43.3%
Town-Wide IT Charge	41,665	33,636	32,870	32,870	30,585	30,585	30,585	-7.0%
Departmental Software					8,070	8,070	8,070	---
Liability Insurance	1,660	1,843	2,273	2,273	2,282	2,396	2,390	5.1%
Total	**$ 480,580**	**$ 535,926**	**$ 578,852**	**$ 571,493**	**$ 610,064**	**$ 614,489**	**$ 614,483**	**6.2%**



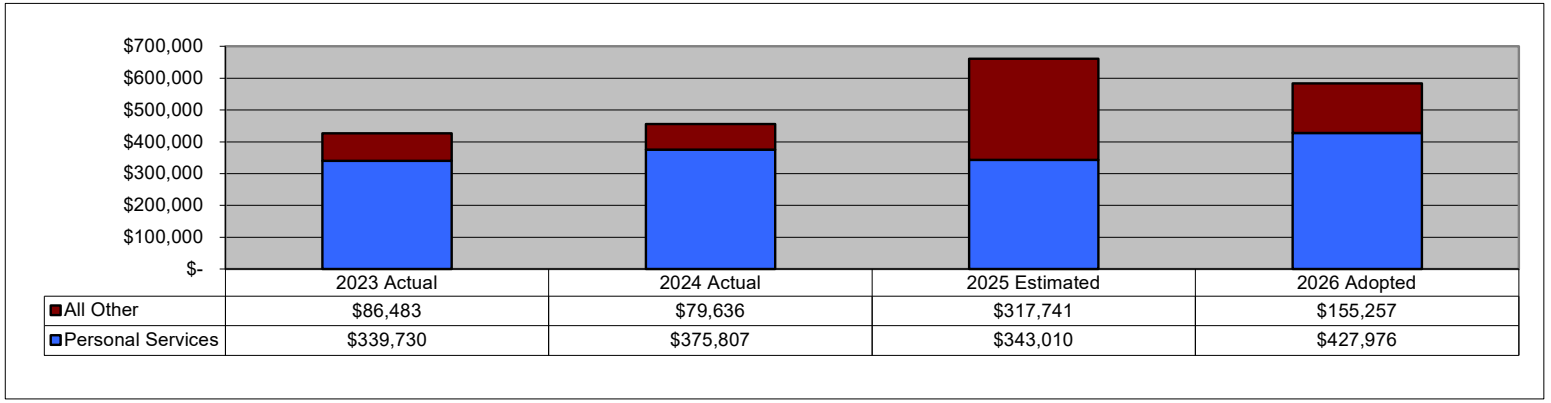
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
PUBLIC WORKS

DEPARTMENTS WITHIN PUBLIC WORKS	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Public Works Administration	$ 426,213	$ 455,443	$ 671,943	$ 660,751	$ 782,266	$ 583,238	$ 583,233	-13.2%
Streets	1,889,596	2,023,602	2,304,337	2,254,672	2,671,328	2,588,673	2,588,659	12.3%
Engineering	719,484	754,256	845,204	842,970	1,019,939	893,606	893,596	5.7%
Yard Operations	47,821	37,804	47,742	45,698	58,603	58,603	58,603	22.7%
Total	**$ 3,083,114**	**$ 3,271,105**	**$ 3,869,226**	**$ 3,804,091**	**$ 4,532,136**	**$ 4,124,120**	**$ 4,124,091**	**6.6%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
PUBLIC WORKS ADMINSTRATION

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 202,709	$ 243,544	$ 215,366	$ 215,366	$ 381,847	$ 272,884	$ 272,884	26.7%
Salaries & Wages - Part-Time	21,314	-	-	-	-	-	-	---
Buyout - Compensated Absences	1,273	2,638	4,526	4,526	7,343	5,248	5,248	16.0%
Overtime	1,909	1,861	8,500	2,672	2,500	2,500	2,500	-70.6%
Holiday Pay - PTO Buyback	-	-	900	-	-	-	-	-100.0%
FICA & Medicare	16,923	18,043	17,541	17,541	29,964	21,468	21,468	22.4%
Health Insurance	52,840	57,859	53,309	53,309	98,037	67,155	67,155	26.0%
Vision Insurance	628	679	597	597	1,042	680	680	13.9%
Dental Insurance	3,255	3,457	3,020	3,020	5,324	3,455	3,455	14.4%
Wyoming Retirement	33,158	41,092	38,439	38,439	65,690	48,248	48,248	25.5%
Workers' Compensation	4,979	5,133	5,330	5,330	4,588	3,330	3,330	-37.5%
State Unemployment	-	75	698	698	1,208	837	837	19.9%
Disability/Life Insurance	742	1,426	1,512	1,512	3,296	2,171	2,171	43.6%
General/Office Supplies	-	-	-	-	18,700	5,200	5,200	---
Flat Creek Watershed Imp. District	12,000	12,000	12,000	12,000	12,000	12,000	12,000	0.0%
Employee Recruitment	210	5,088	7,500	3,000	1,000	1,000	1,000	-86.7%
Training, Travel, & Meetings	16,484	4,798	6,500	6,500	10,000	10,000	10,000	53.8%
Stormwater Management Program	-	-	240,000	240,000	50,000	50,000	50,000	-79.2%
Town-Wide IT Charge	56,485	56,123	54,536	54,536	84,026	72,026	72,026	32.1%
Departmental Software					3,090	3,090	3,090	---
Liability Insurance	1,304	1,627	1,669	1,705	2,611	1,946	1,941	16.3%
Total	**$ 426,213**	**$ 455,443**	**$ 671,943**	**$ 660,751**	**$ 782,266**	**$ 583,238**	**$ 583,233**	**-13.2%**

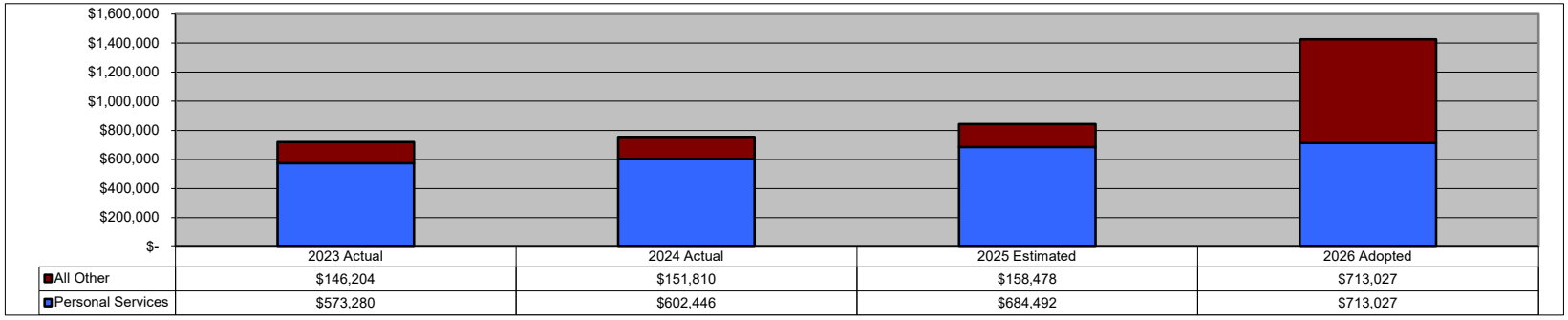


TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
STREETS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 390,610	$ 513,044	$ 540,040	$ 540,040	$ 742,276	$ 657,288	$ 657,288	21.7%
Salaries & Wages - Part-Time	25,718	1,249	34,400	1,000	2,400	39,540	39,540	14.9%
Buyout - Compensated Absences	6,465	7,377	11,823	11,823	14,275	12,640	12,640	6.9%
Holiday Pay - PTO Buyback	4,712	6,553	-	-	-	-	-	---
Overtime	38,919	48,304	20,000	55,569	51,000	51,000	51,000	155.0%
FICA & Medicare	34,651	42,567	46,441	46,441	61,961	58,176	58,176	25.3%
Health Insurance	160,989	125,717	119,203	119,203	202,800	194,568	194,568	63.2%
Vision Insurance	1,713	1,347	1,435	1,435	1,848	1,663	1,663	15.9%
Dental Insurance	8,564	6,379	7,281	7,281	9,377	8,680	8,680	19.2%
Wyoming Retirement	69,923	92,341	97,523	97,523	131,867	122,418	122,418	25.5%
Workers' Compensation	14,602	15,965	16,299	16,299	9,910	10,176	10,176	-37.6%
State Unemployment	-	555	2,631	2,631	3,047	2,632	2,632	0.0%
Disability/Life Insurance	2,640	4,713	3,906	3,906	6,444	5,892	5,892	50.8%
General/Office Supplies	5,093	7,456	7,700	5,000	11,000	7,000	7,000	-9.1%
Uniforms	1,341	465	2,000	2,862	2,500	2,500	2,500	25.0%
Small Tools & Equipment <$10K	13,395	5,096	5,800	5,231	5,600	5,600	5,600	-3.4%
Utilities	39,064	40,629	47,500	46,000	48,750	48,750	48,750	2.6%
Repair & Maint - Shop Parts	230,556	248,263	218,660	224,971	248,400	248,400	248,400	13.6%
Repair & Maint - Shop Labor	59,655	82,679	108,500	108,500	115,900	115,900	115,900	6.8%
Petroleum Products	93,382	75,387	84,930	84,930	76,360	76,360	76,360	-10.1%
R & M - Snow Clearing	29,106	8,238	20,000	8,000	8,000	8,000	8,000	-60.0%
R & M - Street Lights	17,200	14,519	24,000	24,000	24,000	24,000	24,000	0.0%
R & M - Streets	21,060	9,016	15,400	12,000	12,500	12,500	12,500	-18.8%
R & M - Boardwalks	5,378	8,405	12,000	13,147	8,000	8,000	8,000	-33.3%
R & M - Alleys	-	-	5,000	1,000	1,000	1,000	1,000	-80.0%
R & M - Storm Drainage	34,847	26,092	40,000	41,914	51,560	51,560	51,560	28.9%
R & M - Winter Sanding	74,425	84,392	93,000	85,213	90,000	90,000	90,000	-3.2%
R & M - Ice/Flood Control	9,687	2,790	15,000	1,734	5,000	5,000	5,000	-66.7%
R & M - Signs	19,396	43,815	30,000	30,000	30,000	30,000	30,000	0.0%
R & M - Paint Projects	14,081	7,047	23,000	23,000	23,000	23,000	23,000	0.0%
R & M - Asphalt and Gravel	10,492	10,777	14,850	11,000	11,000	11,000	11,000	-25.9%
R & M - Sidewalks/Crosswalks	7,020	21,009	15,000	15,000	20,000	20,000	20,000	33.3%
R & M - Parking Lot Maintenance	56,090	26,680	40,000	40,000	40,000	40,000	40,000	0.0%
R & M - Antler Arch	-	1,500	35,000	35,000	35,000	35,000	35,000	0.0%
R & M - Trash Receptacles	1,999	-	4,000	1,000	1,500	1,500	1,500	-62.5%
R & M - Tree Removal & Replace	3,750	11,848	25,000	25,000	25,000	25,000	25,000	0.0%
Uniform Cleaning	1,221	2,263	3,500	2,000	2,500	2,500	2,500	-28.6%
Dump Fees	8,906	10,848	20,500	15,004	17,000	17,000	17,000	-17.1%
Training, Travel, & Meetings	7,237	6,661	15,000	12,000	15,000	15,000	15,000	0.0%
Central Equipment Fund Rental	318,300	352,700	419,800	419,800	436,800	436,800	436,800	4.0%
Town-Wide IT Charge	30,197	29,417	31,228	31,228	35,892	29,892	29,892	-4.3%
Departmental Software					6,738	6,738	6,738	---
Property Insurance	10,407	10,794	7,062	7,062	8,031	8,031	8,031	13.7%
Liability Insurance	4,280	6,310	7,925	7,925	8,092	7,969	7,955	0.4%
Equipment Rental	2,525	2,395	12,000	12,000	10,000	10,000	10,000	-16.7%
Total	**$ 1,889,596**	**$ 2,023,602**	**$ 2,304,337**	**$ 2,254,672**	**$ 2,671,328**	**$ 2,588,673**	**$ 2,588,659**	**12.3%**

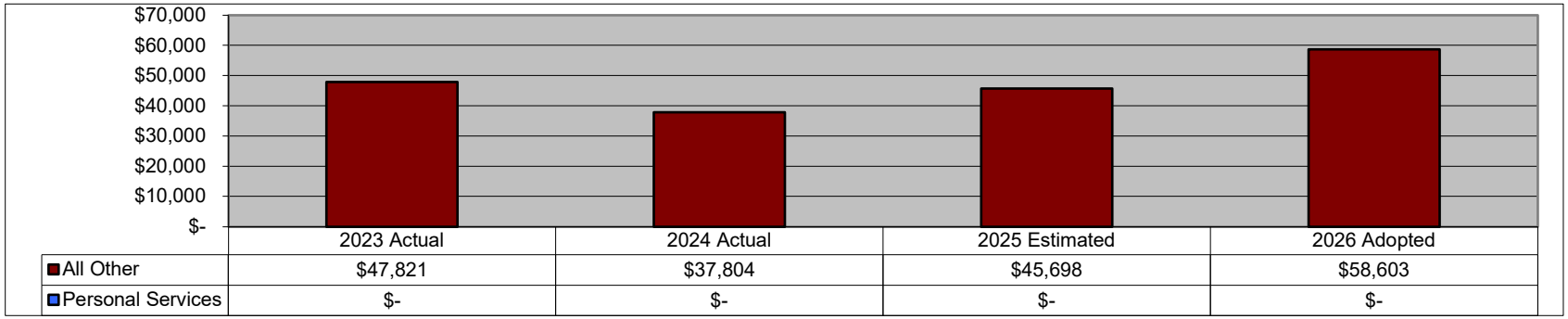
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
ENGINEERING

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 389,845	$ 416,143	$ 456,227	$ 456,227	$ 554,788	$ 485,032	$ 485,032	6.3%
Salaries & Wages - Part-Time	5,435	1,565	3,393	3,393	-	-	-	-100.0%
Buyout - Compensated Absences	3,551	2,709	8,552	8,552	10,669	9,328	9,328	9.1%
FICA & Medicare	29,123	30,868	35,918	35,918	43,257	37,819	37,819	5.3%
Health Insurance	65,374	65,374	81,884	81,884	106,723	84,341	84,341	3.0%
Vision Insurance	640	640	813	813	979	709	709	-12.8%
Dental Insurance	3,599	3,599	4,589	4,589	5,431	4,036	4,036	-12.1%
Wyoming Retirement	63,655	68,515	76,737	76,737	93,576	81,366	81,366	6.0%
Workers' Compensation	9,981	10,049	12,128	12,128	7,045	6,156	6,156	-49.2%
State Unemployment	-	210	1,108	1,108	1,385	1,108	1,108	0.0%
Disability/Life Insurance	2,077	2,774	3,143	3,143	3,972	3,132	3,132	-0.3%
Small Tools & Equipment <$10K	-	2,909	750	279	21,150	15,950	15,950	2026.7%
Dues & Subscriptions	961	683	1,230	1,230	2,150	2,150	2,150	74.8%
Professional Services	40,945	32,878	40,000	40,000	45,000	45,000	45,000	12.5%
Repair & Maint - Shop Parts	13,923	7,362	6,062	6,062	8,358	8,358	8,358	37.9%
Repair & Maint - Shop Labor	2,380	3,292	2,875	2,875	3,640	3,640	3,640	26.6%
Petroleum Products	3,261	2,934	2,770	2,770	3,553	3,553	3,553	28.3%
Training, Travel, & Meetings	4,600	4,005	10,000	8,000	10,000	10,000	10,000	0.0%
Central Equipment Fund Rental	12,700	15,300	15,300	15,300	12,700	12,700	12,700	-17.0%
Town-Wide IT Charge	64,979	79,682	78,740	78,740	47,835	41,835	41,835	-46.9%
Departmental Software					33,934	33,934	33,934	---
Liability Insurance	2,455	2,765	2,985	3,222	3,794	3,459	3,449	15.5%
Total	**$ 719,484**	**$ 754,256**	**$ 845,204**	**$ 842,970**	**$ 1,019,939**	**$ 893,606**	**$ 893,596**	**5.7%**



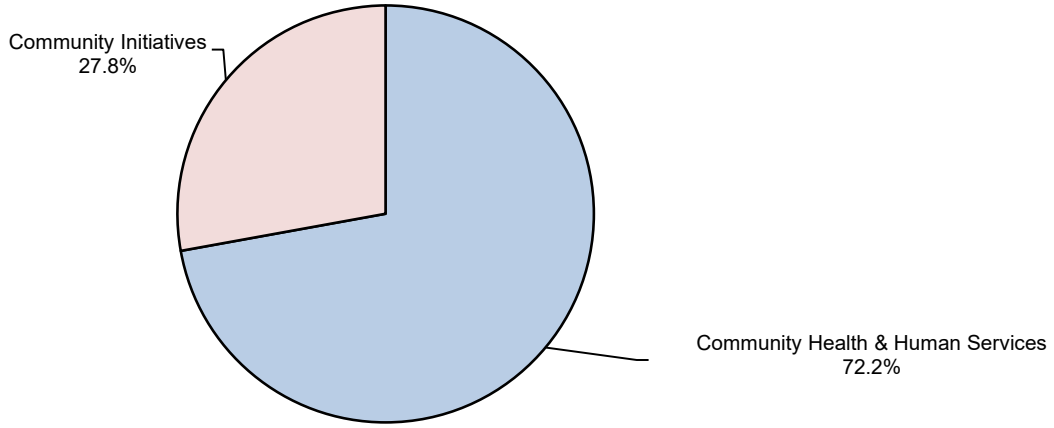
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
YARD OPERATIONS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
General/Office Supplies	$ 8,504	$ 4,409	$ 4,500	$ 3,500	$ 3,500	$ 3,500	$ 3,500	-22.2%
Operating Supplies	8,193	6,312	6,000	5,434	5,400	5,400	5,400	-10.0%
OSHA Safety Supplies	9,574	11,193	10,050	10,050	11,000	11,000	11,000	9.5%
Uniforms	2,066	50	1,500	2,022	1,500	1,500	1,500	0.0%
Radio Services	-	4,428	5,440	5,440	11,000	11,000	11,000	102.2%
Physicals	620	930	1,000	1,500	1,000	1,000	1,000	0.0%
Drug & Alcohol Testing	2,885	1,885	3,500	2,000	2,000	2,000	2,000	-42.9%
Town-Wide IT Charge	15,979	8,597	15,752	15,752	19,959	19,959	19,959	26.7%
Departmental Software					3,244	3,244	3,244	---
Total	**$ 47,821**	**$ 37,804**	**$ 47,742**	**$ 45,698**	**$ 58,603**	**$ 58,603**	**$ 58,603**	**22.7%**



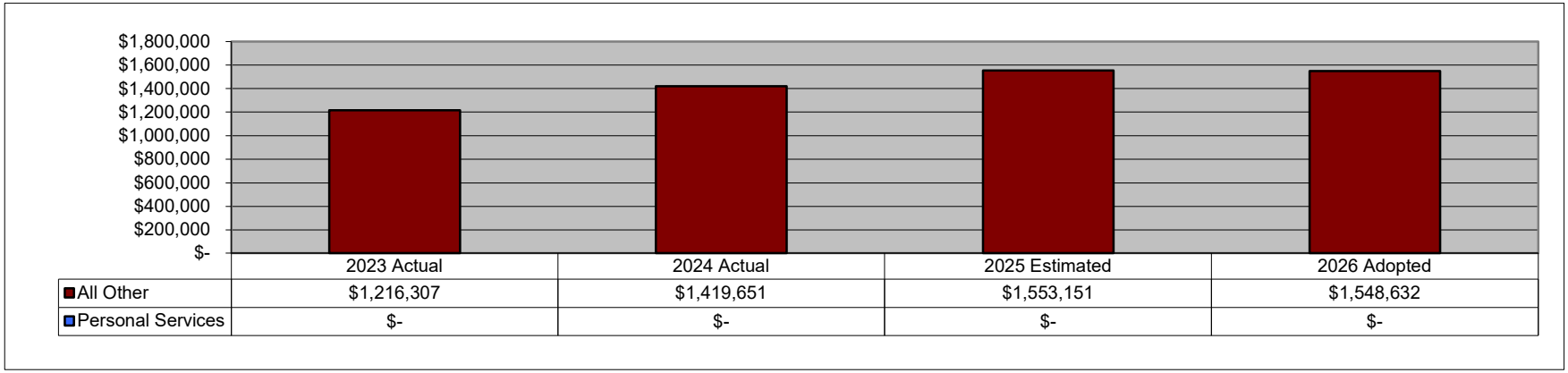
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
COMMUNITY HEALTH & HUMAN SERVICES AND COMMUNITY INITIATIVES

FUNCTION DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Community Health & Human Services	$ 1,216,307	$ 1,419,651	$ 1,567,651	$ 1,553,151	$ 1,942,347	$ 1,548,632	$ 1,548,632	-1.2%
Community Initiatives	352,002	458,706	720,975	726,463	776,149	478,700	597,200	-17.2%
Total	**$ 1,568,309**	**$ 1,878,357**	**$ 2,288,626**	**$ 2,279,614**	**$ 2,718,496**	**$ 2,027,332**	**$ 2,145,832**	**-6.2%**



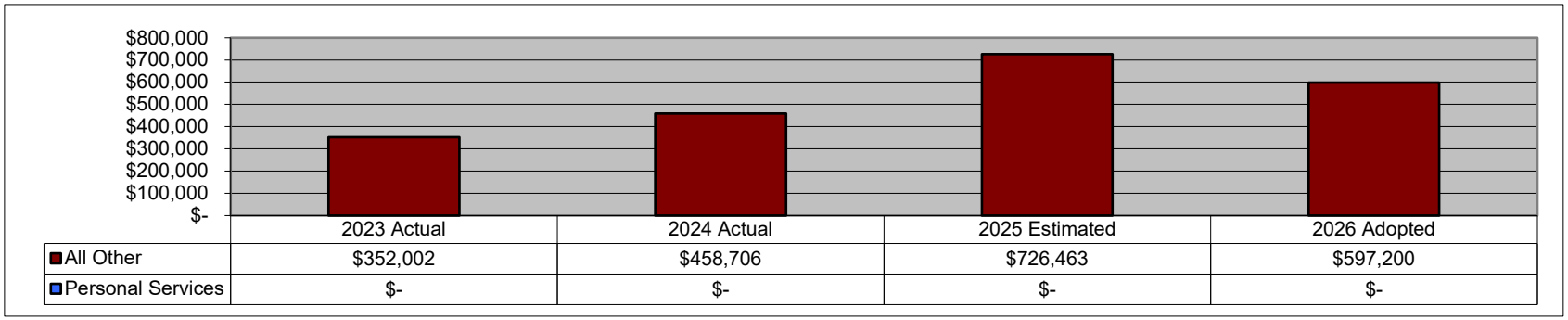
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
COMMUNITY HEALTH & HUMAN SERVICES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Community Entry Services	$ 130,000	$ 180,000	$ 180,000	$ 180,000	$ 200,000	$ 180,000	$ 180,000	0.0%
Mental Health & Recovery Services of JH	119,335	181,000	185,000	185,000	185,000	185,000	185,000	0.0%
Teton Youth & Family Services	308,904	408,904	420,000	420,000	421,171	420,000	420,000	0.0%
Children Learning Center	117,011	151,291	151,291	151,291	158,855	151,291	151,291	0.0%
Senior Center	133,981	142,020	142,020	142,020	142,000	142,020	142,020	0.0%
Community Safety Network	62,000	70,000	80,000	80,000	80,000	80,000	80,000	0.0%
ONE22	150,000	162,000	180,000	180,000	195,000	180,000	180,000	0.0%
Curran-Seeley	53,075	-	-	-	-	-	-	---
Teton Literacy Program	26,800	26,800	47,145	47,145	47,145	47,145	47,145	0.0%
DUI/Drug Court	41,951	23,511	53,070	53,070	84,051	84,051	84,051	58.4%
CLIMB Wyoming	6,125	6,125	6,125	6,125	6,125	6,125	6,125	0.0%
Hole Food Rescue	20,000	25,000	25,000	25,000	25,000	25,000	25,000	0.0%
JH Children's Museum	20,000	20,000	30,000	30,000	25,000	25,000	25,000	-16.7%
Immigrant Hope Wyoming Idaho	5,625	8,000	8,000	8,000	8,000	8,000	8,000	0.0%
Voices JH	15,000	15,000	20,000	20,000	-	-	-	-100.0%
Wyoming Immigrant Advocacy Project	-	-	15,000	15,000	15,000	15,000	15,000	0.0%
Cultivate	6,500	-	-	-	-	-	-	---
Good Samaritan Mission	-	-	-	-	350,000	-	-	---
Childcare	-	-	25,000	10,500	-	-	-	-100.0%
Total	**$ 1,216,307**	**$ 1,419,651**	**$ 1,567,651**	**$ 1,553,151**	**$ 1,942,347**	**$ 1,548,632**	**$ 1,548,632**	**-1.2%**



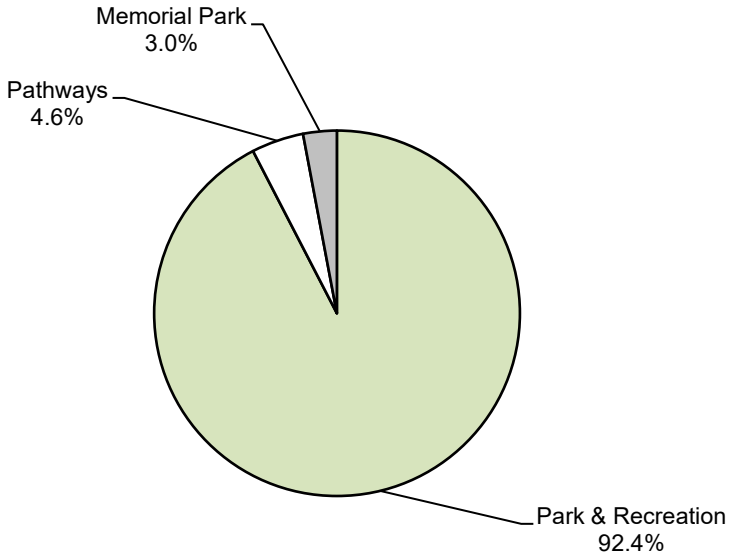
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
COMMUNITY INITIATIVES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Local Initiatives	$ 13,500	$ 28,795	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	0.0%
MT2030	-	-	175,000	175,000	-	-	-	-100.0%
CAST	-	-	25,000	25,000	-	-	-	-100.0%
Trash Collection	123,147	136,093	163,000	164,000	170,000	170,000	170,000	4.3%
Recycling Services	20,180	19,205	20,000	24,488	25,000	25,000	25,000	25.0%
Rodeo Grounds/Fair	80,000	80,000	80,000	80,000	80,000	80,000	80,000	0.0%
Historical Center	26,250	28,875	30,000	30,000	32,000	30,000	30,000	0.0%
4th of July Fireworks	-	-	5,000	5,000	-	-	-	-100.0%
Jackson Hole Air	15,000	15,000	15,000	15,000	18,000	15,000	15,000	0.0%
Leadership Jackson Hole	8,000	-	9,000	9,000	-	-	-	-100.0%
Energy Conservation Works	35,000	35,000	35,000	35,000	35,000	35,000	35,000	0.0%
JH Public Art	10,000	12,038	12,000	12,000	15,000	12,000	12,000	0.0%
TC Historic Preservation Board	13,425	53,700	93,975	93,975	61,200	53,700	53,700	-42.9%
Teton Trust for Historic Place	7,500	25,000	30,000	30,000	34,000	30,000	30,000	0.0%
Legacy Philanthropy Works	-	-	-	-	10,000	-	-	---
Central Wyoming College	-	-	-	-	237,949	-	118,500	---
Arts for All	-	10,000	10,000	10,000	15,000	10,000	10,000	0.0%
JH Climate Action Collective	-	10,000	-	-	-	-	-	---
Wyoming Stargazing	-	-	3,000	3,000	3,000	3,000	3,000	0.0%
Coombs Outdoors	-	-	-	-	25,000	-	-	---
Yellowstone Teton Clean Cities	-	5,000	-	-	-	-	-	---
Total	**$ 352,002**	**$ 458,706**	**$ 720,975**	**$ 726,463**	**$ 776,149**	**$ 478,700**	**$ 597,200**	**-17.2%**



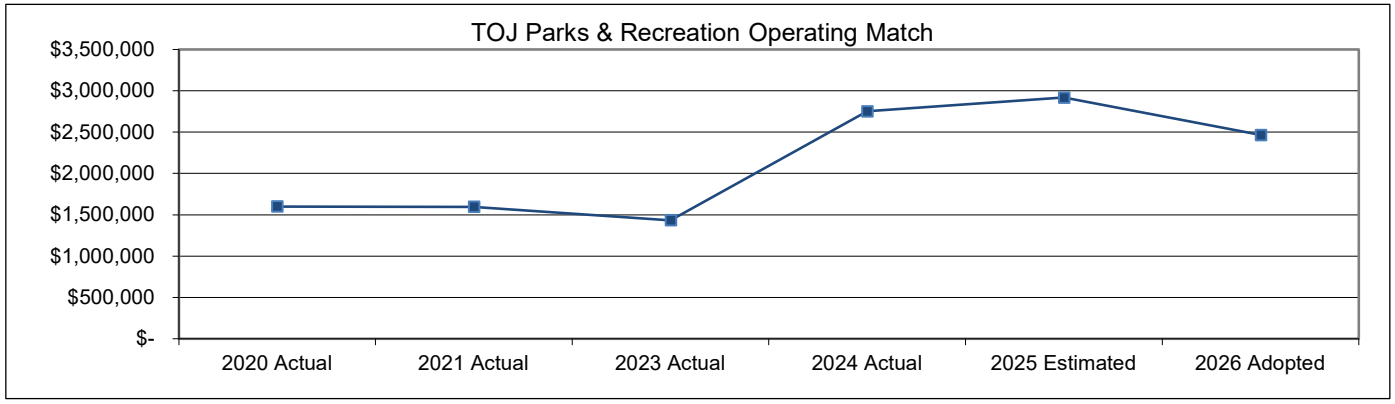
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CULTURE & RECREATION

DEPARTMENTS WITHIN CULTURE & RECREATION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Parks & Recreation (County)	$ 935,219	$ 2,253,822	$ 2,919,210	$ 2,919,210	$ 2,666,335	$ 2,399,676	$ 2,466,545	-15.5%
Pathways (County)	46,796	51,839	129,456	129,456	122,584	122,584	122,584	-5.3%
Memorial Park (Cemetery)	21,072	13,559	80,459	80,017	96,388	79,881	79,881	-0.7%
Total	**$ 1,003,087**	**$ 2,319,220**	**$ 3,129,125**	**$ 3,128,683**	**$ 2,885,307**	**$ 2,602,141**	**$ 2,669,010**	**-14.7%**



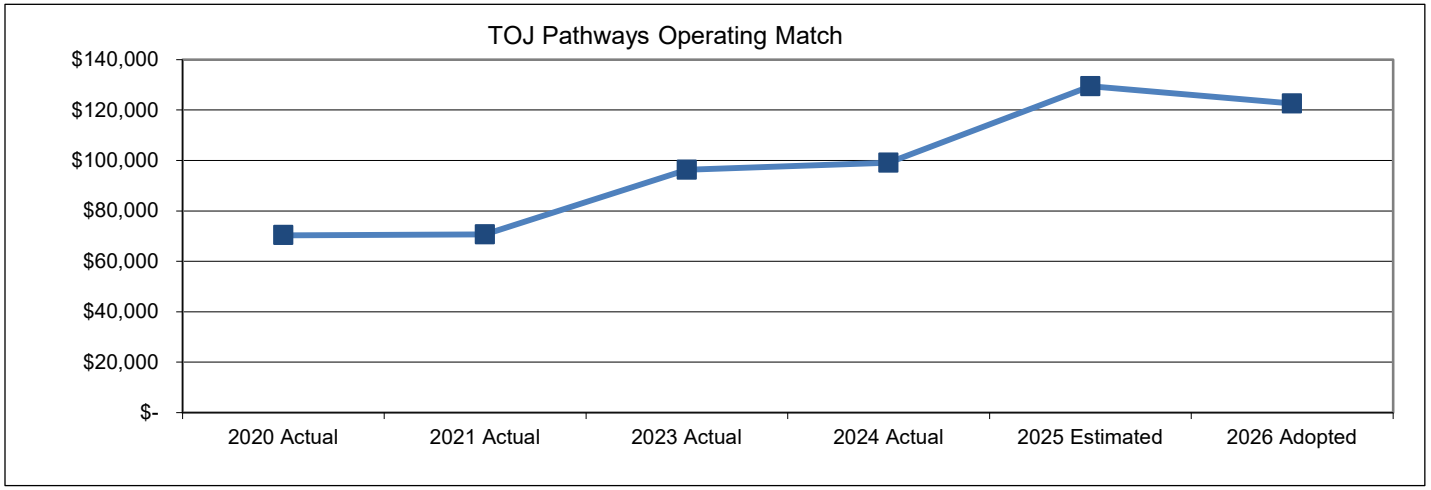
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
PARKS AND RECREATION

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Contracted Services (County)	$ 935,219	$ 2,253,822	$ 2,919,210	$ 2,919,210	$ 2,666,335	$ 2,399,676	$ 2,466,545	-15.5%
Total	**$ 935,219**	**$ 2,253,822**	**$ 2,919,210**	**$ 2,919,210**	**$ 2,666,335**	**$ 2,399,676**	**$ 2,466,545**	**-15.5%**



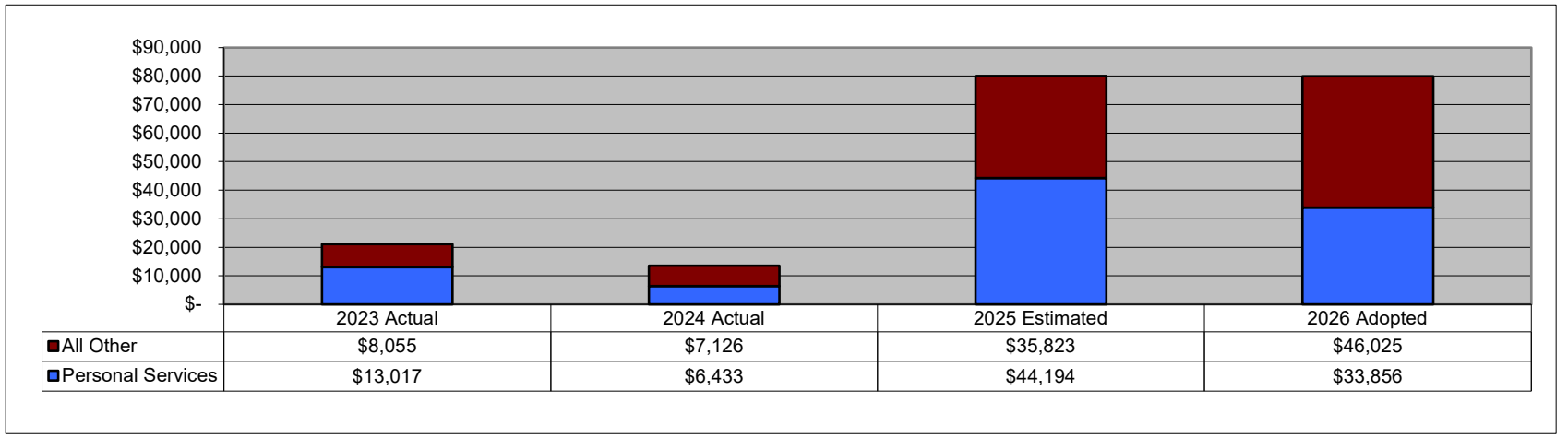
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
PATHWAYS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Contracted Services (County)	$ 46,796	$ 51,839	$ 129,456	$ 129,456	$ 122,584	$ 122,584	$ 122,584	-5.3%
Total	**$ 46,796**	**$ 51,839**	**$ 129,456**	**$ 129,456**	**$ 122,584**	**$ 122,584**	**$ 122,584**	**-5.3%**



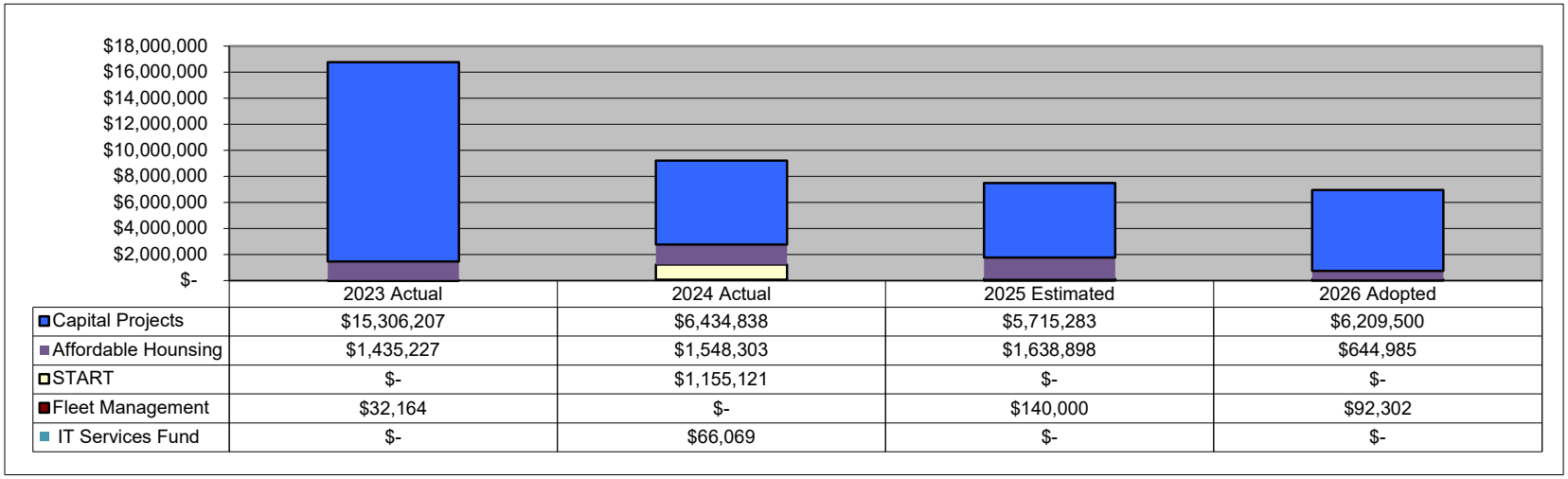
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
MEMORIAL PARK (CEMETERY)

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Salaries & Wages - Regular	$ 11,908	$ 5,867	$ 40,270	$ 40,270	$ 46,130	$ 31,054	$ 31,054	-22.9%
FICA & Medicare	830	380	3,070	3,070	3,529	2,376	2,376	-22.6%
Workers' Compensation	279	120	577	577	333	149	149	-74.2%
State Unemployment	-	66	277	277	277	277	277	0.0%
Operating Supplies	98	101	200	258	200	200	200	0.0%
Utilities	253	608	350	350	350	350	350	0.0%
Water & Sewer Charges	2,146	3,050	4,000	6,000	4,000	4,000	4,000	0.0%
Professional Services	294	-	28,000	26,000	37,000	37,000	37,000	32.1%
Dust Abatement/Road Maint	-	-	500	-	-	-	-	-100.0%
Town-Wide IT Charge	5,169	3,222	3,040	3,040	4,254	4,254	4,254	39.9%
Liability Insurance	95	145	175	175	315	221	221	26.3%
Total	**$ 21,072**	**$ 13,559**	**$ 80,459**	**$ 80,017**	**$ 96,388**	**$ 79,881**	**$ 79,881**	**-0.7%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
GENERAL FUND
TRANSFERS OUT

TRANSFER OUT DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 Amend
Transfers to Special Revenue Funds								
START Bus Fund - Operations	$ -	$ 121,815	$ 95,338	$ -	$ -	$ -	$ -	-100.0%
START Bus Fund - Capital	-	1,033,306	-	-	-	-	-	---
Affordable Housing - Operations	435,227	548,303	638,898	638,898	647,602	644,985	644,985	1.0%
Affordable Housing - Capital	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	-	-	-100.0%
Transfer to Capital Projects Funds	15,306,207	6,434,838	5,715,283	5,715,283	5,709,500	5,709,500	6,209,500	8.6%
Transfers to Internal Service Funds								---
Fleet Management Fund	32,164	-	140,000	140,000	92,302	92,302	92,302	-34.1%
IT Services Fund	-	66,069	-	-	-	-	-	---
Total	**$16,773,598**	**$ 9,204,331**	**$ 7,589,519**	**$ 7,494,181**	**$ 7,449,404**	**$ 6,446,787**	**$ 6,946,787**	**-8.5%**



	2023 Actual	2024 Actual	2025 Estimated	2026 Adopted
Capital Projects	$15,306,207	$6,434,838	$5,715,283	$6,209,500
Affordable Hounsing	$1,435,227	$1,548,303	$1,638,898	$644,985
START	$-	$1,155,121	$-	$-
Fleet Management	$32,164	$-	$140,000	$92,302
IT Services Fund	$-	$66,069	$-	$-

TOWN OF JACKSON, WYOMING

Adopted Budget
For the Fiscal Year Ending June 30, 2026

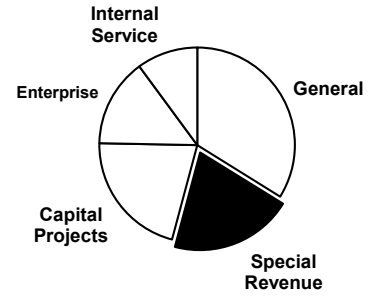
SPECIAL REVENUE FUNDS

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SCHEDULE OF REVENUE, EXPENDITURES, & CHANGES TO FUND BALANCES
ALL FUNDS

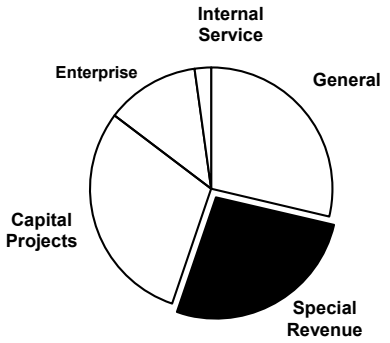
FUND DESCRIPTION	BALANCE JULY 1, 2025	REVENUE	TRANSFERS IN	EXPEND-ITURES	TRANSFERS OUT	BUDGETED BALANCE JUNE 30, 2026
General Fund	$ 16,905,952	$ 33,656,069	$ 2,637,474	$ 32,062,908	$ 6,946,787	14,189,800
Special Revenue Funds						
Affordable Housing	4,845,763	293,800	644,985	644,985	-	5,139,563
Parking Exactions	1,693,890	181,800	-	9,760	-	1,865,930
Park Exactions	646,693	50,900	-	600,000	-	97,593
Employee Housing	2,654,214	965,966	-	709,669	150,038	2,760,473
Animal Care Fund	504,406	60,200	-	20,000	100,000	444,606
Lodging Tax Fund	541,581	1,484,700	-	-	1,118,768	907,513
START Bus System	3,605,817	14,974,622	1,118,768	17,295,490	466,478	1,937,239
Total Special Revenue	14,492,364	18,011,988	1,763,753	19,279,904	1,835,284	13,152,917
Capital Project Funds						
Capital Projects (5th Cent)	6,970,570	6,399,645	6,209,500	12,403,300	695,000	6,481,415
2014 Specific Purpose Excise Tax	2,943,439	85,500	-	804,697	-	2,224,242
2016 Specific Purpose Excise Tax	340,106	13,600	-	-	-	353,706
2022 Specific Purpose Excise Tax	538,013	1,479,000	-	50,000	-	1,967,013
2019 Specific Purpose Excise Tax	10,474,549	200,000	-	6,800,000	-	3,874,549
Total Capital Projects	21,266,677	8,177,745	6,209,500	20,057,997	695,000	14,900,925
Enterprise Funds						
Water Utility	5,062,140	4,618,559	330,000	7,607,083	960,479	1,443,137
Sewage Utility	7,805,806	3,776,760	330,000	6,220,316	960,479	4,731,771
Total Enterprise Funds	12,867,946	8,395,319	660,000	13,827,399	1,920,958	6,174,908
Internal Service Funds						
Employee Insurance	1,850,635	3,032,916	-	4,164,260	-	719,291
Fleet Management	(219,632)	2,630,613	92,302	2,763,622	-	(260,339)
Central Equipment	91,780	788,300	35,000	485,349	-	429,731
IT Services	269,148	2,092,354	-	2,160,756	-	200,746
Total Internal Service Funds	1,991,931	8,544,183	127,302	9,573,987	-	1,089,429
Total All Funds	$ 67,524,870	$ 76,785,304	$ 11,398,029	$ 94,802,195	$ 11,398,029	$ 49,507,978

Note: Enterprise and Internal Service Funds are budgeted on a working-capital basis.

Total Appropriation (excluding transfers)
Fiscal Year Ending June 30, 2026



Estimated Ending Fund Balance
At June 30, 2026



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
AFFORDABLE HOUSING FUND
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Fund Balance	**$ 4,172,361**	**$ 2,526,947**	**$ 2,418,875**	**$ 2,418,875**	**$ 4,845,763**	**$ 4,845,763**	**$ 4,845,763**	
Revenues:								
Intergovernmental	72,000	72,000	-	1,250,000	-	-	-	---
Licenses & Permits	910,585	743,453	450,000	125,000	100,000	100,000	100,000	-77.8%
Miscellaneous Revenue	94,755	126,475	96,100	84,200	193,800	193,800	193,800	101.7%
Total Revenue	**1,077,340**	**941,928**	**546,100**	**1,459,200**	**293,800**	**293,800**	**293,800**	**-46.2%**
Transfers In	1,435,227	1,548,303	1,638,898	1,638,898	1,647,602	644,985	644,985	-60.6%
Total Sources	**2,512,567**	**2,490,231**	**2,184,998**	**3,098,098**	**1,941,402**	**938,785**	**938,785**	**-57.0%**
Expenditures:								
Community Development	4,157,981	2,598,303	1,671,211	671,210	1,647,602	644,985	644,985	-61.4%
Total Expenditures	**4,157,981**	**2,598,303**	**1,671,211**	**671,210**	**1,647,602**	**644,985**	**644,985**	**-61.4%**
Transfers Out	-	-	-	-	-	-	-	---
Total Uses	**4,157,981**	**2,598,303**	**1,671,211**	**671,210**	**1,647,602**	**644,985**	**644,985**	**-61.4%**
Restricted Workforce Housing	420,316	1,206,612	1,319,589	1,319,589	1,473,118	1,473,118	1,473,118	
Assigned Funds	2,106,631	1,212,263	1,613,073	3,526,174	3,666,445	3,666,445	3,666,445	
Ending Fund Balance	**$ 2,526,947**	**$ 2,418,875**	**$ 2,932,662**	**$ 4,845,763**	**$ 5,139,563**	**$ 5,139,563**	**$ 5,139,563**	
Net Change in Fund Balance	*$ (1,645,414)*	*$ (108,072)*	*$ 513,787*	*$ 2,426,888*	*$ 293,800*	*$ 293,800*	*$ 293,800*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
AFFORDABLE HOUSING FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
County Reimbursement	$ 72,000	$ 72,000	$ -	$ -	$ -	$ -	$ -	---
ARPA SLIB Grant - Flat Creek	-	-	-	1,250,000	-	-	-	---
Total Intergovernmental	**72,000**	**72,000**	**-**	**1,250,000**	**-**	**-**	**-**	**---**
Affordable Workforce Exactions	910,585	743,453	450,000	125,000	100,000	100,000	100,000	-77.8%
Total Licenses & Permits	**910,585**	**743,453**	**450,000**	**125,000**	**100,000**	**100,000**	**100,000**	-77.8%
Interest Earnings	94,755	126,475	96,100	84,200	193,800	193,800	193,800	101.7%
Total Miscellaneous Revenue	**94,755**	**126,475**	**96,100**	**84,200**	**193,800**	**193,800**	**193,800**	**101.7%**
Transfer from General	1,435,227	1,548,303	1,638,898	1,638,898	1,647,602	644,985	644,985	-60.6%
Total Transfers In	**1,435,227**	**1,548,303**	**1,638,898**	**1,638,898**	**1,647,602**	**644,985**	**644,985**	**-60.6%**
Total Affordable Housing Fund	**$ 2,512,567**	**$ 2,490,231**	**$ 2,184,998**	**$ 3,098,098**	**$ 1,941,402**	**$ 938,785**	**$ 938,785**	**---** **-57.0%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
AFFORDABLE HOUSING FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
JH Community Housing Trust	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	0.0%
Affordable Housing Dept (County)	385,227	548,303	588,898	588,898	597,602	594,985	594,985	1.0%
Housing Supply Plan	-	-	1,000,000	-	1,000,000	-	-	-100.0%
174 North King	1,108	-	-	-	-	-	-	---
S4 Flats	1,471,646	-	32,313	32,312	-	-	-	-100.0%
Flat Creek Apartments	2,250,000	-	-	-	-	-	-	---
90 Virginian Lane	-	2,000,000	-	-	-	-	-	---
Total Expenditures	**4,157,981**	**2,598,303**	**1,671,211**	**671,210**	**1,647,602**	**644,985**	**644,985**	**-61.4%**
Total Affordable Housing Fund	**$ 4,157,981**	**$ 2,598,303**	**$ 1,671,211**	**$ 671,210**	**$ 1,647,602**	**$ 644,985**	**$ 644,985**	**-61.4%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
PARKING EXACTIONS
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Fund Balance	**$ 1,686,970**	**$ 1,368,797**	**$ 1,823,293**	**$ 1,823,293**	**$ 1,693,890**	**$ 1,693,890**	**$ 1,693,890**	
Revenues:								
License and Permits	446,635	373,193	17,000	8,000	17,000	17,000	17,000	0.0%
Charges for Services	-	-	4,500	4,500	90,000	90,000	90,000	1900.0%
Miscellaneous Revenue	38,155	82,751	74,300	45,000	74,800	74,800	74,800	0.7%
Total Revenue	**484,790**	**455,944**	**95,800**	**57,500**	**181,800**	**181,800**	**181,800**	**89.8%**
Transfers In	-	-	-	-	-	-	-	---
Total Sources	**484,790**	**455,944**	**95,800**	**57,500**	**181,800**	**181,800**	**181,800**	**89.8%**
Expenditures:								
Community Development	2,963	1,448	189,000	186,903	9,760	9,760	9,760	-94.8%
Total Expenditures	**2,963**	**1,448**	**189,000**	**186,903**	**9,760**	**9,760**	**9,760**	**-94.8%**
Transfers Out	800,000	-	-	-	-	-	-	---
Total Uses	**802,963**	**1,448**	**189,000**	**186,903**	**9,760**	**9,760**	**9,760**	**-94.8%**
Restricted Parking Exactions	216,181	228,723	229,186	229,186	256,055	256,055	256,055	
Assigned Funds	1,152,616	1,594,570	1,500,907	1,464,704	1,609,875	1,609,875	1,609,875	
Ending Fund Balance	**$ 1,368,797**	**$ 1,823,293**	**$ 1,730,093**	**$ 1,693,890**	**$ 1,865,930**	**$ 1,865,930**	**$ 1,865,930**	**7.9%**
Net Change in Fund Balance	*$ (318,173)*	*$ 454,496*	*$ (93,200)*	*$ (129,403)*	*$ 172,040*	*$ 172,040*	*$ 172,040*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
PARKING EXACTIONS
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Parking Exactions	$ 35,250	$ -	$ 17,000	$ 8,000	$ 17,000	$ 17,000	$ 17,000	0.0%
Encroachment Fees	411,385	373,193	-	-	-	-	-	---
Total Licenses & Permits	**446,635**	**373,193**	**17,000**	**8,000**	**17,000**	**17,000**	**17,000**	**0.0%**
Parking Garage Fees	-	-	4,500	4,500	90,000	90,000	90,000	1900.0%
Total Charges for Services	**-**	**-**	**4,500**	**4,500**	**90,000**	**90,000**	**90,000**	**1900.0%**
Interest Earnings	38,155	82,751	74,300	45,000	74,800	74,800	74,800	0.7%
Total Miscellaneous Revenue	**38,155**	**82,751**	**74,300**	**45,000**	**74,800**	**74,800**	**74,800**	**0.7%**
Total Fee In Lieu of Parking Fund	**$ 484,790**	**$ 455,944**	**$ 95,800**	**$ 57,500**	**$ 181,800**	**$ 181,800**	**$ 181,800**	**89.8%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
PARKING EXACTIONS
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Bank/Credit Card Fees	$ 2,963	$ 1,448	$ 5,500	$ 3,403	$ -	$ -	$ -	-100.0%
Parking Garage Management	-	-	183,500	183,500	9,760	9,760	9,760	-94.7%
Total Expenditures	**2,963**	**1,448**	**189,000**	**186,903**	**9,760**	**9,760**	**9,760**	**-94.8%**
Transfer to Capital Projects	800,000	-	-	-	-	-	-	---
Total Transfers Out	**800,000**	**-**	**-**	**-**	**-**	**-**	**-**	**---**
Total Parking Exactions Fund	**$ 802,963**	**$ 1,448**	**$ 189,000**	**$ 186,903**	**$ 9,760**	**$ 9,760**	**$ 9,760**	**-94.8%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
PARKS EXACTIONS FUND
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Restricted Fund Balance	**$ 444,138**	**$ 547,244**	**$ 601,793**	**$ 601,793**	**$ 646,693**	**$ 646,693**	**$ 646,693**	
Revenues:								
Licenses & Permits	93,375	28,279	50,000	35,000	25,000	25,000	25,000	-50.0%
Miscellaneous Revenue	9,731	31,120	26,200	14,900	25,900	25,900	25,900	-1.1%
Total Revenue	**103,106**	**59,399**	**76,200**	**49,900**	**50,900**	**50,900**	**50,900**	**-33.2%**
Transfers In	-	-	-	-	-	-	-	---
Total Sources	**103,106**	**59,399**	**76,200**	**49,900**	**50,900**	**50,900**	**50,900**	-33.2%
Expenditures:								
Culture and Recreation	-	4,850	550,000	5,000	600,000	600,000	600,000	9.1%
Total Expenditures	**-**	**4,850**	**550,000**	**5,000**	**600,000**	**600,000**	**600,000**	9.1%
Transfers Out	-	-	-	-	-	-	-	---
Total Uses	**-**	**4,850**	**550,000**	**5,000**	**600,000**	**600,000**	**600,000**	9.1%
Ending Restricted Fund Balance	**$ 547,244**	**$ 601,793**	**$ 127,993**	**$ 646,693**	**$ 97,593**	**$ 97,593**	**$ 97,593**	**-23.8%**
Net Change in Fund Balance	*$ 103,106*	*$ 54,549*	*$ (473,800)*	*$ 44,900*	*$ (549,100)*	*$ (549,100)*	*$ (549,100)*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
PARKS EXACTIONS FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Subdivision Exactions	$ 93,375	$ 28,279	$ 50,000	$ 35,000	$ 25,000	$ 25,000	$ 25,000	-50.0%
Total Licenses & Permits	**93,375**	**28,279**	**50,000**	**35,000**	**25,000**	**25,000**	**25,000**	**-50.0%**
Interest Earnings	9,731	31,120	26,200	14,900	25,900	25,900	25,900	-1.1%
Total Miscellaneous Revenue	**9,731**	**31,120**	**26,200**	**14,900**	**25,900**	**25,900**	**25,900**	**-1.1%**
Total Park Exactions Fund	**$ 103,106**	**$ 59,399**	**$ 76,200**	**$ 49,900**	**$ 50,900**	**$ 50,900**	**$ 50,900**	**-33.2%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
PARKS EXACTIONS FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Karns Meadow Park Master Plan and Conditional Use P	$ 4,850	$ 200,000	$ 5,000	$ 600,000	$ 600,000	$ 600,000	200.0%
Miller Park Improvements to include dog off-lease area	-	350,000	-	-	-	-	-100.0%
Total Expenditures	**-**	**4,850**	**550,000**	**5,000**	**600,000**	**600,000**	**600,000**	**9.1%**
Total Park Exactions Fund	**$ -**	**$ 4,850**	**$ 550,000**	**$ 5,000**	**$ 600,000**	**$ 600,000**	**$ 600,000**	**9.1%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
EMPLOYEE HOUSING FUND
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Assigned Fund Balance	**$ 2,191,013**	**$ 2,346,780**	**$ 2,641,070**	**$ 2,641,070**	**$ 2,654,214**	**$ 2,654,214**	**$ 2,654,214**	
Revenues:								
Miscellaneous Revenue	648,353	770,793	903,415	806,474	965,966	965,966	965,966	6.9%
Total Revenue	**648,353**	**770,793**	**903,415**	**806,474**	**965,966**	**965,966**	**965,966**	**6.9%**
Transfers In	-	-	-	-	-	-	-	**---**
Total Sources	**648,353**	**770,793**	**903,415**	**806,474**	**965,966**	**965,966**	**965,966**	**6.9%**
Expenditures:								---
General Government	406,477	388,657	1,049,312	658,643	709,669	709,669	709,669	-32.4%
Total Expenditures	**406,477**	**388,657**	**1,049,312**	**658,643**	**709,669**	**709,669**	**709,669**	**-32.4%**
Transfers Out	86,109	87,846	134,687	134,687	150,038	150,038	150,038	11.4%
Total Uses	**492,586**	**476,503**	**1,183,999**	**793,330**	**859,707**	**859,707**	**859,707**	**-27.4%**
Ending Assigned Fund Balance	**$ 2,346,780**	**$ 2,641,070**	**$ 2,360,486**	**$ 2,654,214**	**$ 2,760,473**	**$ 2,760,473**	**$ 2,760,473**	**16.9%**
Net Change in Fund Balance	*$ 155,767*	*$ 294,290*	*$ (280,584)*	*$ 13,144*	*$ 106,259*	*$ 106,259*	*$ 106,259*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
EMPLOYEE HOUSING FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Interest Earnings	$ 54,262	$ 140,348	$ 107,400	$ 116,000	$ 109,000	$ 109,000	$ 109,000	1.5%
Rents - 955 Maple Way	17,748	18,348	21,372	17,748	22,920	22,920	22,920	7.2%
Rents - 915 Simon Lane	2,906	-	-	9,600	-	-	-	---
Rents - 930 Simon Lane	20,700	21,300	23,976	20,700	26,376	26,376	26,376	10.0%
Rents - 940 Simon Lane	22,208	20,583	30,120	26,112	30,120	30,120	30,120	0.0%
Rents - 685 East Hansen	20,100	20,700	-	-	-	-	-	---
Rents - 145 West Hansen	53,514	50,248	65,790	45,378	66,138	66,138	66,138	0.5%
Rents - 410 Scott Lane	18,900	19,500	23,796	18,900	26,196	26,196	26,196	10.1%
Rents - 455 Vine Street	46,319	56,754	66,136	48,383	90,960	90,960	90,960	37.5%
Rents- Virginian Condos	33,552	34,752	40,800	33,552	45,600	45,600	45,600	11.8%
Rents - 145/149 East Pearl	19,094	41,316	43,344	14,518	40,092	40,092	40,092	-7.5%
Rents - West Snow King Housing	291,269	303,082	386,196	386,196	371,232	371,232	371,232	-3.9%
Rents - 440 West Kelly	10,416	-	-	-	-	-	-	---
Rent - 910 Smith Lane	9,000	-	-	-	-	-	-	---
Master Leases	27,923	43,437	94,485	68,818	137,332	137,332	137,332	45.3%
Miscellaneous Income	442	425	-	570	-	-	-	---
Total Miscellaneous Revenue	**648,353**	**770,793**	**903,415**	**806,474**	**965,966**	**965,966**	**965,966**	**6.9%**
Total Employee Housing Fund	**$ 648,353**	**$ 770,793**	**$ 903,415**	**$ 806,474**	**$ 965,966**	**$ 965,966**	**$ 965,966**	**6.9%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
EMPLOYEE HOUSING FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Property Management Services	$ 220	$ 1,140	$ 15,000	$ 2,540	$ 10,000	$ 10,000	$ 10,000	-33.3%
Professional Services	7,990	2,687	85,000	35,000	85,000	85,000	85,000	0.0%
Applicances & R&M	-	3,823	40,000	25,000	7,000	7,000	7,000	-82.5%
R&M - 955 Maple Way	7,361	9,738	10,531	7,516	8,136	8,136	8,136	-22.7%
R&M - 915 Simon Lane	8,285	8,106	-	-	-	-	-	---
R&M - 930 Simon Lane	14,870	14,890	10,734	9,199	8,149	8,149	8,149	-24.1%
R&M - 940 Simon Lane	10,282	10,130	12,001	10,720	9,420	9,420	9,420	-21.5%
R&M - 675 East Hansen	16,150	23,770	16,862	14,529	16,866	16,866	16,866	0.0%
R&M - 685 East Hansen	13,007	14,128	19,955	19,701	15,293	15,293	15,293	-23.4%
R&M - 145 West Hansen	29,846	30,245	23,068	19,115	30,500	30,500	30,500	32.2%
R&M - 410 Scott Lane	18,770	6,110	9,957	8,265	7,385	7,385	7,385	-25.8%
R&M - 455 Vine Street	27,016	15,865	37,338	27,813	31,584	31,584	31,584	-15.4%
R&M - Virginian Condos	13,933	14,474	17,057	14,495	29,256	29,256	29,256	71.5%
R&M - 145/149 East Pearl	36,994	4,618	7,880	4,133	6,380	6,380	6,380	-19.0%
R&M - West Snow King Housing	40,156	54,150	33,840	32,573	59,840	59,840	59,840	76.8%
R&M - 440 W. Kelly	63	-	-	-	-	-	-	---
R&M - 910 Smith Lane	2,568	393	-	-	-	-	-	---
Master Leases	123,986	125,924	276,427	248,154	254,638	254,638	254,638	-7.9%
Energy & Other Improvements	-	-	2,000	1,000	2,000	2,000	2,000	0.0%
Property Insurance	32,571	32,508	24,162	23,733	23,222	23,222	23,222	-3.9%
Wapiti Lane	2,409	7,086	7,500	-	65,000	65,000	65,000	766.7%
Radon Remediation	-	8,872	-	157	10,000	10,000	10,000	---
Subdivision Expenses	-	-	30,000	-	30,000	30,000	30,000	0.0%
Capital Projects:								---
685 East Hansen			155,000	40,000	-	-	-	-100.0%
Painting 675 and 685 E Hansen Rental Housing Units			90,000	90,000	-	-	-	-100.0%
Roof and Insulation for 145 Hansen			100,000	-	-	-	-	-100.0%
Snow King Housing 2nd fl Rain Mitigation			25,000	25,000	-	-	-	-100.0%
Total Employee Housing Assistance	**406,477**	**388,657**	**1,049,312**	**658,643**	**709,669**	**709,669**	**709,669**	**-32.4%**
Transfer to General Fund	86,109	87,846	134,687	134,687	150,038	150,038	150,038	11.4%
Total Transfers Out	**86,109**	**87,846**	**134,687**	**134,687**	**150,038**	**150,038**	**150,038**	**11.4%**
Total Employee Housing Fund	**$ 492,586**	**$ 476,503**	**$ 1,183,999**	**$ 793,330**	**$ 859,707**	**$ 859,707**	**$ 859,707**	**-27.4%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
ANIMAL CARE FUND
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Restricted Fund Balance	**$ 538,386**	**$ 536,074**	**$ 570,435**	**$ 570,435**	**$ 504,406**	**$ 504,406**	**$ 504,406**	
Revenues:								
Miscellaneous Revenue	82,508	95,753	124,920	125,520	60,200	60,200	60,200	-51.8%
Total Revenue	**82,508**	**95,753**	**124,920**	**125,520**	**60,200**	**60,200**	**60,200**	**-51.8%**
Transfers In	-	-	-	-	-	-	-	---
Total Sources	**82,508**	**95,753**	**124,920**	**125,520**	**60,200**	**60,200**	**60,200**	-51.8%
Expenditures:								
Public Safety	26,107	-	25,000	25,000	20,000	20,000	20,000	-20.0%
Total Expenditures	**26,107**	**-**	**25,000**	**25,000**	**20,000**	**20,000**	**20,000**	-20.0%
Transfers Out	58,713	61,392	166,549	166,549	35,000	100,000	100,000	-40.0%
Total Uses	**84,820**	**61,392**	**191,549**	**191,549**	**55,000**	**120,000**	**120,000**	-37.4%
Ending Restricted Fund Balance	**$ 536,074**	**$ 570,435**	**$ 503,806**	**$ 504,406**	**$ 509,606**	**$ 444,606**	**$ 444,606**	**-11.8%**
Net Change in Fund Balance	*$ (2,312)*	*$ 34,361*	*$ (66,629)*	*$ (66,029)*	*$ 5,200*	*$ (59,800)*	*$ (59,800)*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
ANIMAL CARE FUND
REVENUES AND OTHER SOURCES

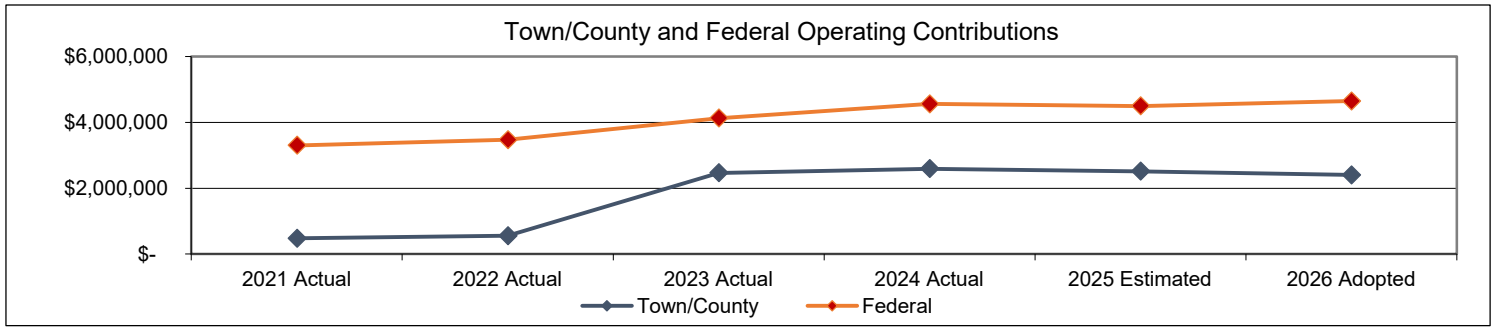
REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Miscellaneous	$ 81,452	$ 95,144	$ 124,720	$ 124,720	$ 60,000	$ 60,000	$ 60,000	-51.9%
Interest Earnings	1,056	609	200	800	200	200	200	0.0%
Total Miscellaneous Revenue	**82,508**	**95,753**	**124,920**	**125,520**	**60,200**	**60,200**	**60,200**	**-51.8%**
Total Animal Care Fund	**$ 82,508**	**$ 95,753**	**$ 124,920**	**$ 125,520**	**$ 60,200**	**$ 60,200**	**$ 60,200**	**-51.8%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
ANIMAL CARE FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Operating Expenditures	$ -	$ -	$ -	$ -	$ 20,000	$ 20,000	$ 20,000	---
Outdoor Kennel Resurfacing	-	-	25,000	25,000	-	-	-	-100.0%
Floor Replacement	26,107	-	-	-	-	-	-	---
Total Animal Care	**26,107**	**-**	**25,000**	**25,000**	**20,000**	**20,000**	**20,000**	**-20.0%**
Transfers to General Fund	58,713	61,392	166,549	166,549	35,000	100,000	100,000	-40.0%
Total Transfers Out	**58,713**	**61,392**	**166,549**	**166,549**	**35,000**	**100,000**	**100,000**	**-40.0%**
Total Animal Care Fund	**$ 84,820**	**$ 61,392**	**$ 191,549**	**$ 191,549**	**$ 55,000**	**$ 120,000**	**$ 120,000**	**-37.4%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
START BUS SYSTEM FUND
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Restricted Fund Balance	**$ 1,988,545**	**$ 1,773,547**	**$ 3,146,082**	**$ 3,146,082**	**$ 3,605,817**	**$ 3,605,817**	**$ 3,605,817**	
Revenues:								
Intergovernmental	10,477,320	10,885,982	12,984,514	6,168,488	12,467,310	12,448,317	12,582,917	-3.1%
Charges for Services	1,971,223	2,030,197	2,087,060	2,428,828	2,143,700	2,143,700	2,143,700	2.7%
Miscellaneous Revenue	96,151	(44,340)	254,140	219,031	248,005	248,005	248,005	-2.4%
Total Revenue	**12,544,694**	**12,871,839**	**15,325,714**	**8,816,347**	**14,859,015**	**14,840,022**	**14,974,622**	**-2.3%**
Transfers In	1,797,732	2,614,309	1,525,772	1,163,932	1,096,206	1,081,878	1,118,768	-26.7%
Total Sources	**14,342,426**	**15,486,148**	**16,851,486**	**9,980,279**	**15,955,221**	**15,921,900**	**16,093,390**	**-4.5%**
Expenditures:								
Transit Administration	1,760,495	1,701,478	2,151,637	1,876,169	1,934,039	1,797,581	1,797,571	-16.5%
Transit Operations	6,761,531	7,054,561	8,460,825	7,388,388	7,833,282	7,936,419	8,107,919	-4.2%
Capital Outlay	5,921,053	5,223,487	7,460,780	91,000	7,390,000	7,390,000	7,390,000	-0.9%
Total Expenditures	**14,443,079**	**13,979,526**	**18,073,242**	**9,355,557**	**17,157,321**	**17,124,000**	**17,295,490**	**-4.3%**
Transfers Out	114,345	134,087	164,987	164,987	469,478	466,506	466,478	182.7%
Total Uses	**14,557,424**	**14,113,613**	**18,238,229**	**9,520,544**	**17,626,799**	**17,590,506**	**17,761,968**	**-2.6%**
Ending Restricted Fund Balance	**$ 1,773,547**	**$ 3,146,082**	**$ 1,759,339**	**$ 3,605,817**	**$ 1,934,239**	**$ 1,937,211**	**$ 1,937,239**	**10.1%**
Net Change in Fund Balance	*$ (214,998)*	*$ 1,372,535*	*$ (1,386,743)*	*$ 459,735*	*$ (1,671,578)*	*$ (1,668,606)*	*$ (1,668,578)*	



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
START BUS SYSTEM FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
FTA/Wyoming 5311 Grant	$ 1,840,088	$ 3,786,593	$ 3,573,630	$ 3,623,630	$ 4,100,000	$ 4,100,000	$ 4,185,700	17.1%
FTA/Wyoming 5311 CARES	1,921,696	383,236	426,370	426,370	-	-	-	-100.0%
FTA/Idaho 5311 Grant	219,726	253,761	407,156	232,711	460,000	460,000	460,000	13.0%
FTA/Idaho 5311 CARES	143,568	137,223	209,789	212,289	-	-	-	-100.0%
FTA/Idaho 5311 Grand Targhee Grant	186,083	226,566	415,000	266,300	266,300	266,300	266,300	-35.8%
BUILD Grant - Stilson	-	290,877	-	-	-	-	-	---
BUILD Grant - Buses	-	2,433,441	1,580,813	-	1,542,000	1,542,000	1,542,000	-2.5%
WYDOT 5304 - Airport Planning Grant	74,093	45,518	-	-	-	-	-	---
Teton County - WYDOT Funds for BUILD	-	119,341	-	-	-	-	-	---
FTA 5339/WY Capital - Buses	4,163,076	-	1,452,000	-	4,066,000	4,066,000	4,066,000	180.0%
FTA 5339/ ID Capital - Buses	-	1,145,148	-	-	-	-	-	---
Low-No Grant	-	-	2,580,012	-	-	-	-	-100.0%
Bus Shelter Grant	-	-	-	-	312,000	312,000	312,000	---
Teton County - Operations	981,924	1,363,828	1,358,048	1,358,048	1,453,110	1,434,117	1,483,017	9.2%
Teton County - Capital	947,066	700,450	981,696	49,140	267,900	267,900	267,900	-72.7%
Total Intergovernmental Revenue	**10,477,320**	**10,885,982**	**12,984,514**	**6,168,488**	**12,467,310**	**12,448,317**	**12,582,917**	**-3.1%**
Transit Fares	212,936	262,867	255,000	305,000	305,000.00	305,000	305,000	19.6%
Star Valley Passes	84,916	90,536	70,200	72,895	72,000.00	72,000	72,000	2.6%
Star Valley Ticket	7,556	8,341	10,000	9,063	10,000.00	10,000	10,000	0.0%
Teton Valley Pass	82,953	67,131	72,000	67,120	70,000.00	70,000	70,000	-2.8%
Teton Valley Ticket	12,768	10,814	19,000	7,500	10,000.00	10,000	10,000	-47.4%
Transit Contract Fares	291,112	711,943	679,500	873,750	697,500	697,500	697,500	2.6%
JH Airport	-	90,036	100,000	39,000	18,000	18,000	18,000	-82.0%
Airport Fares	-	52,940	85,000	80,000	80,000	80,000	80,000	-5.9%
START Advertising	2,200	9,595	5,000	7,500	7,500.00	7,500	7,500	50.0%
Bike Share - Member Revenue	15,882	-	-	-	-	-	-	---
Teton Village Area 2 1% Transfer Fee	1,260,900	719,343	784,510	955,000	866,441	866,441	866,441	10.4%
Short Term Rental Impact Fee	-	6,651	6,850	12,000	7,259	7,259	7,259	6.0%
Total Charges for Services	**1,971,223**	**2,030,197**	**2,087,060**	**2,428,828**	**2,143,700**	**2,143,700**	**2,143,700**	**2.7%**
Interest Earnings	60,844	(205,152)	36,000	27,551	32,000	32,000	32,000	-11.1%
Contributions & Donations	-	-	3,000	-	3,000	3,000	3,000	0.0%
Primary Leases	24,853	156,687	215,140	191,480	213,005	213,005	213,005	-1.0%
Insurance Reimbursement	10,454	-	-	-	-	-	-	---
Miscellaneous Income	-	4,125	-	-	-	-	-	---
Total Miscellaneous Revenue	**96,151**	**(44,340)**	**254,140**	**219,031**	**248,005**	**248,005**	**248,005**	**-2.4%**
General Fund - Operations	-	121,815	-	-	-	-	-	---
General Fund - Capital	-	1,033,306	95,338	-	-	-	-	-100.0%
Capital Fund - Capital	314,805	-	-	-	-	-	-	---
Lodging Tax Fund - Operations	1,482,927	596,680	1,161,780	1,163,932	1,096,206	1,081,878	1,118,768	-3.7%
Lodging Tax Fund - Capital	-	862,508	268,654	-	-	-	-	-100.0%
Total Transfers In	**1,797,732**	**2,614,309**	**1,525,772**	**1,163,932**	**1,096,206**	**1,081,878**	**1,118,768**	**-26.7%**
Total START Bus System Fund	**$ 14,342,426**	**$ 15,486,148**	**$ 16,851,486**	**$ 9,980,279**	**$ 15,955,221**	**$ 15,921,900**	**$ 16,093,390**	**-4.5%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
START BUS SYSTEM FUND
ADMINSTRATION EXPENDITURES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Salaries & Wages - Regular	$ 220,432	$ 421,547	$ 472,886	$ 456,520	$ 487,591	$ 487,591	$ 487,591	3.1%
Buyout - Compensated Absences	5,899	2,448	9,094	6,000	9,377	9,377	9,377	3.1%
Overtime	10,482	1,581	5,000	2,500	2,500	2,500	2,500	-50.0%
Holiday Pay - PTO Buyback	3,158	3,530	5,000	2,500	2,500	2,500	2,500	-50.0%
FICA & Medicare	18,153	33,528	37,636	36,333	38,401	38,401	38,401	2.0%
Health Insurance	94,464	104,312	105,891	105,891	70,694	72,093	72,093	-31.9%
Vision Insurance	761	942	647	647	613	613	613	-5.3%
Dental Insurance	3,942	4,883	3,599	3,599	2,901	2,901	2,901	-19.4%
Wyoming Retirement	36,839	70,538	80,218	77,442	82,324	82,324	82,324	2.6%
Workers' Compensation	3,381	7,393	10,719	10,348	6,256	6,256	6,256	-41.6%
State Unemployment	-	328	1,108	1,070	1,108	1,108	1,108	0.0%
Disability/Life Insurance	1,038	2,620	2,726	2,726	2,964	2,964	2,964	8.7%
General/Office Supplies	16,928	6,947	10,000	10,000	10,000	10,000	10,000	0.0%
Postage	265	47	250	150	150	150	150	-40.0%
Printing & Publication	9,128	14,173	18,000	15,000	18,000	18,000	18,000	0.0%
Advertising	898	9,539	65,850	50,000	55,600	55,600	55,600	-15.6%
Dues & Subscriptions	3,063	1,688	3,000	2,500	2,500	2,500	2,500	-16.7%
Utilities	103,760	57,253	135,000	60,000	65,000	65,000	65,000	-51.9%
Water and Sewer Charges	5,048	5,038	8,800	17,000	17,000	17,000	17,000	93.2%
Professional Services	325,676	101,773	275,000	176,070	315,000	177,000	177,000	-35.6%
Build Grant - Teton County	314,805	62,775	-	-	-	-	-	---
Planning Grant - Airport Feasibility	92,616	56,897	-	-	-	-	-	---
Saas	-	70,027	144,000	150,000	145,000	145,000	145,000	0.7%
Employee Recognition	-	9,065	12,000	11,000	12,000	12,000	12,000	0.0%
Physicals	2,883	2,697	3,200	2,500	3,500	3,500	3,500	9.4%
Drug and Alcohol Testing	4,208	2,915	7,370	7,370	7,600	7,600	7,600	3.1%
Credit Card Fees	7,715	11,357	11,400	11,350	11,400	11,400	11,400	0.0%
Repair & Maint - Buildings	108,436	171,804	160,200	110,000	141,400	141,400	141,400	-11.7%
Training, Travel, & Meetings	13,073	10,032	14,000	8,000	14,000	14,000	14,000	0.0%
Employee Recruitment	58,332	15,479	62,000	50,000	35,000	35,000	35,000	-43.5%
Employee Housing	122,870	271,338	307,162	311,175	174,652	174,652	174,652	-43.1%
Town-Wide IT Charge	98,823	91,119	98,447	98,447	113,218	113,218	113,218	15.0%
Departmental Software	-	-	-	-	5,400	5,400	5,400	---
Property Insurance	71,497	73,136	77,983	76,605	77,056	77,056	77,056	-1.2%
Liability Insurance	1,922	2,729	3,451	3,426	3,334	3,477	3,467	0.5%
Total START Bus Administration	**$ 1,760,495**	**$ 1,701,478**	**$ 2,151,637**	**$ 1,876,169**	**$ 1,934,039**	**$ 1,797,581**	**$ 1,797,571**	**-16.5%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
START BUS SYSTEM FUND
OPERATIONS EXPENDITURES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Salaries & Wages - Regular	$ 679,761	$ 825,789	$ 1,231,822	$ 1,106,000	$ 1,231,177	$ 1,231,177	$ 1,231,177	-0.1%
Salaries & Wages - Supervisor	296,834	377,446	412,057	410,000	447,169	447,169	447,169	8.5%
Salaries & Wages - Part-Time	613,438	1,123,654	1,303,164	1,127,500	1,544,207	1,339,119	1,383,153	6.1%
Buyout - Compensated Absences	14,099	9,987	31,613	15,000	32,276	32,276	32,276	2.1%
Overtime	161,420	165,813	159,950	175,000	160,000	160,000	160,000	0.0%
Overtime - Supervisor	61,526	54,178	15,000	45,000	15,000	15,000	15,000	0.0%
Holiday Pay	28,689	28,493	30,000	30,000	30,000	30,000	30,000	0.0%
FICA & Medicare	139,784	194,643	245,209	220,163	264,677	248,988	252,356	2.9%
Health Insurance	634,740	525,551	527,169	527,169	426,619	435,067	435,067	-17.5%
Vision Insurance	4,431	4,366	4,176	4,176	3,678	3,678	3,678	-11.9%
Dental Insurance	21,945	21,359	19,931	19,931	17,546	17,546	17,546	-12.0%
Wyoming Retirement	201,411	236,879	313,040	288,688	320,989	320,989	320,989	2.5%
Workers' Compensation	44,567	56,899	85,654	85,654	43,169	40,605	41,155	-52.0%
State Unemployment	-	2,141	19,404	19,404	22,090	20,039	20,480	5.5%
Disability/Life Insurance	6,401	11,479	15,087	15,087	14,731	14,731	14,731	-2.4%
Uniforms	7,084	1,616	10,400	5,000	8,000	8,000	8,000	-23.1%
Operating Supplies	-	8,681	7,950	7,700	8,500	8,500	8,500	6.9%
Radio Services	2,436	4,428	8,500	6,500	6,500	6,500	6,500	-23.5%
TV Shuttle - Salt Lake Express	694,865	222,715	351,000	351,000	-	385,000	385,000	9.7%
Microtransit - East Jackson	1,060,800	1,228,618	1,357,041	1,350,000	1,467,000	1,467,000	1,467,000	8.1%
Microtransit - South Park	151,288	-	-	-	-	-	-	---
Van Pool	-	-	-	-	54,400	-	54,400	---
Repair & Maint - Vehicles	3,790	130	6,549	4,270	6,500	6,500	6,500	-0.7%
Repair & Maint - Shop Parts	393,235	327,982	439,846	315,000	318,290	318,290	338,566	-23.0%
Repair & Maint - Shop Labor	257,677	245,122	482,673	225,000	334,400	334,400	355,704	-26.3%
Petroleum Products	347,250	459,722	482,144	350,000	430,445	430,445	457,317	-5.1%
Trash Collections	41,681	25,584	50,000	29,000	25,000	25,000	25,000	-50.0%
Grand Targhee Grant Administration	186,083	226,606	415,000	235,000	266,300	266,300	266,300	-35.8%
Liability Insurance	164,877	158,612	268,646	271,146	248,220	237,701	237,956	-11.4%
Facility Lease	70,417	74,630	97,800	80,000	86,400	86,400	86,400	-11.7%
Bus & Battery Leases	432,102	431,438	70,000	70,000	-	-	-	-100.0%
Bike Share	38,900	-	-	-	-	-	-	---
Total START Bus Operations	**$ 6,761,531**	**$ 7,054,561**	**$ 8,460,825**	**$ 7,388,388**	**$ 7,833,282**	**$ 7,936,419**	**$ 8,107,919**	**-4.2%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
START BUS SYSTEM FUND
CAPITAL EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Capital Equipment	**$ 5,699,319**	**$ 4,722,063**	**$ 7,380,780**	**$ 91,000**	**$ 7,000,000**	**$ 7,000,000**	**$ 7,000,000**	-5.2%
New Buses	5,193,983	4,320,207	-	-	-	-	-	
OTR Coach - diesel (2)			1,600,000	-	1,800,000	1,800,000	1,800,000	
40 foot bus - diesel (4)			3,600,000	-	2,800,000	2,800,000	2,800,000	
40 foot bus - hybrid (2)			1,859,780	-	2,200,000	2,200,000	2,200,000	
ADA Bus (1)	77,700	-	190,000	-	160,000	160,000	160,000	
ITS Technology	427,636	370,528	-	-	-	-	-	
Tahoe- supervisory replacement	-	29,000	40,000	-	40,000	40,000	40,000	
Radio System	-	2,328	91,000	91,000	-	-	-	
Capital Improvements	**221,734**	**501,424**	**80,000**	**-**	**390,000**	**390,000**	**390,000**	387.5%
Office Space Conversion	221,734	128,328	-	-	-	-	-	
Bus Shelter (3)	-	-	80,000	-	390,000	390,000	390,000	
Stilson (Traffic Signal/TSP)	-	8,238	-	-	-	-	-	
Stilson Transit Center	-	364,858	-	-	-	-	-	
Total START Bus Capital Outlay	**5,921,053**	**5,223,487**	**7,460,780**	**91,000**	**7,390,000**	**7,390,000**	**7,390,000**	**-0.9%**
Indirect Cost Allocation	114,345	134,087	164,987	164,987	469,478	466,506	466,478	182.7%
Total START Bus Interfund Transfer	**114,345**	**134,087**	**164,987**	**164,987**	**469,478**	**466,506**	**466,478**	**182.7%**
Total START Bus System	**$ 14,557,424**	**$ 14,113,613**	**$ 18,238,229**	**$ 9,520,544**	**$ 17,626,799**	**$ 17,590,506**	**$ 17,761,968**	**-2.6%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
LODGING TAX FUND
REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCE

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Fund Balance	**$ 1,447,887**	**$ 816,420**	**$ 280,079**	**$ 280,079**	**$ 541,581**	**$ 541,581**	**$ 541,581**	
Revenues:								
Intergovernmental	1,594,659	1,453,950	1,420,834	1,420,834	1,463,000	1,463,000	1,463,000	3.0%
Miscellaneous	35,283	16,198	9,600	4,600	21,700	21,700	21,700	126.0%
Total Revenue	**1,629,942**	**1,470,148**	**1,430,434**	**1,425,434**	**1,484,700**	**1,484,700**	**1,484,700**	**3.8%**
Transfers In	-	-	-	-	-	-	-	---
Total Sources	**1,629,942**	**1,470,148**	**1,430,434**	**1,425,434**	**1,484,700**	**1,484,700**	**1,484,700**	**3.8%**
Expenditures:								
Culture & Recreation	778,482	547,301	-	-	-	-	-	---
Total Expenditures	**778,482**	**547,301**	**-**	**-**	**-**	**-**	**-**	---
Transfers Out	1,482,927	1,459,188	1,430,434	1,163,932	1,096,206	1,081,878	1,118,768	-21.8%
Total Uses	**2,261,409**	**2,006,489**	**1,430,434**	**1,163,932**	**1,096,206**	**1,081,878**	**1,118,768**	**-21.8%**
Ending Fund Balance	**$ 816,420**	**$ 280,079**	**$ 280,079**	**$ 541,581**	**$ 930,075**	**$ 944,403**	**$ 907,513**	**224.0%**
Net Change in Fund Balance	*$ (631,467)*	*$ (536,341)*	*$ -*	*$ 261,502*	*$ 388,494*	*$ 402,822*	*$ 365,932*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
LODGING TAX FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Lodging Tax - 30% Visitor	$ 1,365,694	$ 1,453,950	$ 1,420,834	$ 1,420,834	$ 1,463,000	$ 1,463,000	$ 1,463,000	3.0%
Jackson Travel & Toursim Board	228,965	-	-	-	-	-	-	---
Total Intergovernmental Revenue	**1,594,659**	**1,453,950**	**1,420,834**	**1,420,834**	**1,463,000**	**1,463,000**	**1,463,000**	**3.0%**
Interest Earnings	35,283	16,198	9,600	4,600	21,700	21,700	21,700	126.0%
Total Miscellaneous Revenue	**35,283**	**16,198**	**9,600**	**4,600**	**21,700**	**21,700**	**21,700**	**126.0%**
Total Sources	**$ 35,283**	**$ 16,198**	**$ 9,600**	**$ 4,600**	**$ 21,700**	**$ 21,700**	**$ 21,700**	**126.0%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
LODGING TAX FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Parks & Recreation Operations	$ 500,000	$ 500,000	$ -	$ -	$ -	$ -	$ -	---
Pathways Operations	49,517	47,301	-	-	-	-	-	---
Anti-Vehicle Barrier	228,965	-	-	-	-	-	-	---
Total Culture & Recreation	**778,482**	**547,301**	**-**	**-**	**-**	**-**	**-**	**---**
Transfer to Start Bus System	1,482,927	1,459,188	1,430,434	1,163,932	1,096,206	1,081,878	1,118,768	-3.9%
Total Transfers Out	**1,482,927**	**1,459,188**	**1,430,434**	**1,163,932**	**1,096,206**	**1,081,878**	**1,118,768**	**-3.9%**
Total Uses	**$ 2,261,409**	**$ 2,006,489**	**$ 1,430,434**	**$ 1,163,932**	**$ 1,096,206**	**$ 1,081,878**	**$ 1,118,768**	**-3.9%**



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TOWN OF JACKSON, WYOMING

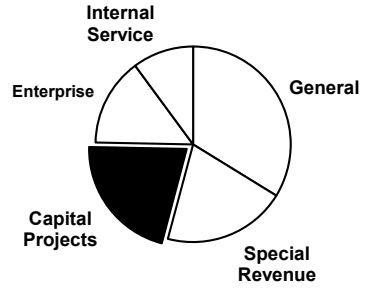
Adopted Budget
For the Fiscal Year Ending June 30, 2026

CAPITAL PROJECT FUNDS

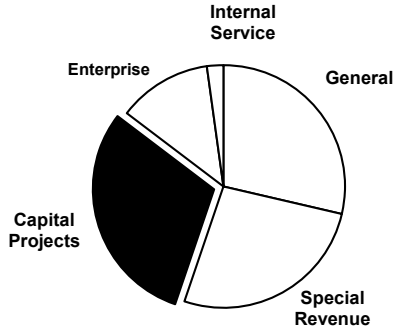
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SCHEDULE OF REVENUE, EXPENDITURES, & CHANGES TO FUND BALANCES
ALL FUNDS

FUND DESCRIPTION	BALANCE JULY 1, 2025	REVENUE	TRANSFERS IN	EXPEND-ITURES	TRANSFERS OUT	BUDGETED BALANCE JUNE 30, 2026
General Fund	$ 16,905,952	$ 33,656,069	$ 2,637,474	$ 32,062,908	$ 6,946,787	14,189,800
Special Revenue Funds						
Affordable Housing	4,845,763	293,800	644,985	644,985	-	5,139,563
Parking Exactions	1,693,890	181,800	-	9,760	-	1,865,930
Park Exactions	646,693	50,900	-	600,000	-	97,593
Employee Housing	2,654,214	965,966	-	709,669	150,038	2,760,473
Animal Care Fund	504,406	60,200	-	20,000	100,000	444,606
Lodging Tax Fund	541,581	1,484,700	-	-	1,118,768	907,513
START Bus System	3,605,817	14,974,622	1,118,768	17,295,490	466,478	1,937,239
Total Special Revenue	14,492,364	18,011,988	1,763,753	19,279,904	1,835,284	13,152,917
Capital Project Funds						
Capital Projects (5th Cent)	6,970,570	6,399,645	6,209,500	12,403,300	695,000	6,481,415
2014 Specific Purpose Excise Tax	2,943,439	85,500	-	804,697	-	2,224,242
2016 Specific Purpose Excise Tax	340,106	13,600	-	-	-	353,706
2022 Specific Purpose Excise Tax	538,013	1,479,000	-	50,000	-	1,967,013
2019 Specific Purpose Excise Tax	10,474,549	200,000	-	6,800,000	-	3,874,549
Total Capital Projects	21,266,677	8,177,745	6,209,500	20,057,997	695,000	14,900,925
Enterprise Funds						
Water Utility	5,062,140	4,618,559	330,000	7,607,083	960,479	1,443,137
Sewage Utility	7,805,806	3,776,760	330,000	6,220,316	960,479	4,731,771
Total Enterprise Funds	12,867,946	8,395,319	660,000	13,827,399	1,920,958	6,174,908
Internal Service Funds						
Employee Insurance	1,850,635	3,032,916	-	4,164,260	-	719,291
Fleet Management	(219,632)	2,630,613	92,302	2,763,622	-	(260,339)
Central Equipment	91,780	788,300	35,000	485,349	-	429,731
IT Services	269,148	2,092,354	-	2,160,756	-	200,746
Total Internal Service Funds	1,991,931	8,544,183	127,302	9,573,987	-	1,089,429
Total All Funds	$ 67,524,870	$ 76,785,304	$ 11,398,029	$ 94,802,195	$ 11,398,029	$ 49,507,978

Total Appropriation (excluding transfers)
Fiscal Year Ending June 30, 2026



Estimated Ending Fund Balance
At June 30, 2026



Note: Enterprise and Internal Service Funds are budgeted on a working-capital basis.

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES (SOURCES), EXPENDITURES (USES) AND FUND BALANCES

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Beginning Fund Balance	**$ 4,058,181**	**$ 15,430,297**	**$ 6,647,317**	**$ 6,647,317**	**$ 6,970,570**	**$ 6,970,570**	**$ 6,970,570**
Revenues:							
Intergovernmental	2,303,667	5,229,037	2,815,115	650,518	5,816,695	5,816,695	5,816,695
Licenses & Permits	-	-	325,000	300,000	250,000	250,000	250,000
Miscellaneous Revenue	535,335	725,331	588,500	280,471	332,950	332,950	332,950
Other Financing Sources	-	-	-	-	-	-	-
Total Revenue	**2,839,002**	**5,954,368**	**3,728,615**	**1,230,989**	**6,399,645**	**6,399,645**	**6,399,645**
Transfers In	16,106,207	8,380,546	5,925,361	6,750,981	5,709,500	5,709,500	6,209,500
Total Sources	**18,945,209**	**14,334,914**	**9,653,976**	**7,981,970**	**12,109,145**	**12,109,145**	**12,609,145**
Expenditures:							
General Government			2,081,427	1,490,525	6,364,368	6,364,368	6,364,368
Public Safety			1,283,413	1,283,413	1,636,290	1,449,240	1,449,240
Public Works			7,299,597	2,711,712	3,816,754	3,816,754	3,816,754
Culture and Recreation			1,485,282	1,126,216	785,034	694,184	694,184
Transit			370,663	370,663	78,754	78,754	78,754
Capital Outlay - Prior Years	6,496,156	22,341,790					-
Total Expenditures	**6,496,156**	**22,341,790**	**12,520,382**	**6,982,529**	**12,681,200**	**12,403,300**	**12,403,300**
Transfers Out	1,076,937	776,104	370,112	676,188	695,000	695,000	695,000
Total Uses	**7,573,093**	**23,117,894**	**12,890,494**	**7,658,717**	**13,376,200**	**13,098,300**	**13,098,300**
Assigned Fund Balance	15,430,297	6,647,317	3,159,572	4,588,755	3,321,700	3,599,600	4,099,600
Assigned - Gregory Lane	-	-	-	2,130,588	2,130,588	2,130,588	2,130,588
Assigned - Public Art	-	-	251,227	251,227	251,227	251,227	251,227
Ending Fund Balance	**$ 15,430,297**	**$ 6,647,317**	**$ 3,410,799**	**$ 6,970,570**	**$ 5,703,515**	**$ 5,981,415**	**$ 6,481,415**
Net Change in Fund Balance	*$ 11,372,116*	*$ (8,782,980)*	*$ (3,236,518)*	*$ 323,253*	*$ (1,267,055)*	*$ (989,155)*	*$ (489,155)*

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CAPITAL PROJECTS FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
State Shared-Annual Distribution			$ 362,257	$ 362,257	$ 362,257	$ 362,257	$ 362,257
BUILD Grant - Stilson			272,111	272,111	-	-	-
WYDOT Planning Grant - BUILD			50,159	-	-	-	-
Wyoming DEQ Grants			-	16,150	-	-	-
DOT EV CFI Grant			-	-	4,918,368	4,918,368	4,918,368
DOT EV CFI Grant - Town portion			-	-	529,200	529,200	529,200
DOT EV CFI Grant - CWC Match			-	-	6,870	6,870	6,870
Teton Cty- 2022 SPET Gregory			2,130,588	-	-	-	-
Intergovernmental Prior Years	2,303,667	5,229,037					
Total Intergovernmental Revenue	**2,303,667**	**5,229,037**	**2,815,115**	**650,518**	**5,816,695**	**5,816,695**	**5,816,695**
Encroachment Fees	-	-	325,000	300,000	250,000	250,000	250,000
Total Licenses & Permits	**-**	**-**	**325,000**	**300,000**	**250,000**	**250,000**	**250,000**
Interest Earnings	270,200	725,331	373,500	247,800	132,950	132,950	132,950
Contributions & Donations	6,503	-	15,000	17,671	-	-	-
Pathways - E-bike donation			200,000	15,000	200,000	200,000	200,000
Insurance Reimbursement	134,323	-	-	-	-	-	-
Rental Income -145/155 E Pearl	124,309	-	-	-	-	-	-
Total Miscellaneous Revenue	**535,335**	**725,331**	**588,500**	**280,471**	**332,950**	**332,950**	**332,950**
Sale of Assets	-	-	-	-	-	-	-
Total Other Financing Sources	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Transfer In - General Fund 5th Cent	15,306,207	6,434,838	5,715,283	5,715,283	5,709,500	5,709,500	6,209,500
Transfer In - IT Services	-	22,600	210,078	210,078	-	-	-
Transfer In - Water Fund Loan	-	961,554	-	412,810	-	-	-
Transfer In - Sewage Fund Loan	-	961,554	-	412,810	-	-	-
Transfer In - Parking Exaction	800,000	-	-	-	-	-	-
Total Transfers In	**16,106,207**	**8,380,546**	**5,925,361**	**6,750,981**	**5,709,500**	**5,709,500**	**6,209,500**
Total Capital Projects Fund	**$ 18,945,209**	**$ 14,334,914**	**$ 9,653,976**	**$ 7,981,970**	**$ 12,109,145**	**$ 12,109,145**	**$ 12,609,145**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CAPITAL PROJECTS FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Public Works:							
Annual Street Maintenance			$ 1,500,000	$ 1,500,000	$ 1,530,000	$ 1,530,000	$ 1,530,000
Annual R&M - Boardwalks			110,000	110,000	112,200	112,200	112,200
Annual R&M-Paint Projects			92,700	92,700	94,554	94,554	94,554
S Park Loop Rd Turn Lane			500,000	435,000	-	-	-
North King Street Charter Bus & Gill Sidewalk (Water, Sewer) 550'-Lf			1,250,000	20,000	-	-	-
Broadway Inlets At Jean, Gros Ventre			40,000	18,000	150,000	150,000	150,000
Manholes/Cleanouts For Diversion At Garaman			150,000	143,913	-	-	-
Broadway ADA			800,000	-	1,150,000	1,150,000	1,150,000
Upper Deck Concrete Sealing &			164,054	164,054	-	-	-
Cemetery Privacy Fence			29,245	1,000	-	-	-
Cemetery Stairs Walkways			50,000	-	-	-	-
Blocks 16,17,Cremation			-	50,000	-	-	-
Ramps & Ceremony Pad			-	5,245	-	-	-
Tree Planting			-	20,000	-	-	-
Stairs/Walkways - Asking To Amend Use By End Fy25			50,000	-	-	-	-
General ROW Improvements			50,000	50,000	51,000	51,000	51,000
PW Yard Master Plan			13,400	13,400	-	-	-
PW Yard facility improvements			33,400	33,400	-	-	-
Gregory Lane (complete street)			2,411,798	-	-	-	-
Rec Ctr Stormwater Treatment Unit			55,000	55,000	-	-	-
Vine St 770 LF			-	-	544,000	544,000	544,000
Tree Removal Existing Area			-	-	85,000	85,000	85,000
Placeholder Tbd By Tc Long Term Plannng Direction			-	-	50,000	50,000	50,000
Seal PD Bay roof leaks			-	-	50,000	50,000	50,000
Police Department:							
Rifle Armor Plates			11,000	11,000	-	-	-
Police Department Tasers			-	-	24,000	24,000	24,000
Meridian Barriers					77,000	77,000	77,000
Dispatch (County)			593,015	593,015	556,115	556,115	556,115
Fire Department:							
Fire/EMS (County)			659,618	659,618	831,255	644,205	644,205
Emergency Management			19,780	19,780	147,920	147,920	147,920

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CAPITAL PROJECTS FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Culture and Recreation:							
Parks & Recreation (County)			848,422	848,422	278,034	237,184	237,184
Public Arts Program Projects			-	-	-	-	-
SK - Ice Rink Rubber Floor			150,000	150,000	-	-	-
Pathways:							
TOJ Bicycle Network Improvements			100,000	100,000	100,000	100,000	100,000
Bruun Bike Lane			33,685	794	-	-	-
E-Bike Safety Improvements			300,000	20,000	300,000	300,000	300,000
Bike Racks			7,000	7,000	7,000	7,000	7,000
Pathway Bench			5,000	-	-	-	-
USFWS Connector & North Cache			35,000	-	20,000	20,000	20,000
High School Road Southside PW			-	-	50,000	-	-
Scott Lane-Maple Way Bike/Ped			6,175	-	30,000	30,000	30,000
Transit:							
Build - Transit Signal Priorit			20,057	20,057	-	-	-
BUILD - Stilson Jorgenson			249,076	249,076	-	-	-
Build- Jorgenson 1 & 2			101,530	101,530	78,754	78,754	78,754

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CAPITAL PROJECTS FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Town-Wide:							
UPS Server IT Server Room			652,447	652,447	25,000	25,000	25,000
Security Upgrades for Council Chambers			70,000	70,000	-	-	-
Core Maintenance Facility			1,091,035	500,000	-	-	-
Town Hall Elevator Control Re			167,313	175,000	-	-	-
Town Hall Carpet & Paint Pd			24,054	26,000	-	-	-
Climate Action Projects			16,500	7,000	16,500	16,500	16,500
Council Chambers AV Upgrade			60,078	60,078	308,000	308,000	308,000
Bunkhouse Sprinkler System			-	-	25,000	25,000	25,000
EV charging stations - Subaward			-	-	4,918,368	4,918,368	4,918,368
EV charging stations - Town			-	-	661,500	661,500	661,500
New Town Hall Generator			-	-	350,000	350,000	350,000
Facilities - commercial/residential exteriors					40,000	40,000	40,000
GLS Basement Building			-	-	20,000	20,000	20,000
Capital Outlays Prior Years	6,496,156	22,341,790					
Total Capital Outlay	**6,496,156**	**22,341,790**	**12,520,382**	**6,982,529**	**12,681,200**	**12,403,300**	**12,403,300**
Transfer to Central Equipment	-	31,000	-	-	35,000	35,000	35,000
Transfer to START	314,805	-	-	-	-	-	-
Debt Service - Utility Funds	762,132	745,104	370,112	676,188	660,000	660,000	660,000
Total Transfers Out	**1,076,937**	**776,104**	**370,112**	**676,188**	**695,000**	**695,000**	**695,000**
Total Capital Projects Fund	**$ 7,573,093**	**$ 23,117,894**	**$ 12,890,494**	**$ 7,658,717**	**$ 13,376,200**	**$ 13,098,300**	**$ 13,098,300**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2014 SPECIFIC PURPOSE EXCISE TAX FUND
SCHEDULE OF REVENUES (SOURCES), EXPENDITURES (USES) AND FUND BALANCES

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Beginning Fund Balance	**$ 3,241,340**	**$ 3,242,287**	**$ 3,266,139**	**$ 3,266,139**	**$ 2,943,439**	**$ 2,943,439**	**$ 2,943,439**
Revenues:							
Miscellaneous Revenue	76,899	181,405	85,100	80,300	85,500	85,500	85,500
Total Revenue	**76,899**	**181,405**	**85,100**	**80,300**	**85,500**	**85,500**	**85,500**
Transfers In	-	-	-	-	-	-	-
Total Sources	**76,899**	**181,405**	**85,100**	**80,300**	**85,500**	**85,500**	**85,500**
Expenditures:							
Capital Outlay	75,952	157,553	1,556,497	403,000	804,697	804,697	804,697
Total Uses	**75,952**	**157,553**	**1,556,497**	**403,000**	**804,697**	**804,697**	**804,697**
Ending Fund Balance	**$ 3,242,287**	**$ 3,266,139**	**$ 1,794,742**	**$ 2,943,439**	**$ 2,224,242**	**$ 2,224,242**	**$ 2,224,242**
Net Change in Fund Balance	*$ 947*	*$ 23,852*	*$ (1,471,397)*	*$ (322,700)*	*$ (719,197)*	*$ (719,197)*	*$ (719,197)*

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2014 SPECIFIC PURPOSE EXCISE TAX FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Interest Earnings	$ 76,899	$ 181,405	$ 85,100	$ 80,300	$ 85,500	$ 85,500	$ 85,500
Total Miscellaneous Revenue	**76,899**	**181,405**	**85,100**	**80,300**	**85,500**	**85,500**	**85,500**
Total Spec Purpose Excise Tax Fund	**$ 76,899**	**$ 181,405**	**$ 85,100**	**$ 80,300**	**$ 85,500**	**$ 85,500**	**$ 85,500**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2014 SPECIFIC PURPOSE EXCISE TAX FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Snow King/Maple Way	$ -	$ -	$ 344,800	$ -	$ -	$ -	$ -
North Cache Pedestrian Streetscape Improveme	25,419	9,250	10,000	3,000	3,000	3,000	3,000
Gregory Lane Complete St/Drainage	50,533	148,303	1,201,697	400,000	801,697	801,697	801,697
Total Capital Outlay	**75,952**	**157,553**	**1,556,497**	**403,000**	**804,697**	**804,697**	**804,697**
Total Spec Purpose Excise Tax Fund	**$ 75,952**	**$ 157,553**	**$ 1,556,497**	**$ 403,000**	**$ 804,697**	**$ 804,697**	**$ 804,697**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2016 SPECIFIC PURPOSE EXCISE TAX FUND
SCHEDULE OF REVENUES (SOURCES), EXPENDITURES (USES) AND FUND BALANCES

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Beginning Fund Balance	**$ 327,065**	**$ 334,001**	**$ 351,406**	**$ 351,406**	**$ 340,106**	**$ 340,106**	**$ 340,106**
Revenues:							
Miscellaneous Revenue	7,811	18,781	13,500	8,700	13,600	13,600	13,600
Total Sources	**7,811**	**18,781**	**13,500**	**8,700**	**13,600**	**13,600**	**13,600**
Expenditures:							
Capital Outlay	875	1,376	20,000	20,000	-	-	-
Total Expenditures	**875**	**1,376**	**20,000**	**20,000**	**-**	**-**	**-**
Transfers Out	-	-	-	-	-	-	-
Total Uses	**875**	**1,376**	**20,000**	**20,000**	**-**	**-**	**-**
Ending Fund Balance	**$ 334,001**	**$ 351,406**	**$ 344,906**	**$ 340,106**	**$ 353,706**	**$ 353,706**	**$ 353,706**
Net Change in Fund Balance	*$ 6,936*	*$ 17,405*	*$ (6,500)*	*$ (11,300)*	*$ 13,600*	*$ 13,600*	*$ 13,600*

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2016 SPECIFIC PURPOSE EXCISE TAX FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Interest Earnings	$ 7,811	$ 18,781	$ 13,500	$ 8,700	$ 13,600	$ 13,600	$ 13,600
Total Miscellaneous Revenue	**7,811**	**18,781**	**13,500**	**8,700**	**13,600**	**13,600**	**13,600**
Total Spec Purpose Excise Tax Fund	**$ 7,811**	**$ 18,781**	**$ 13,500**	**$ 8,700**	**$ 13,600**	**$ 13,600**	**$ 13,600**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2016 SPECIFIC PURPOSE EXCISE TAX FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
West Broadway Landslide	$ 875	$ 1,376	$ 20,000	$ 20,000	$ -	$ -	$ -
Total Capital Outlay	**875**	**1,376**	**20,000**	**20,000**	**-**	**-**	**-**
Total Spec Purpose Excise Tax Fund	**$ 875**	**$ 1,376**	**$ 20,000**	**$ 20,000**	**$ -**	**$ -**	**$ -**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2019 SPECIFIC PURPOSE EXCISE TAX FUND
SCHEDULE OF REVENUES (SOURCES), EXPENDITURES (USES) AND FUND BALANCES

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Beginning Fund Balance	**$ 18,104,747**	**$ 11,548,282**	**$ 10,795,365**	**$ 10,795,365**	**$ 10,474,549**	**$ 10,474,549**	**$ 10,474,549**
Revenues:							
Specific Purpose Excise Tax	7,617,460	2,882,540	-	882,540	-	-	-
Miscellaneous Revenue	414,209	633,557	225,000	333,644	200,000	200,000	200,000
Total Revenue	**8,031,669**	**3,516,097**	**225,000**	**1,216,184**	**200,000**	**200,000**	**200,000**
Transfers In	-	-	-	-	-	-	-
Total Sources	**8,031,669**	**3,516,097**	**225,000**	**1,216,184**	**200,000**	**200,000**	**200,000**
Expenditures:							
Capital Outlay	14,588,134	4,269,014	8,337,000	1,537,000	6,800,000	6,800,000	6,800,000
Total Uses	**14,588,134**	**4,269,014**	**8,337,000**	**1,537,000**	**6,800,000**	**6,800,000**	**6,800,000**
Ending Fund Balance	**$ 11,548,282**	**$ 10,795,365**	**$ 2,683,365**	**$ 10,474,549**	**$ 3,874,549**	**$ 3,874,549**	**$ 3,874,549**
Net Change in Fund Balance	*$ (6,556,465)*	*$ (752,917)*	*$ (8,112,000)*	*$ (320,816)*	*$ (6,600,000)*	*$ (6,600,000)*	*$ (6,600,000)*

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2019 SPECIFIC PURPOSE EXCISE TAX FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Specific Purpose Excise Tax	$ 7,617,460	$ 2,882,540	$ -	$ 882,540	$ -	$ -	$ -
Total Taxes	**7,617,460**	**2,882,540**	**-**	**882,540**	**-**	**-**	**-**
Interest Earnings	414,209	633,557	225,000	333,644	200,000	200,000	200,000
Total Miscellaneous Revenue	**414,209**	**633,557**	**225,000**	**333,644**	**200,000**	**200,000**	**200,000**
Total Spec Purpose Excise Tax Fund	**$ 8,031,669**	**$ 3,516,097**	**$ 225,000**	**$ 1,216,184**	**$ 200,000**	**$ 200,000**	**$ 200,000**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2019 SPECIFIC PURPOSE EXCISE TAX FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Core Maintenance Facility	$ 14,372,660	$ 3,997,788	$ 337,000	$ 337,000	$ -	$ -	$ -
Thaw Well Design & Install	215,474	271,226	-	-	-	-	-
Gregory Lane Complete Street	-	-	8,000,000	1,200,000	6,800,000	6,800,000	6,800,000
Total Capital Outlay	**14,588,134**	**4,269,014**	**8,337,000**	**1,537,000**	**6,800,000**	**6,800,000**	**6,800,000**
Total Spec Purpose Excise Tax Fund	**$ 14,588,134**	**$ 4,269,014**	**$ 8,337,000**	**$ 1,537,000**	**$ 6,800,000**	**$ 6,800,000**	**$ 6,800,000**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2022 SPECIFIC PURPOSE EXCISE TAX FUND
SCHEDULE OF REVENUES (SOURCES), EXPENDITURES (USES) AND FUND BALANCES

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
Beginning Fund Balance	**$ -**	**$ -**	**$ 522,013**	**$ 522,013**	**$ 538,013**	**$ 538,013**	**$ 538,013**
Revenues:							
Specific Purpose Excise Tax	-	522,013	500,000	-	1,450,000	1,450,000	1,450,000
Miscellaneous Revenue	-	-	11,300	16,000	29,000	29,000	29,000
Total Revenue	**-**	**522,013**	**511,300**	**16,000**	**1,479,000**	**1,479,000**	**1,479,000**
Transfers In	-	-	-	-	-	-	-
Total Sources	**-**	**522,013**	**511,300**	**16,000**	**1,479,000**	**1,479,000**	**1,479,000**
Expenditures:							
Capital Outlay	-	-	-	-	50,000	50,000	50,000
Total Uses	**-**	**-**	**-**	**-**	**50,000**	**50,000**	**50,000**
Ending Fund Balance	**$ -**	**$ 522,013**	**$ 1,033,313**	**$ 538,013**	**$ 1,967,013**	**$ 1,967,013**	**$ 1,967,013**
Net Change in Fund Balance	*$ -*	*$ 522,013*	*$ 511,300*	*$ 16,000*	*$ 1,429,000*	*$ 1,429,000*	*$ 1,429,000*

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2022 SPECIFIC PURPOSE EXCISE TAX FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
SPET - Employee Housing	$ -	$ 522,013	$ 500,000	$ -	$ 1,450,000	$ 1,450,000	$ 1,450,000
Total Taxes	**-**	**522,013**	**500,000**	**-**	**1,450,000**	**1,450,000**	**1,450,000**
Interest Earnings	-	-	11,300	16,000	29,000	29,000	29,000
Total Miscellaneous Revenue	**-**	**-**	**11,300**	**16,000**	**29,000**	**29,000**	**29,000**
Total Spec Purpose Excise Tax Fund	**$ -**	**$ 522,013**	**$ 511,300**	**$ 16,000**	**$ 1,479,000**	**$ 1,479,000**	**$ 1,479,000**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
2022 SPECIFIC PURPOSE EXCISE TAX FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED
County - Water Quality	$ -	$ -	$ -	$ -	$ 50,000	$ 50,000	$ 50,000
Total Capital Outlay	**-**	**-**	**-**	**-**	**50,000**	**50,000**	**50,000**
Total Spec Purpose Excise Tax Fund	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ 50,000**	**$ 50,000**

TOWN OF JACKSON, WYOMING

Adopted Budget
For the Fiscal Year Ending June 30, 2026

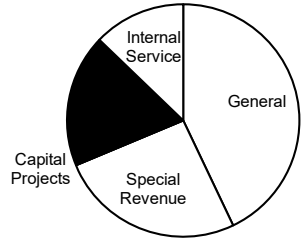
ENTERPRISE FUNDS

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SCHEDULE OF REVENUE, EXPENDITURES, & CHANGES TO FUND BALANCES
ALL FUNDS

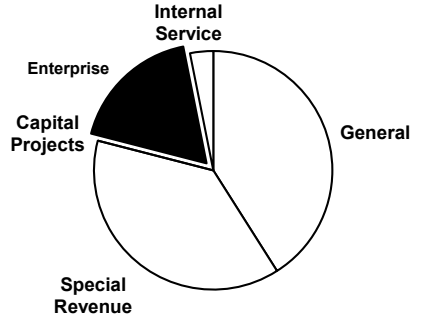
FUND DESCRIPTION	BALANCE JULY 1, 2025	REVENUE	TRANSFERS IN	EXPEND-ITURES	TRANSFERS OUT	BUDGETED BALANCE JUNE 30, 2026
General Fund	$ 16,905,952	$ 33,656,069	$ 2,637,474	$ 32,062,908	$ 6,946,787	14,189,800
Special Revenue Funds						
Affordable Housing	4,845,763	293,800	644,985	644,985	-	5,139,563
Parking Exactions	1,693,890	181,800	-	9,760	-	1,865,930
Park Exactions	646,693	50,900	-	600,000	-	97,593
Employee Housing	2,654,214	965,966	-	709,669	150,038	2,760,473
Animal Care Fund	504,406	60,200	-	20,000	100,000	444,606
Lodging Tax Fund	541,581	1,484,700	-	-	1,118,768	907,513
START Bus System	3,605,817	14,974,622	1,118,768	17,295,490	466,478	1,937,239
Total Special Revenue	14,492,364	18,011,988	1,763,753	19,279,904	1,835,284	13,152,917
Capital Project Funds						
Capital Projects (5th Cent)	6,970,570	6,399,645	6,209,500	12,403,300	695,000	6,481,415
2014 Specific Purpose Excise Tax	2,943,439	85,500	-	804,697	-	2,224,242
2016 Specific Purpose Excise Tax	340,106	13,600	-	-	-	353,706
2022 Specific Purpose Excise Tax	538,013	1,479,000	-	50,000	-	1,967,013
2019 Specific Purpose Excise Tax	10,474,549	200,000	-	6,800,000	-	3,874,549
Total Capital Projects	21,266,677	8,177,745	6,209,500	20,057,997	695,000	14,900,925
Enterprise Funds						-
Water Utility	5,062,140	4,618,559	330,000	7,607,083	960,479	1,443,137
Sewage Utility	7,805,806	3,776,760	330,000	6,220,316	960,479	4,731,771
Total Enterprise Funds	12,867,946	8,395,319	660,000	13,827,399	1,920,958	6,174,908
Internal Service Funds						
Employee Insurance	1,850,635	3,032,916	-	4,164,260	-	719,291
Fleet Management	(219,632)	2,630,613	92,302	2,763,622	-	(260,339)
Central Equipment	91,780	788,300	35,000	485,349	-	429,731
IT Services	269,148	2,092,354	-	2,160,756	-	200,746
Total Internal Service Funds	1,991,931	8,544,183	127,302	9,573,987	-	1,089,429
Total All Funds	$ 67,524,870	$ 76,785,304	$ 11,398,029	$ 94,802,195	$ 11,398,029	$ 49,507,978

Note: Enterprise and Internal Service Funds are budgeted on a working-capital basis.

Total Appropriation (excluding transfers)
At June 30, 2026

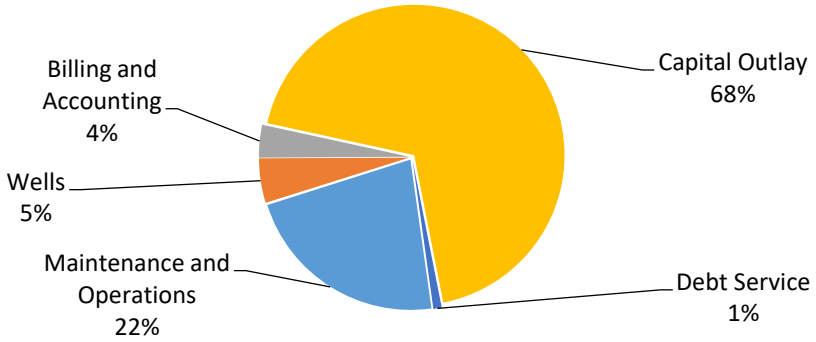


Estimated Ending Fund Balance
At June 30, 2026



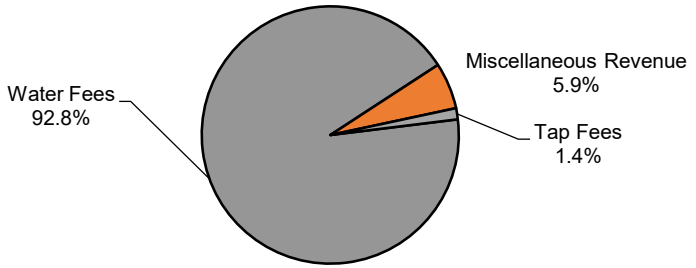
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
WATER FUND
REVENUE, EXPENDITURES, & CHANGES TO WORKING CAPITAL

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Working Capital	**$6,762,703**	**$7,515,113**	**$8,131,855**	**$8,131,855**	**$5,062,140**	**$5,062,140**	**$5,062,140**	
Intergovernmental	-	-	1,573,458	700,000	873,458	873,458	873,458	-44.5%
Charges for Services	3,231,122	3,487,287	3,112,715	3,507,715	3,533,101	3,533,101	3,533,101	13.5%
Miscellaneous Revenue	174,562	436,039	262,700	248,779	212,000	212,000	212,000	-19.3%
Total Revenue	**3,405,684**	**3,923,326**	**4,948,873**	**4,456,494**	**4,618,559**	**4,618,559**	**4,618,559**	**-6.7%**
Transfers In	381,066	372,552	185,056	338,094	330,000	330,000	330,000	78.3%
Total Sources	**3,786,750**	**4,295,878**	**5,133,929**	**4,794,588**	**4,948,559**	**4,948,559**	**4,948,559**	**-3.6%**
Water Maintenance & Operation	906,881	1,007,279	1,417,716	1,323,122	1,821,341	1,700,729	1,700,718	20.0%
Water Wells	277,573	207,545	404,241	328,113	364,442	364,442	364,442	-9.8%
Water Billing & Accounting	211,163	214,393	337,684	288,797	294,180	265,900	265,899	-21.3%
Capital Outlay	846,641	436,122	8,457,222	4,532,176	5,209,054	5,209,054	5,209,054	-38.4%
Debt Service	66,970	66,970	66,970	66,970	66,970	66,970	66,970	0.0%
Total Expenditures	**2,309,228**	**1,932,309**	**10,683,833**	**6,539,178**	**7,755,987**	**7,607,095**	**7,607,083**	**-28.8%**
Transfers Out	725,112	1,746,827	912,315	1,325,125	1,012,173	960,578	960,479	5.3%
Total Uses	**3,034,340**	**3,679,136**	**11,596,148**	**7,864,303**	**8,768,160**	**8,567,673**	**8,567,562**	**-26.1%**
Ending Working Capital	**$ 7,515,113**	**$ 8,131,855**	**$ 1,669,636**	**$ 5,062,140**	**$ 1,242,539**	**$ 1,443,026**	**$ 1,443,137**	**-13.6%**
Net Change in Working Capital	*$ 752,410*	*$ 616,742*	*$ (6,462,219)*	*$ (3,069,715)*	*$ (3,819,601)*	*$ (3,619,114)*	*$ (3,619,003)*	



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
WATER FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
SLIB - ARPA Zone 3 Supply	$ -	$ -	$ 1,573,458	$ 700,000	$ 873,458	$ 873,458	$ 873,458	-44.5%
Total Intergovernmental	**-**	**-**	**1,573,458**	**700,000**	**873,458**	**873,458**	**873,458**	**-44.5%**
Water Usage Fees	2,050,556	1,933,158	2,000,000	2,500,000	2,500,000	2,500,000	2,500,000	25.0%
Water Base Fees	877,406	931,721	800,000	825,000	850,000	850,000	850,000	6.3%
Water Interest Charges	3,477	3,935	7,715	7,715	8,101	8,101	8,101	5.0%
Water Capacity Fees	247,731	557,848	250,000	125,000	125,000	125,000	125,000	-50.0%
Water Tap/Meter Fees	51,952	60,625	55,000	50,000	50,000	50,000	50,000	-9.1%
Total Charges for Services	**3,231,122**	**3,487,287**	**3,112,715**	**3,507,715**	**3,533,101**	**3,533,101**	**3,533,101**	**13.5%**
Interest Earnings	174,234	435,550	253,700	238,971	203,000	203,000	203,000	-20.0%
Miscellaneous Revenue	328	489	9,000	9,808	9,000	9,000	9,000	0.0%
Total Miscellaneous Revenue	**174,562**	**436,039**	**262,700**	**248,779**	**212,000**	**212,000**	**212,000**	**-19.3%**
Transfer In - Capital Projects	381,066	372,552	185,056	338,094	330,000	330,000	330,000	78.3%
Total Transfers In	**381,066**	**372,552**	**185,056**	**338,094**	**330,000**	**330,000**	**330,000**	**78.3%**
Total Water Fund	**$ 3,786,750**	**$ 4,295,878**	**$ 5,133,929**	**$ 4,794,588**	**$ 4,948,559**	**$ 4,948,559**	**$ 4,948,559**	**-3.6%**

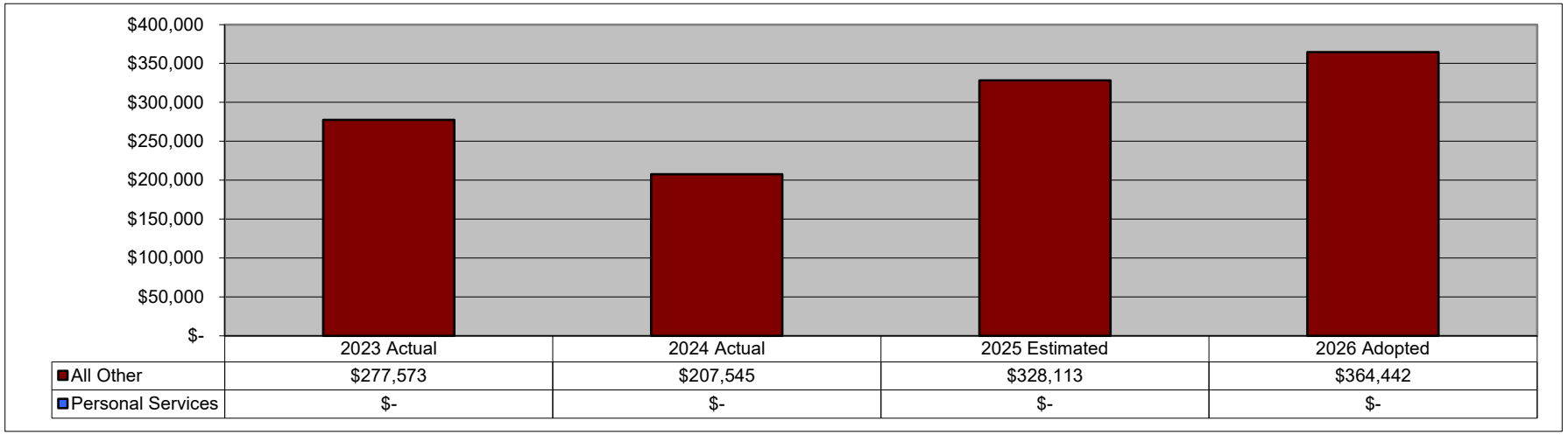


TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
WATER FUND
WATER MAINTENANCE & OPERATIONS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Salaries & Wages - Regular	$ 353,986	$ 428,064	$ 516,970	$ 516,970	$ 654,563	$ 582,755	$ 582,755	12.7%
Salaries & Wages - Part-Time	6,974	-	-	-	-	-	-	---
Buyout - Compensated Absences	5,372	6,563	9,942	9,942	12,588	11,207	11,207	12.7%
Overtime	13,424	16,914	15,000	20,467	20,000	20,000	20,000	33.3%
Holiday Pay - PTO Buyback	215	680	1,000	1,000	1,500	1,500	1,500	50.0%
FICA & Medicare	27,507	32,804	41,506	41,506	52,682	47,083	47,083	13.4%
Health Insurance	120,144	116,991	120,629	120,629	149,756	132,390	132,390	9.7%
Vision Insurance	1,160	1,221	1,228	1,228	1,426	1,202	1,202	-2.1%
Dental Insurance	6,476	6,289	6,223	6,223	7,138	5,980	5,980	-3.9%
Wyoming Retirement	61,710	74,594	90,994	90,994	114,989	102,672	102,672	12.8%
Workers' Compensation	8,299	9,734	13,470	4,200	8,295	7,384	7,384	-45.2%
State Unemployment	-	198	1,659	1,861	1,958	1,728	1,728	4.2%
Disability/Life Insurance	1,667	2,234	4,090	3,400	5,035	4,338	4,338	6.1%
General/Office Supplies	-	333	-	-	-	-	-	---
Uniforms	874	786	1,500	2,009	1,500	1,500	1,500	0.0%
Small Tools & Equipment <$10K	9,173	5,461	5,000	4,560	17,600	15,000	15,000	200.0%
Water/Sewer Supplies	53,712	51,876	75,000	50,000	75,000	75,000	75,000	0.0%
Postage	25	-	700	700	700	700	700	0.0%
Radio Services	-	-	6,000	6,000	-	-	-	-100.0%
Printing & Publication	143	-	3,000	1,000	3,000	3,000	3,000	0.0%
Dues & Subscriptions	598	2,762	3,000	2,000	3,000	3,000	3,000	0.0%
Utilities	10,449	16,346	17,000	15,000	20,500	20,500	20,500	20.6%
Professional services	76,592	88,226	200,000	175,000	280,000	280,000	280,000	40.0%
Litigation	3,000	-	-	-	-	-	-	---
Repair & Maint - Shop Parts	1,119	1,066	3,544	5,697	945	945	945	-73.3%
Repair & Maint - Shop Labor	810	2,439	3,450	8,855	2,730	2,730	2,730	-20.9%
Repair & Maint - Machinery	1,911	2,468	10,000	3,500	5,000	5,000	5,000	-50.0%
Petroleum Products	5,781	7,243	8,660	8,660	7,253	7,253	7,253	-16.2%
Repairs & Maint - Water Tanks	8,650	122	25,000	18,000	30,000	30,000	30,000	20.0%
Repair & Maint - Dist Syst	40,760	29,389	100,000	100,000	200,000	200,000	200,000	100.0%
Repair & Maint - Fire Hydrants	13,567	17,961	20,000	10,000	20,000	20,000	20,000	0.0%
Repair & Maint - Buildings	21,058	12,695	25,000	17,565	25,000	25,000	25,000	0.0%
Uniform Cleaning	877	1,120	1,500	1,300	1,500	1,500	1,500	0.0%
Training, Travel, & Meetings	1,427	11,576	25,000	8,000	9,000	9,000	9,000	-64.0%
Employee Recruitment	-	5,600	2,500	7,600	1,500	1,500	1,500	-40.0%
IT Services	35,469	39,177	47,693	47,718	58,924	52,924	52,924	11.0%
Departmental Software	-	-	-	-	16,742	16,742	16,742	---
Property Insurance	11,264	11,298	6,821	6,701	6,541	6,541	6,541	-4.1%
Liability Insurance	2,689	3,051	3,637	4,637	4,476	4,155	4,144	13.9%
Equipment Rental	-	-	1,000	200	500	500	500	-50.0%
Total Water Maint. & Operations	**$ 906,881**	**$ 1,007,279**	**$ 1,417,716**	**$ 1,323,122**	**$ 1,821,341**	**$ 1,700,729**	**$ 1,700,718**	**20.0%**

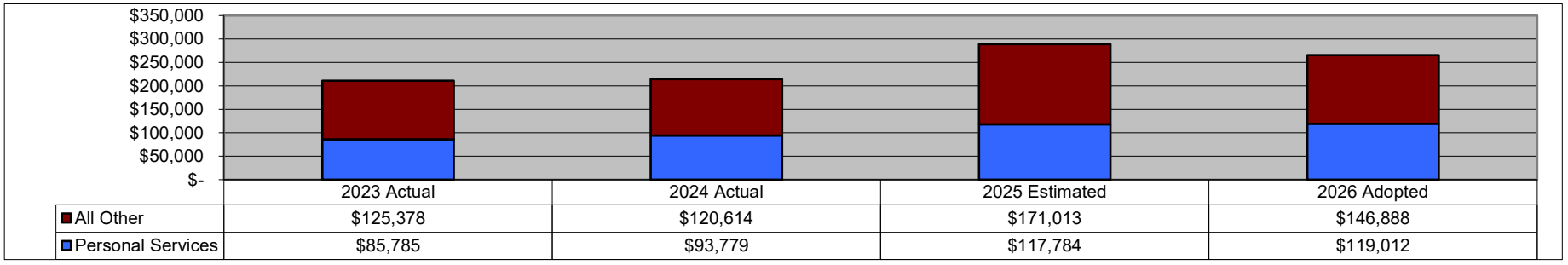
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
WATER FUND
WATER WELLS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Small Tools & Equipment <$10K	$ 4,153	$ 166	$ 7,000	$ 5,000	$ 7,000	$ 7,000	$ 7,000	0.0%
Water/Sewer Supplies	35,025	36,963	70,000	65,000	75,000	75,000	75,000	7.1%
Utilities	120,149	102,136	160,000	120,000	141,000	141,000	141,000	-11.9%
Utilities - Thaw Wells	2,482	1,664	4,000	3,500	6,000	6,000	6,000	50.0%
Water/Sewer - Refuge Easement	46,761	27,991	35,000	31,327	35,000	35,000	35,000	0.0%
Repair & Maint - Shop Parts	4,090	3,522	4,863	6,486	4,725	4,725	4,725	-2.8%
Repair & Maint - Shop Labor	3,330	3,443	8,060	8,060	6,840	6,840	6,840	-15.1%
Repair & Maint - Machinery	19,896	11,494	60,000	55,346	50,000	50,000	50,000	-16.7%
Petroleum Products	3,339	1,642	3,000	3,294	7,880	7,880	7,880	162.7%
Repair & Maint - Buildings	19,210	1,828	20,000	11,000	5,000	5,000	5,000	-75.0%
EPA Sampling	7,155	4,736	20,000	7,000	15,000	15,000	15,000	-25.0%
Property Insurance	11,984	11,960	12,318	12,100	10,997	10,997	10,997	-10.7%
Total Water Wells	**$ 277,573**	**$ 207,545**	**$ 404,241**	**$ 328,113**	**$ 364,442**	**$ 364,442**	**$ 364,442**	**-9.8%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
WATER FUND
BILLING & ACCOUNTING

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Salaries & Wages - Regular	$ 53,153	$ 59,127	$ 68,649	$ 73,773	$ 89,909	$ 72,826	$ 72,826	6.1%
Buyout - Compensated Absences	673	927	1,320	1,320	1,729	1,401	1,401	6.1%
Overtime	2,956	2,455	3,500	3,500	5,000	5,000	5,000	42.9%
Holiday Pay - PTO Buyback	-	367	-	-	-	-	-	---
FICA & Medicare	4,374	4,769	5,620	5,688	7,393	6,061	6,061	7.8%
Health Insurance	13,191	13,191	17,161	17,161	23,337	17,675	17,675	3.0%
Vision Insurance	144	118	136	136	178	136	136	0.0%
Dental Insurance	652	521	768	768	1,117	768	768	0.0%
Wyoming Retirement	9,220	10,640	12,524	12,999	16,386	13,427	13,427	7.2%
Workers' Compensation	1,097	1,053	1,529	1,529	1,024	808	808	-47.2%
State Unemployment	-	66	277	321	346	277	277	0.0%
Disability/Life Insurance	325	544	589	589	777	633	633	7.5%
General/Office Supplies	-	-	1,500	1,000	1,500	1,500	1,500	0.0%
Water/Sewer Supplies	78,087	68,705	170,000	110,000	75,000	75,000	75,000	-55.9%
Banking Fees	7,594	9,893	9,500	12,000	12,500	12,500	12,500	31.6%
Credit Card Fees	14,792	15,273	16,500	21,000	21,000	21,000	21,000	27.3%
Utility Billing Services	12,442	12,577	12,000	12,000	12,500	12,500	12,500	4.2%
Repair & Maint - Shop Parts	289	277	270	787	270	270	270	0.0%
Repair & Maint - Shop Labor	300	380	460	460	520	520	520	13.0%
Petroleum Products	1,646	803	1,403	1,403	884	884	884	-37.0%
Uniform Cleaning	96	318	450	340	350	350	350	-22.2%
Training, Travel, & Meetings	(968)	562	2,000	500	300	300	300	-85.0%
IT Services	10,720	11,405	11,026	11,026	16,778	16,778	16,778	52.2%
Departmental Software	-	-	-	-	4,767	4,767	4,767	---
Liability Insurance	380	422	502	497	615	519	518	3.2%
Total Water Billing & Accounting	**$ 211,163**	**$ 214,393**	**$ 337,684**	**$ 288,797**	**$ 294,180**	**$ 265,900**	**$ 265,899**	**-21.3%**



	2023 Actual	2024 Actual	2025 Estimated	2026 Adopted
All Other	$125,378	$120,614	$171,013	$146,888
Personal Services	$85,785	$93,779	$117,784	$119,012

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
WATER FUND
CAPITAL OUTLAY

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Capital Equipment	-	48,200	-	-	90,000	90,000	90,000	---
Prior year capital outlay	-	48,200						
Chevy - K2500					90,000	90,000	90,000	
Capital Improvements	846,641	387,922	8,457,222	4,532,176	5,119,054	5,119,054	5,119,054	-39.5%
Prior Year Capital Improvements	846,641	387,922						
Zone 3 Tank Supply & Storage D			10,000	-	-	-	-	
North King Water Line Rec Cent			323,389	323,389	-	-	-	
Well #9			2,335,000	2,335,000	-	-	-	
Well #10			225,000	225,000	1,575,000	1,575,000	1,575,000	
PW Yard Fence			13,400	13,400	-	-	-	
Meter Replacement Program			200,000	75,000	-	-	-	
Gregory Lane Water Line			3,088,110	525,000	1,575,554	1,575,554	1,575,554	
S. Millward Waterline			978,923	936,487	-	-	-	
Snow King Dr Line & Pump			85,000	-	810,000	810,000	810,000	
Lead/Copper Rule Insp Upgrades			200,000	7,000	200,000	200,000	200,000	
PW Yard Facility Improvements			33,400	33,400	-	-	-	
Meters for Thaw Wells 2, 3			10,000	8,500	8,500	8,500	8,500	
Well House #3 Renovation			60,000	-	-	-	-	
Snow King Water Tank Overflow			100,000	50,000	300,000	300,000	300,000	
North King Water Line			720,000	-	-	-	-	
Snow King/Scott/Maple Way			75,000	-	-	-	-	
New Thaw Wells SCADA Controls			-	-	75,000	75,000	75,000	
Vine St (Complete St./Water/Sewer)	850 LF 4" steel & ductile Pipe		-	-	575,000	575,000	575,000	
Total Capital Outlay	**846,641**	**436,122**	**8,457,222**	**4,532,176**	**5,209,054**	**5,209,054**	**5,209,054**	**-38.4%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
WATER FUND
DEBT SERVICE

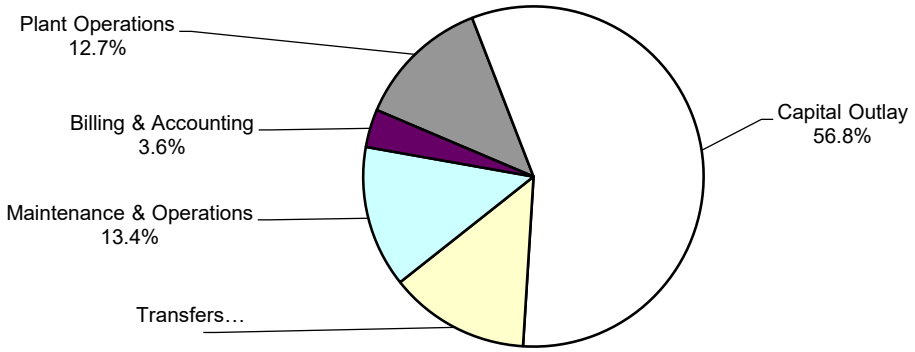
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Loan Repay - Water Tanks	$ 66,970	$ 66,970	$ 66,970	$ 66,970	$ 66,970	$ 66,970	$ 66,970	0.0%
Total Debt Service	**$ 66,970**	**$ 66,970**	**$ 66,970**	**$ 66,970**	**$ 66,970**	**$ 66,970**	**$ 66,970**	**0.0%**

TRANSFERS OUT

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Indirect Cost Allocation - General	$ 725,112	$ 785,273	$ 912,315	$ 912,315	$ 1,012,173	$ 960,578	$ 960,479	5.3%
Transfer to Capital Projects - Loan	-	961,554	-	412,810	-	-	-	---
Total Interfund Transfers	**$ 725,112**	**$ 1,746,827**	**$ 912,315**	**$ 1,325,125**	**$ 1,012,173**	**$ 960,578**	**$ 960,479**	**5.3%**

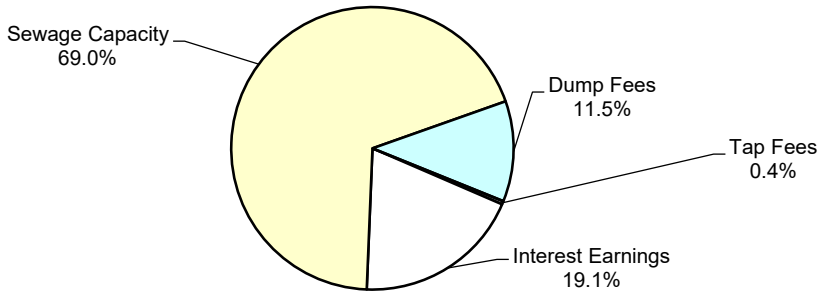
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SEWAGE FUND
REVENUE, EXPENDITURES, & CHANGES TO WORKING CAPITAL

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Beginning Working Capital	**$ 6,365,968**	**$ 6,733,511**	**$ 7,590,013**	**$ 7,590,013**	**$ 7,805,806**	**$ 7,805,806**	**$ 7,805,806**	
Intergovernmental Revenue	16,313	12,600	-	25,000	10,000	10,000	10,000	---
Charges for Services	3,398,952	4,330,426	3,507,500	3,872,000	3,517,000	3,517,000	3,517,000	0.3%
Miscellaneous Revenue	159,996	390,205	205,280	253,840	249,760	249,760	249,760	21.7%
Total Revenue	**3,575,261**	**4,733,231**	**3,712,780**	**4,150,840**	**3,776,760**	**3,776,760**	**3,776,760**	**1.7%**
Transfers In	381,066	372,552	185,056	338,094	330,000	330,000	330,000	78.3%
Total Sources	**3,956,327**	**5,105,783**	**3,897,836**	**4,488,934**	**4,106,760**	**4,106,760**	**4,106,760**	**5.4%**
Sewage Plant Operations	961,082	938,669	893,730	879,421	913,766	914,719	914,714	2.3%
Sewage Maintenance & Operations	497,727	613,174	928,634	914,348	1,086,295	965,141	965,133	3.9%
Sewage Billing & Accounting	171,897	211,156	219,247	219,447	287,137	258,857	258,856	18.1%
Capital Outlay	1,232,965	739,455	5,688,195	934,800	4,081,613	4,081,613	4,081,613	-28.2%
Total Expenditures	**2,863,671**	**2,502,454**	**7,729,806**	**2,948,016**	**6,368,811**	**6,220,330**	**6,220,316**	**-19.5%**
Transfers Out	725,112	1,746,827	912,315	1,325,125	1,012,173	960,578	960,479	5.3%
Total Uses	**3,588,783**	**4,249,281**	**8,642,121**	**4,273,141**	**7,380,984**	**7,180,908**	**7,180,795**	**-16.9%**
Ending Working Capital	**$ 6,733,511**	**$ 7,590,013**	**$ 2,845,728**	**$ 7,805,806**	**$ 4,531,582**	**$ 4,731,658**	**$ 4,731,771**	**66.3%**
Net Change in Working Capital	*$ 367,544*	*$ 856,502*	*$ (4,744,285)*	*$ 215,793*	*$ (3,274,224)*	*$ (3,074,148)*	*$ (3,074,035)*	



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SEWAGE FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Teton Conservation District	$ 16,313	$ -	$ -	$ -	$ -	$ -	$ -	---
WY Health Dept - COVID Testing	-	12,600	-	25,000	10,000	10,000	10,000	---
Total Intergovernmental Revenue	**16,313**	**12,600**	**-**	**25,000**	**10,000**	**10,000**	**10,000**	**---**
Sewer Usage Fees	1,258,257	1,278,215	1,400,000	1,210,000	1,260,000	1,260,000	1,260,000	-10.0%
Sewer Base Fees	776,034	816,710	750,000	730,000	750,000	750,000	750,000	0.0%
Sewer Surcharge Fees	360,503	386,975	300,000	450,000	450,000	450,000	450,000	50.0%
Sewer Interest Charges	3,477	3,935	2,500	2,000	2,000	2,000	2,000	-20.0%
Sewage Capacity Fees	853,868	1,676,690	900,000	1,300,000	900,000	900,000	900,000	0.0%
One-Time Fees	-	25,000	-	25,000	-	-	-	---
Sewage Dump Fees	126,168	134,347	150,000	150,000	150,000	150,000	150,000	0.0%
Sewage Tap Fees	20,645	8,554	5,000	5,000	5,000	5,000	5,000	0.0%
Total Charges for Services	**3,398,952**	**4,330,426**	**3,507,500**	**3,872,000**	**3,517,000**	**3,517,000**	**3,517,000**	**0.3%**
Interest Earnings	159,896	389,905	205,280	253,640	249,760	249,760	249,760	21.7%
Miscellaneous Revenue	100	300	-	200	-	-	-	---
Total Miscellaneous Revenue	**159,996**	**390,205**	**205,280**	**253,840**	**249,760**	**249,760**	**249,760**	**22%**
Transfer in - Capital Projects	381,066	372,552	185,056	338,094	330,000	330,000	330,000	78.3%
Total Transfers In	**381,066**	**372,552**	**185,056**	**338,094**	**330,000**	**330,000**	**330,000**	**78.3%**
Total Sewer Fund	**$ 3,956,327**	**$ 5,105,783**	**$ 3,897,836**	**$ 4,488,934**	**$ 4,106,760**	**$ 4,106,760**	**$ 4,106,760**	**5.4%**

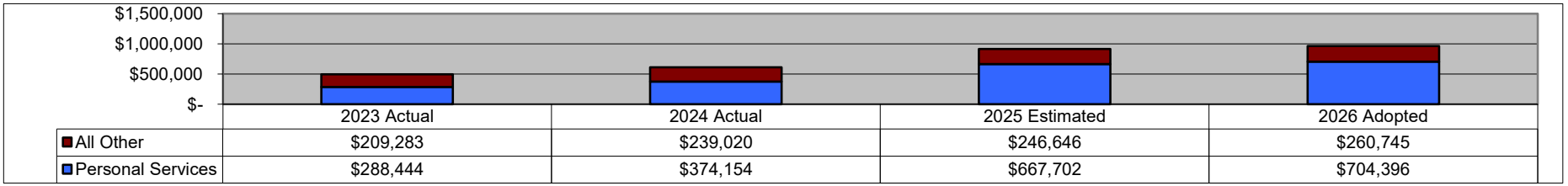


TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SEWAGE FUND
SEWAGE PLANT OPERATIONS

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Salaries & Wages - Regular	$ 314,378	$ 333,041	$ 265,366	$ 265,366	$ 282,914	$ 282,914	$ 282,914	6.6%
Salaries & Wages - Part-Time	6,974	-	-	-	-	-	-	---
Buyout - Compensated Absences	1,886	2,062	5,130	5,130	5,441	5,441	5,441	6.1%
Overtime	6,453	6,238	8,500	6,000	6,500	6,500	6,500	-23.5%
Holiday Pay - PTO Buyback	-	-	-	-	250	250	250	---
FICA & Medicare	24,530	25,198	21,382	21,382	22,576	22,576	22,576	5.6%
Health Insurance	81,174	66,697	43,520	43,520	43,955	44,826	44,826	3.0%
Vision Insurance	859	683	390	390	390	390	390	0.0%
Dental Insurance	4,446	3,501	1,999	1,999	1,999	1,999	1,999	0.0%
Wyoming Retirement	53,989	57,466	46,580	46,580	49,038	49,038	49,038	5.3%
Workers' Compensation	8,989	9,304	7,238	7,238	3,675	3,675	3,675	-49.2%
State Unemployment	-	243	784	784	784	784	784	0.0%
Disability/Life Insurance	2,292	3,364	2,017	2,339	2,140	2,140	2,140	6.1%
Uniforms	542	311	1,000	400	400	400	400	-60.0%
Small Tools & Equipment <$10K	305	1,832	1,500	1,500	1,500	1,500	1,500	0.0%
Water/Sewer Supplies	6,926	9,386	14,000	14,000	14,000	14,000	14,000	0.0%
Postage	216	166	500	250	250	250	250	-50.0%
Printing & Publication	2,626	5,918	5,000	5,000	5,000	5,000	5,000	0.0%
Dues & Subscriptions	238	747	1,000	707	700	700	700	-30.0%
Utilities	148,957	152,043	155,000	155,000	165,000	165,000	165,000	6.5%
Professional Services	114,601	117,825	150,000	150,000	150,000	150,000	150,000	0.0%
Litigation	3,000	-	-	-	-	-	-	---
Repair & Maint - Shop Parts	9,651	8,882	10,010	10,010	7,089	7,089	7,089	-29.2%
Repair & Maint - Shop Labor	3,130	9,621	4,650	4,650	3,610	3,610	3,610	-22.4%
Repair & Maint - Machinery	8,181	9,861	10,000	10,000	10,000	10,000	10,000	0.0%
Petroleum Products	3,522	3,459	7,110	7,110	6,320	6,320	6,320	-11.1%
Repair & Maint - Office	-	15	500	200	150	150	150	-70.0%
Repair & Maint - Buildings	12,010	22,576	25,000	25,000	25,000	25,000	25,000	0.0%
Dust Abatement	5,967	-	7,500	7,500	7,500	7,500	7,500	0.0%
Trash Collection	12,533	12,822	12,600	11,690	9,000	9,000	9,000	-28.6%
Uniform Cleaning	780	694	1,300	700	700	700	700	-46.2%
Training, Travel, & Meetings	2,814	4,048	10,000	4,000	5,000	5,000	5,000	-50.0%
Employee Recruitment	-	-	1,000	1,000	1,000	1,000	1,000	0.0%
IT Services	91,935	43,439	42,549	42,549	41,146	41,146	41,146	-3.3%
Departmental Software	-	-	-	-	12,743	12,743	12,743	---
Property Insurance	24,981	24,946	28,206	24,946	25,861	25,861	25,861	-8.3%
Liability Insurance	2,179	2,281	1,899	2,281	1,935	2,017	2,012	6.0%
Equipment Rental	-	-	500	200	200	200	200	-60.0%
Total Sewer Plant Operations	**$ 961,082**	**$ 938,669**	**$ 893,730**	**$ 879,421**	**$ 913,766**	**$ 914,719**	**$ 914,714**	**2.3%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SEWAGE FUND
SEWAGE MAINTENANCE & OPERATIONS

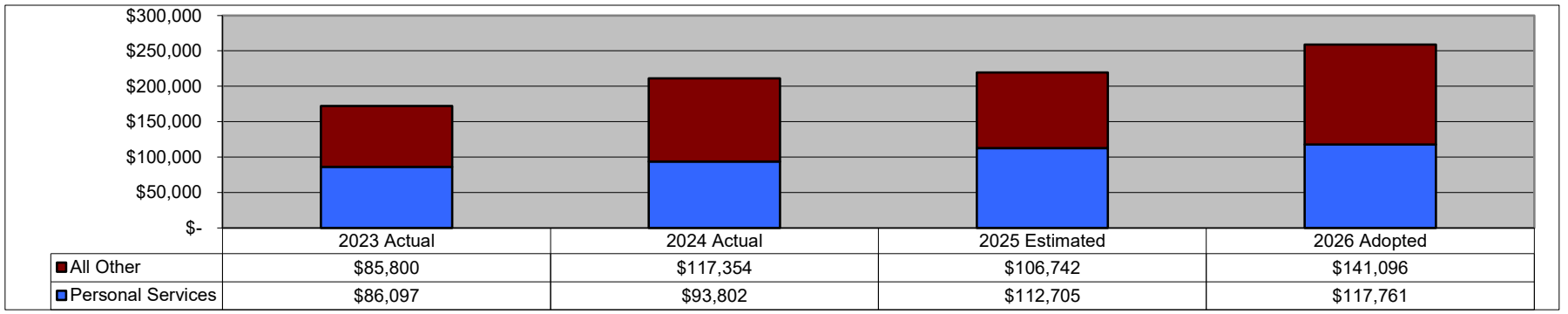
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Salaries & Wages - Regular	$ 185,527	$ 230,500	$ 412,378	$ 412,378	$ 517,556	$ 445,748	$ 445,748	8.1%
Buyout - Compensated Absences	617	1,100	7,957	7,957	9,953	8,572	8,572	7.7%
Overtime	6,146	13,525	12,000	12,228	12,000	12,000	12,000	0.0%
Holiday Pay - PTO Buyback	804	1,067	1,000	853	1,000	1,000	1,000	0.0%
FICA & Medicare	14,132	18,075	33,124	33,124	41,349	35,750	35,750	7.9%
Health Insurance	44,011	61,642	106,836	106,836	124,497	106,631	106,631	-0.2%
Vision Insurance	506	619	1,045	1,045	1,254	1,030	1,030	-1.4%
Dental Insurance	2,497	3,164	5,304	5,304	6,360	5,202	5,202	-1.9%
Wyoming Retirement	31,223	39,691	72,785	72,785	90,437	78,119	78,119	7.3%
Workers' Compensation	1,964	2,618	10,579	10,579	6,425	5,513	5,513	-47.9%
State Unemployment	-	90	1,360	1,360	1,590	1,360	1,360	0.0%
Disability/Life Insurance	1,017	2,063	3,253	3,253	4,168	3,471	3,471	6.7%
Uniforms	515	120	600	500	400	400	400	-33.3%
Small Tools & Equipment <$10K	6,229	403	1,500	1,500	9,100	6,500	6,500	333.3%
Water/Sewer Supplies	3,737	6,402	7,500	6,278	7,000	7,000	7,000	-6.7%
Sewer Saddles	1,606	2,998	4,000	4,000	4,000	4,000	4,000	0.0%
Professional Services	33,233	44,781	35,000	35,000	35,000	35,000	35,000	0.0%
Repair & Maint - Shop Parts	4,690	2,761	7,197	7,197	8,209	8,209	8,209	14.1%
Repair & Maint - Shop Labor	1,110	2,637	4,140	4,140	6,630	6,630	6,630	60.1%
Repair & Maint - Machinery	11,736	16,108	31,500	28,000	30,000	30,000	30,000	-4.8%
Petroleum Products	4,687	5,969	3,425	3,425	3,832	3,832	3,832	11.9%
Repair & Maint - System	99,185	99,643	100,000	100,000	100,000	100,000	100,000	0.0%
Uniform Cleaning	706	792	1,200	800	800	800	800	-33.3%
Training, Travel, & Meetings	1,047	3,388	10,000	3,282	3,000	3,000	3,000	-70.0%
IT Services	35,573	46,989	46,295	46,295	40,374	34,374	34,374	-25.8%
Departmental Software	-	-	-	-	12,504	12,504	12,504	---
Property Insurance	4,521	4,546	5,319	4,546	5,118	5,118	5,118	-3.8%
Liability Insurance	708	1,483	2,837	1,483	3,539	3,178	3,170	11.7%
Equipment Rental	-	-	500	200	200	200	200	-60.0%
Total Maintenance & Operations	**$ 497,727**	**$ 613,174**	**$ 928,634**	**$ 914,348**	**$ 1,086,295**	**$ 965,141**	**$ 965,133**	**3.9%**



	2023 Actual	2024 Actual	2025 Estimated	2026 Adopted
All Other	$209,283	$239,020	$246,646	$260,745
Personal Services	$288,444	$374,154	$667,702	$704,396

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SEWAGE FUND
SEWAGE BILLING & ACCOUNTING

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Salaries & Wages - Regular	$ 53,153	$ 59,127	$ 68,649	$ 68,649	$ 89,909	$ 72,826	$ 72,826	6.1%
Buyout - Compensated Absences	673	927	1,320	1,320	1,729	1,401	1,401	6.1%
Overtime	3,507	2,455	4,000	4,000	4,000	4,000	4,000	0.0%
Holiday Pay - PTO Buyback	-	367	-	-	-	-	-	---
FICA & Medicare	4,733	4,788	5,659	5,659	7,316	5,984	5,984	5.7%
Health Insurance	13,191	13,191	17,161	17,161	23,337	17,675	17,675	3.0%
Vision Insurance	144	118	136	136	178	136	136	0.0%
Dental Insurance	652	521	768	768	1,117	768	768	0.0%
Wyoming Retirement	8,982	10,640	12,604	12,604	16,225	13,266	13,266	5.3%
Workers' Compensation	760	1,053	1,542	1,542	1,011	795	795	-48.4%
State Unemployment	-	71	277	277	346	277	277	0.0%
Disability/Life Insurance	302	544	589	589	777	633	633	7.5%
General/Office Supplies	-	-	1,600	500	500	500	500	-68.8%
Water/Sewer Supplies	36,265	68,705	50,000	50,000	75,000	75,000	75,000	50.0%
Banking Fees	7,593	9,878	12,300	12,000	12,500	12,500	12,500	1.6%
Credit Card Fees	14,736	15,792	19,200	21,000	21,000	21,000	21,000	9.4%
Utility Billing Services	12,442	12,577	12,000	12,000	12,500	12,500	12,500	4.2%
Repair & Maint - Shop Parts	289	277	270	650	270	270	270	0.0%
Repair & Maint - Shop Labor	300	380	460	460	520	520	520	13.0%
Petroleum Products	1,646	803	1,403	1,403	884	884	884	-37.0%
Uniform Cleaning	336	318	350	350	350	350	350	0.0%
Training, Travel, & Meetings	1,032	467	1,000	500	700	700	700	-30.0%
IT Services	10,781	7,735	7,457	7,457	12,486	12,486	12,486	67.4%
Departmental Software	-	-	-	-	3,867	3,867	3,867	---
Liability Insurance	380	422	502	422	615	519	518	3.2%
Total Sewer Billing & Accounting	**$ 171,897**	**$ 211,156**	**$ 219,247**	**$ 219,447**	**$ 287,137**	**$ 258,857**	**$ 258,856**	**18.1%**



	2023 Actual	2024 Actual	2025 Estimated	2026 Adopted
All Other	$85,800	$117,354	$106,742	$141,096
Personal Services	$86,097	$93,802	$112,705	$117,761

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SEWAGE FUND
CAPITAL OUTLAY

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Capital Equipment	$ -	$ -	$ 658,000	$ 58,000	$ 500,000	$ 500,000	$ 500,000	-24.0%
Prior year capital outlay	-	-						
Ford Lightening Truck			58,000	58,000	-	-	-	
Freightliner - Sewer Jet Truck			600,000	-	500,000	500,000	500,000	
Capital Improvements	1,232,965	739,455	5,030,195	876,800	3,581,613	3,581,613	3,581,613	-28.8%
Prior Year Capital Improvements	1,232,965	739,455	-	-				
Wwtp Blower Building Siding			30,000	30,000	-	-	-	
Gregory Lane (Complete St)			3,855,395	675,000	2,151,613	2,151,613	2,151,613	
Jail Manhole Main Evaluation			20,000	-	-	-	-	
Meter Replacement Program			200,000	75,000	-	-	-	
WWTP IPS Siding			70,000	-	-	-	-	
PW Yard master plan			13,400	13,400	-	-	-	
PW Yard Facility Improvements			33,400	33,400	-	-	-	
WWTP Groundwater Monitoring we			5,000	-	-	-	-	
WWTP Upgrade Alternatives			50,000	50,000	-	-	-	
High School Sewer Easment			200,000	-	-	-	-	
Snow King And Maple Way			48,000	-	-	-	-	
E. Gill Sewer - King Street			505,000	-	-	-	-	
Manhole Lining			-	-	50,000	50,000	50,000	
Vine St. (Complete St./Water/Sewer) 825 Lf Pipe			-	-	500,000	500,000	500,000	
Broadway/N King Alley			-	-	880,000	880,000	880,000	
Total Capital Outlay	**$ 1,232,965**	**$ 739,455**	**$ 5,688,195**	**$ 934,800**	**$ 4,081,613**	**$ 4,081,613**	**$ 4,081,613**	**-28.2%**

TRANSFERS OUT

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% CHANGE FY25 AMEND
Indirect Cost Allocation - General	$ 725,112	$ 785,273	$ 912,315	$ 912,315	$ 1,012,173	$ 960,578	$ 960,479	5.3%
Transfer to Capital Projects - Loan	-	961,554	-	412,810	-	-	-	---
Total Interfund Transfers	**$ 725,112**	**$ 1,746,827**	**$ 912,315**	**$ 1,325,125**	**$ 1,012,173**	**$ 960,578**	**$ 960,479**	**5.3%**

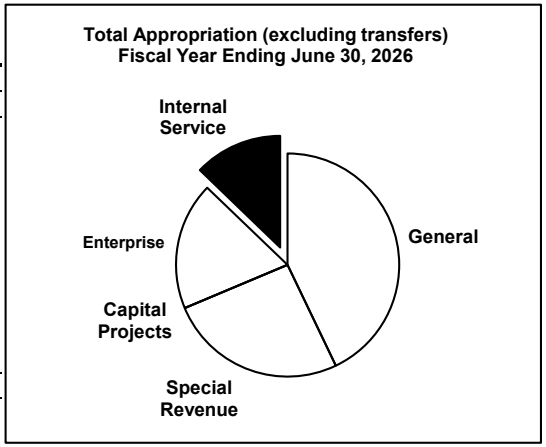
TOWN OF JACKSON, WYOMING

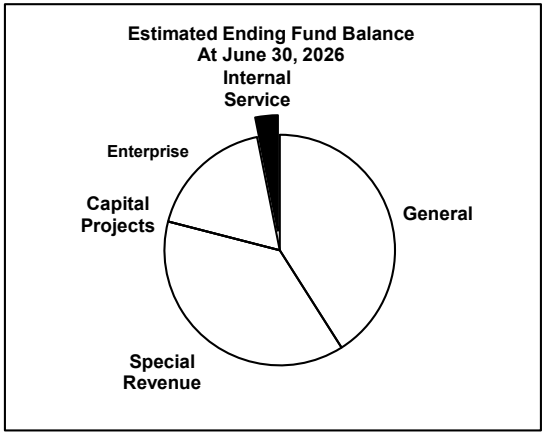
Adopted Budget
For the Fiscal Year Ending June 30, 2026

INTERNAL SERVICE FUNDS

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
SCHEDULE OF REVENUE, EXPENDITURES, & CHANGES TO FUND BALANCES
ALL FUNDS

FUND DESCRIPTION	BALANCE JULY 1, 2025	REVENUE	TRANSFERS IN	EXPEND-ITURES	TRANSFERS OUT	BUDGETED BALANCE JUNE 30, 2026
General Fund	$ 16,905,952	$ 33,656,069	$ 2,637,474	$ 32,062,908	$ 6,946,787	14,189,800
Special Revenue Funds						
Affordable Housing	4,845,763	293,800	644,985	644,985	-	5,139,563
Parking Exactions	1,693,890	181,800	-	9,760	-	1,865,930
Park Exactions	646,693	50,900	-	600,000	-	97,593
Employee Housing	2,654,214	965,966	-	709,669	150,038	2,760,473
Animal Care Fund	504,406	60,200	-	20,000	100,000	444,606
Lodging Tax Fund	541,581	1,484,700	-	-	1,118,768	907,513
START Bus System	3,605,817	14,974,622	1,118,768	17,295,490	466,478	1,937,239
Total Special Revenue	14,492,364	18,011,988	1,763,753	19,279,904	1,835,284	13,152,917
Capital Project Funds						
Capital Projects (5th Cent)	6,970,570	6,399,645	6,209,500	12,403,300	695,000	6,481,415
2014 Specific Purpose Excise Tax	2,943,439	85,500	-	804,697	-	2,224,242
2016 Specific Purpose Excise Tax	340,106	13,600	-	-	-	353,706
2022 Specific Purpose Excise Tax	538,013	1,479,000	-	50,000	-	1,967,013
2019 Specific Purpose Excise Tax	10,474,549	200,000	-	6,800,000	-	3,874,549
Total Capital Projects	21,266,677	8,177,745	6,209,500	20,057,997	695,000	14,900,925
Enterprise Funds						
Water Utility	5,062,140	4,618,559	330,000	7,607,083	960,479	1,443,137
Sewage Utility	7,805,806	3,776,760	330,000	6,220,316	960,479	4,731,771
Total Enterprise Funds	12,867,946	8,395,319	660,000	13,827,399	1,920,958	6,174,908
Internal Service Funds						
Employee Insurance	1,850,635	3,032,916	-	4,164,260	-	719,291
Fleet Management	(219,632)	2,630,613	92,302	2,763,622	-	(260,339)
Central Equipment	91,780	788,300	35,000	485,349	-	429,731
IT Services	269,148	2,092,354	-	2,160,756	-	200,746
Total Internal Service Funds	1,991,931	8,544,183	127,302	9,573,987	-	1,089,429
Total All Funds	$ 67,524,870	$ 76,785,304	$ 11,398,029	$ 94,802,195	$ 11,398,029	$ 49,507,978





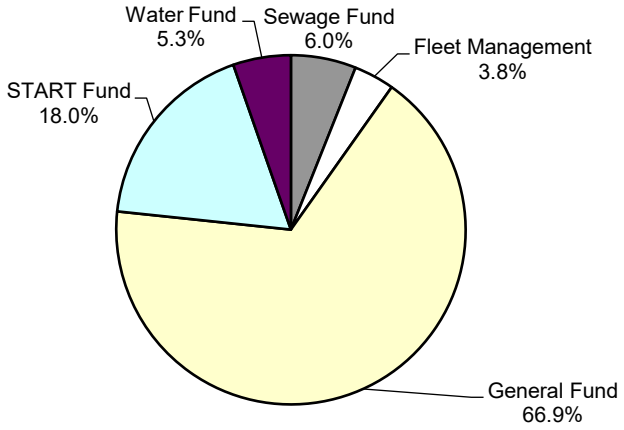
Note: Enterprise and Internal Service Funds are budgeted on a working-capital basis.

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
EMPLOYEE INSURANCE FUND

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
Beginning Working Capital	**$ 2,493,011**	**$ 2,211,171**	**$ 2,474,556**	**$ 2,474,556**	**$ 1,850,635**	**$ 1,850,635**	**$ 1,850,635**	
Revenues:								
Charges for Services	2,947,481	2,896,215	2,950,988	2,950,988	3,032,799	2,958,916	2,958,916	0.3%
Miscellaneous Revenue	63,893	144,347	75,100	113,657	74,000	74,000	74,000	-1.5%
Total Revenue	**3,011,374**	**3,040,562**	**3,026,088**	**3,064,645**	**3,106,799**	**3,032,916**	**3,032,916**	**0.2%**
Transfers In	-	-	-	-	-	-	-	---
Total Sources	**3,011,374**	**3,040,562**	**3,026,088**	**3,064,645**	**3,106,799**	**3,032,916**	**3,032,916**	**0.2%**
Expenditures:								
Insurance Claims and Premiums	3,093,589	2,663,101	3,479,598	3,543,021	4,236,800	4,136,800	4,136,800	18.9%
Professional Services	14,770	23,139	23,460	27,000	27,460	27,460	27,460	17.1%
Total Expenditures	**3,108,359**	**2,686,240**	**3,503,058**	**3,570,021**	**4,264,260**	**4,164,260**	**4,164,260**	**18.9%**
Transfers Out	184,855	90,937	118,545	118,545	-	-	-	-100.0%
Total Uses	**3,293,214**	**2,777,177**	**3,621,603**	**3,688,566**	**4,264,260**	**4,164,260**	**4,164,260**	**15.0%**
Ending Working Capital	**$ 2,211,171**	**$ 2,474,556**	**$ 1,879,041**	**$ 1,850,635**	**$ 693,174**	**$ 719,291**	**$ 719,291**	**-61.7%**
Net Change in Working Capital	*$ (281,840)*	*$ 263,385*	*$ (595,515)*	*$ (623,921)*	*$ (1,157,461)*	*$ (1,131,344)*	*$ (1,131,344)*	

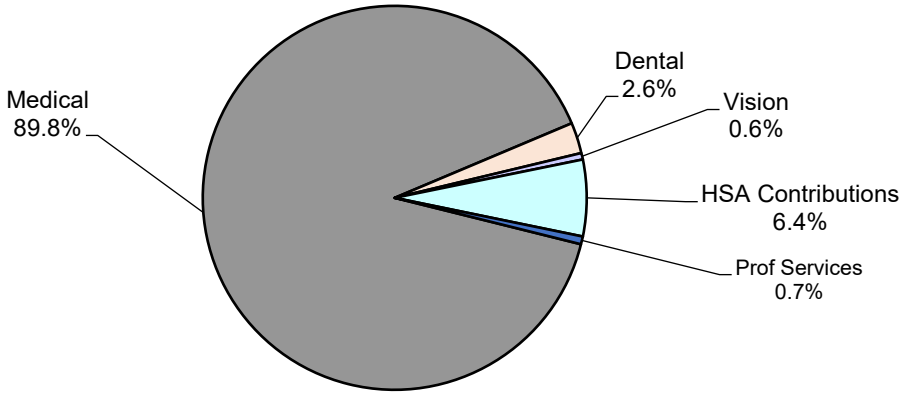
TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
EMPLOYEE INSURANCE FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
General Fund Service Charge	$ 1,767,787	$ 1,816,174	$ 1,849,228	$ 1,849,228	$ 2,015,511	$ 1,978,952	$ 1,978,952	7.0%
START Fund Service Charge	760,283	661,413	661,413	661,413	522,051	531,898	531,898	-19.6%
Water Fund Service Charge	141,767	138,331	143,383	143,383	182,952	158,151	158,151	10.3%
Sewage Fund Service Charge	147,480	150,136	174,397	174,397	203,087	178,657	178,657	2.4%
Fleet Management Service Charg	130,164	130,161	122,567	122,567	109,198	111,258	111,258	-9.2%
Total Charges for Services	**2,947,481**	**2,896,215**	**2,950,988**	**2,950,988**	**3,032,799**	**2,958,916**	**2,958,916**	**0.3%**
Miscellaneous Revenue	63,893	144,347	75,100	113,657	74,000	74,000	74,000	-1.5%
Total Miscellaneous Revenue	**63,893**	**144,347**	**75,100**	**113,657**	**74,000**	**74,000**	**74,000**	**-1.5%**
Total Sources	**$ 3,011,374**	**$ 3,040,562**	**$ 3,026,088**	**$ 3,064,645**	**$ 3,106,799**	**$ 3,032,916**	**$ 3,032,916**	**0.2%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
EMPLOYEE INSURANCE FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
Medical Expenditures	$ 2,505,324	$ 2,493,499	$ 2,039,178	$ 3,000,000	$ 2,880,000	$ 2,780,000	$ 2,780,000	36.3%
Medical TPA/Stop Loss	739,399	1,085,794	1,041,920	930,000	1,257,300	1,257,300	1,257,300	20.7%
Medical Claims Reimbursement	(514,198)	(1,286,998)	-	(762,979)	(300,000)	(300,000)	(300,000)	---
Medical Excise Tax	742	1,705	1,000	300	1,000	1,000	1,000	0.0%
Health Savings Contributions	239,872	237,491	267,500	255,000	267,500	267,500	267,500	0.0%
Dental Expenditures	94,508	102,260	100,000	90,000	100,000	100,000	100,000	0.0%
Dental TPA	6,978	7,940	8,000	7,700	8,000	8,000	8,000	0.0%
Vision Insurance	20,964	21,410	22,000	23,000	23,000	23,000	23,000	4.5%
Professional Services	14,770	23,139	23,460	27,000	27,460	27,460	27,460	17.1%
Total Expenditures	**3,108,359**	**2,686,240**	**3,503,058**	**3,570,021**	**4,264,260**	**4,164,260**	**4,164,260**	**18.9%**
Transfer to General Fund	184,855	90,937	118,545	118,545	-	-	-	-100.0%
Total Transfers Out	**184,855**	**90,937**	**118,545**	**118,545**	**-**	**-**	**-**	**-100.0%**
Total Uses	**$ 3,108,359**	**$ 2,686,240**	**$ 3,503,058**	**$ 3,570,021**	**$ 4,264,260**	**$ 4,164,260**	**$ 4,164,260**	**18.9%**

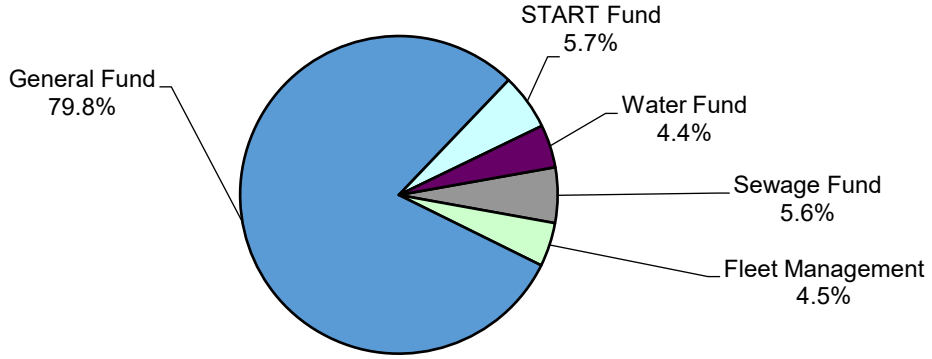


TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
INFORMATION TECHNOLOGY SERVICES FUND

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
Beginning Working Capital	**$ 644,541**	**$ 1,122,766**	**$ 600,010**	**$ 600,010**	**$ 269,148**	**$ 269,148**	**$ 269,148**	
Revenues:								
Charges for Services	1,531,505	1,407,861	1,498,171	1,498,171	2,265,155	2,079,155	2,079,154	38.8%
Miscellaneous Revenue	15,466	42,850	1,400	11,200	13,200	13,200	13,200	842.9%
Total Revenue	**1,546,971**	**1,450,711**	**1,499,571**	**1,509,371**	**2,278,355**	**2,092,355**	**2,092,354**	39.5%
Transfers In	-	66,069	-	-	-	-	-	---
Total Sources	**1,546,971**	**1,516,780**	**1,499,571**	**1,509,371**	**2,278,355**	**2,092,355**	**2,092,354**	**39.5%**
Expenditures:								
Curent Expenditures	1,036,098	1,427,172	1,589,255	1,480,155	1,936,756	1,936,756	1,936,756	21.9%
Capital Outlay	32,648	589,764	150,000	150,000	374,000	224,000	224,000	49.3%
Total Expenditures	**1,068,746**	**2,016,936**	**1,739,255**	**1,630,155**	**2,310,756**	**2,160,756**	**2,160,756**	**24.2%**
Transfers Out	-	22,600	210,078	210,078	-	-	-	-100.0%
Total Uses	**1,068,746**	**2,039,536**	**1,949,333**	**1,840,233**	**2,310,756**	**2,160,756**	**2,160,756**	**10.8%**
Ending Working Capital	**$ 1,122,766**	**$ 600,010**	**$ 150,248**	**$ 269,148**	**$ 236,747**	**$ 200,747**	**$ 200,746**	**33.6%**
Net Change in Working Capital	*$ 478,225*	*$ (522,756)*	*$ (449,762)*	*$ (330,862)*	*$ (32,401)*	*$ (68,401)*	*$ (68,402)*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
INFORMATION TECHNOLOGY SERVICES FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
General Fund Service Charges	$ 1,182,959	$ 1,118,080	$ 1,170,815	$ 1,170,815	$ 1,833,356	$ 1,659,356	$ 1,659,355	41.7%
START Fund Service Charges	98,823	91,119	98,447	98,447	118,618	118,618	118,618	20.5%
Water Fund Service Charges	46,189	50,582	58,719	58,719	97,212	91,212	91,212	55.3%
Sewage Fund Service Charges	138,289	98,163	96,301	96,301	123,120	117,120	117,120	21.6%
Fleet Mgmt. Service Charges	65,245	49,917	73,889	73,889	92,849	92,849	92,849	25.7%
Total Charges for Services	**1,531,505**	**1,407,861**	**1,498,171**	**1,498,171**	**2,265,155**	**2,079,155**	**2,079,154**	**38.8%**
Interest Earnings	15,466	42,850	1,400	11,200	13,200	13,200	13,200	842.9%
Total Miscellaneous Revenue	**15,466**	**42,850**	**1,400**	**11,200**	**13,200**	**13,200**	**13,200**	**842.9%**
Transfer In - General Fund	-	66,069	-	-	-	-	-	---
Total Transfers In	**-**	**66,069**	**-**	**-**	**-**	**-**	**-**	**---**
Total Sources	**$ 1,546,971**	**$ 1,516,780**	**$ 1,499,571**	**$ 1,509,371**	**$ 2,278,355**	**$ 2,092,355**	**$ 2,092,354**	**39.5%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
INFORMATION TECHNOLOGY SERVICES FUND
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
General/Office Supplies	$ -	$ 554	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	0.0%
Small Tools & Equipment <$10K	103,625	224,934	227,700	197,700	220,000	220,000	220,000	-3.4%
Internet Service	800	940	28,200	7,000	13,100	13,100	13,100	-53.5%
Printer Maintenance Services	18,698	19,101	22,000	24,000	25,000	25,000	25,000	13.6%
Professional Services	2,459	24,829	15,600	15,000	20,000	20,000	20,000	28.2%
Computer Disposal Services	-	-	300	-	-	-	-	-100.0%
Communications Maintenance	185,845	206,241	208,400	192,400	184,200	184,200	184,200	-11.6%
Contract Maintenance	724,671	950,573	1,082,055	1,039,055	1,469,456	1,469,456	1,469,456	35.8%
Total Current Expenditures	**1,036,098**	**1,427,172**	**1,589,255**	**1,480,155**	**1,936,756**	**1,936,756**	**1,936,756**	**21.9%**
Capital Outlay	32,648	589,764						
Zylab Platform Replacment Project			-	-	-	-	-	
Town-Wide Wifi Infrastructure Replacement			150,000	150,000	-	-	-	
Microsoft Exchange to Cloud Hosted (IT Services Fund)					35,000	35,000	35,000	
Distributed Internet Services Aggregation Platform (IT Services Fund)					30,000	30,000	30,000	
Network Monitoring Platform (IT Services Fund)					20,000	20,000	20,000	
Managed Security Services Platform					80,000	80,000	80,000	
Engineering Trimble Base Station Replacement ($11200 IT Services, remainder PW)					24,000	24,000	24,000	
JPD Drone-As-First-Responder (DFR) Platform					150,000	-	-	
Town-wide Security Camera Platform Expansion					35,000	35,000	35,000	
Total Capital Outlay	**32,648**	**589,764**	**150,000**	**150,000**	**374,000**	**224,000**	**224,000**	**49.3%**
Transfer to Capital Projects	-	22,600	210,078	210,078	-	-	-	
Total Capital Outlay	**-**	**22,600**	**210,078**	**210,078**	**-**	**-**	**-**	**-100.0%**
Total Expenditures	**$ 1,068,746**	**$ 2,039,536**	**$ 1,949,333**	**$ 1,840,233**	**$ 2,310,756**	**$ 2,160,756**	**$ 2,160,756**	**10.8%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CENTRAL EQUIPMENT FUND

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
Beginning Working Capital	**$ 914,955**	**$ 1,098,484**	**$ 1,037,045**	**$ 1,037,045**	**$ 91,780**	**$ 91,780**	**$ 91,780**	
Revenues:								
Charges for Services	639,700	702,500	799,400	799,400	777,000	777,000	777,000	-2.8%
Miscellaneous Revenue	85,696	57,614	31,800	20,000	11,300	11,300	11,300	-64.5%
Total Revenue	**725,396**	**760,114**	**831,200**	**819,400**	**788,300**	**788,300**	**788,300**	**-5.2%**
Transfers In	-	31,000	-	-	35,000	35,000	35,000	---
Total Sources	**725,396**	**791,114**	**831,200**	**819,400**	**823,300**	**823,300**	**823,300**	**-1.0%**
Capital Outlay:								
General Government	-	-	60,915	60,915	34,000	34,000	34,000	-44.2%
Public Safety	216,860	563,444	397,750	397,750	281,349	281,349	241,349	-39.3%
Public Works	325,006	289,109	1,306,000	1,306,000	170,000	170,000	210,000	-83.9%
Total Expenditures	**541,867**	**852,553**	**1,764,665**	**1,764,665**	**485,349**	**485,349**	**485,349**	**-72.5%**
Transfers Out	-	-	-	-	-	-	-	---
Total Uses	**541,867**	**852,553**	**1,764,665**	**1,764,665**	**485,349**	**485,349**	**485,349**	-72.5%
Ending Working Capital	**$ 1,098,484**	**$ 1,037,045**	**$ 103,580**	**$ 91,780**	**$ 429,731**	**$ 429,731**	**$ 429,731**	**314.9%**
Net Change in Working Capital	*$ 183,529*	*$ (61,439)*	*$ (933,465)*	*$ (945,265)*	*$ 337,951*	*$ 337,951*	*$ 337,951*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CENTRAL EQUIPMENT FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
General Government	$ 24,700	$ 11,800	$ 31,300	$ 31,300	$ 31,900	$ 31,900	$ 31,900	1.9%
Public Safety	276,900	301,100	325,900	325,900	288,500	288,500	288,500	-11.5%
Public Works	338,100	389,600	442,200	442,200	456,600	456,600	456,600	3.3%
Total Charges for Services	**639,700**	**702,500**	**799,400**	**799,400**	**777,000**	**777,000**	**777,000**	**-2.8%**
Miscellaneous Revenue	85,696	57,614	31,800	20,000	11,300	11,300	11,300	-64.5%
Total Revenue	**85,696**	**57,614**	**31,800**	**20,000**	**11,300**	**11,300**	**11,300**	**-64.5%**
Transfer from Capital Projects	-	31,000	-	-	35,000	35,000	35,000	---
Total Transfers In	-	31,000	-	-	35,000	35,000	35,000	---
Total Sources	**$ 725,396**	**$ 791,114**	**$ 831,200**	**$ 819,400**	**$ 823,300**	**$ 823,300**	**$ 823,300**	**-1.0%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
CENTRAL EQUIPMENT FUND
EXPENDITURES AND OTHER USES

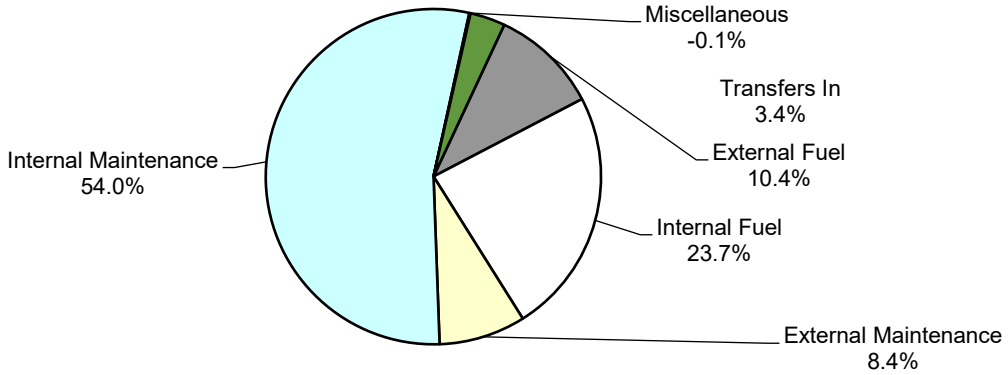
EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
Capital Outlay:								
Public Safety	216,860	563,444			-	-	-	---
Public Works	325,006	289,109			-	-	-	---
Vehicle - General Government			-	-	34,000	34,000	34,000	---
Vehicle - IT			60,915	60,915				
Vehicle - Police Patrol (4)			397,750	397,750	172,349	172,349	172,349	-56.7%
Vehicle - Police Administration			-	-	69,000	69,000	69,000	---
Vehicle - Streets			-	-	40,000	40,000	40,000	
Message Boards (2)			48,000	48,000	-	-	-	-100.0%
Building Department - Ford Lightening (EV)			58,000	58,000	-	-	-	-100.0%
Elgin Pelican -SWEEPER			305,000	305,000	-	-	-	-100.0%
Motor Grader - Streets			385,000	385,000	-	-	-	-100.0%
M Series Motor Grader			125,000	125,000	-	-	-	-100.0%
Freightliner Dump Truck - Sander			320,000	320,000	-	-	-	-100.0%
Bus Floor Jacks			65,000	65,000	-	-	-	-100.0%
Snow Blower			-	-	135,000	135,000	135,000	
Craig Snow Plow			-	-	35,000	35,000	35,000	
Total Operating Expenditures	**541,867**	**852,553**	**1,764,665**	**1,764,665**	**485,349**	**485,349**	**485,349**	**-72.5%**
Total Central Equipment Fund	**$ 541,867**	**$ 852,553**	**$ 1,764,665**	**$ 1,764,665**	**$ 485,349**	**$ 485,349**	**$ 485,349**	**-72.5%**

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
FLEET MANAGEMENT FUND

DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
Beginning Working Capital	**$ 32,168**	**$ (72,482)**	**$ (141,050)**	**$ (141,050)**	**$ (219,632)**	**$ (219,632)**	**$ (219,632)**	
Revenues:								
Charges for Services	2,237,590	2,244,857	2,757,716	2,194,857	2,561,173	2,565,661	2,634,113	-4.5%
Miscellaneous Revenue	(4,811)	(26,213)	(3,500)	(25,125)	(3,500)	(3,500)	(3,500)	0.0%
Total Revenue	**2,232,779**	**2,218,644**	**2,754,216**	**2,169,732**	**2,557,673**	**2,562,161**	**2,630,613**	-4.5%
Transfers In	32,164	-	140,000	140,000	92,302	92,302	92,302	-34.1%
Total Sources	**2,264,943**	**2,218,644**	**2,894,216**	**2,309,732**	**2,649,975**	**2,654,463**	**2,722,915**	**-5.9%**
Expenditures:								
Fleet Management Operations	2,369,593	2,287,212	2,686,854	2,388,314	2,761,397	2,763,634	2,763,622	2.9%
Total Expenditures	**2,369,593**	**2,287,212**	**2,686,854**	**2,388,314**	**2,761,397**	**2,763,634**	**2,763,622**	**2.9%**
Transfers Out	-	-	-	-	-	-	-	---
Total Uses	**2,369,593**	**2,287,212**	**2,686,854**	**2,388,314**	**2,761,397**	**2,763,634**	**2,763,622**	**2.9%**
Ending Working Capital	**$ (72,482)**	**$ (141,050)**	**$ 66,312**	**$ (219,632)**	**$ (331,054)**	**$ (328,803)**	**$ (260,339)**	**-492.6%**
Net Change in Working Capital	*$ (104,650)*	*$ (68,568)*	*$ 207,362*	*$ (78,582)*	*$ (111,422)*	*$ (109,171)*	*$ (40,707)*	

TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
FLEET MANAGEMENT FUND
REVENUES AND OTHER SOURCES

REVENUE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
External Fuel Charges	$ 333,981	$ 283,411	$ 294,778	$ 261,543	$ 283,461	$ 283,461	$ 283,461	-3.8%
Internal Fuel Charges	560,605	628,795	666,510	495,275	616,404	620,892	647,764	-2.8%
External Maintenance Charges	202,673	213,045	259,057	215,440	228,284	228,284	228,284	-11.9%
Internal Maintenance Charges	1,140,331	1,119,606	1,537,371	1,222,599	1,433,024	1,433,024	1,474,604	-4.1%
Total Charges for Services	**2,237,590**	**2,244,857**	**2,757,716**	**2,194,857**	**2,561,173**	**2,565,661**	**2,634,113**	**-4.5%**
Miscellaneous Income	(4,811)	(26,213)	(3,500)	(25,125)	(3,500)	(3,500)	(3,500)	0.0%
Total Miscellaneous Revenue	**(4,811)**	**(26,213)**	**(3,500)**	**(25,125)**	**(3,500)**	**(3,500)**	**(3,500)**	**0.0%**
Transfer from General	32,164	-	140,000	140,000	92,302	92,302	92,302	-34.1%
Total Transfers In	**32,164**	**-**	**140,000**	**140,000**	**92,302**	**92,302**	**92,302**	**-34.1%**
Total Fleet Management Fund	**$ 2,264,943**	**$ 2,218,644**	**$ 2,894,216**	**$ 2,309,732**	**$ 2,649,975**	**$ 2,654,463**	**$ 2,722,915**	**-5.9%**



TOWN OF JACKSON, WYOMING
ADOPTED BUDGET FOR FISCAL YEAR 2026
FLEET MANAGEMENT
EXPENDITURES AND OTHER USES

EXPENDITURE DESCRIPTION	FY2023 ACTUAL	FY2024 ACTUAL	FY2025 AMENDED	FY2025 ESTIMATED	FY2026 REQUESTED	FY2026 RECOMM'D	FY2026 ADOPTED	% Change FY25 AMEND
Salaries & Wages - Regular	$ 347,518	$ 526,375	$ 598,774	$ 527,774	$ 605,970	$ 605,970	$ 605,970	1.2%
Buyout - Compensated Absences	5,802	7,789	11,568	9,568	11,653	11,653	11,653	0.7%
Overtime	-	254	1,000	100	200	200	200	-80.0%
FICA & Medicare	35,598	38,925	46,768	41,268	47,263	47,263	47,263	1.1%
Health Insurance	123,283	123,283	116,206	116,206	103,993	106,053	106,053	-8.7%
Vision Insurance	1,135	1,132	1,080	1,080	914	914	914	-15.4%
Dental Insurance	5,746	5,746	5,281	5,281	4,291	4,291	4,291	-18.7%
Wyoming Retirement	79,347	86,675	101,516	89,016	102,544	102,544	102,544	1.0%
Workers' Compensation	12,111	12,790	15,830	13,930	7,694	7,694	7,694	-51.4%
State Unemployment	-	270	1,662	1,662	1,662	1,662	1,662	0.0%
Disability/Life Insurance	2,825	4,143	4,406	4,406	4,412	4,412	4,412	0.1%
Janitorial Supplies	-	314	350	2,000	1,500	1,500	1,500	328.6%
Operating Supplies	-	-	-	-	5,000	5,000	5,000	---
Uniforms	1,411	441	1,500	400	400	400	400	-73.3%
R&M - Core Maintenance Facility	-	400	60,000	36,000	54,000	54,000	54,000	-10.0%
Small Tools & Equipment <$10K	12,053	13,726	15,000	15,000	15,000	15,000	15,000	0.0%
Tools	4,359	4,996	12,000	10,000	6,000	6,000	6,000	-50.0%
Petroleum for Resale	826,441	836,665	791,929	710,526	868,660	868,660	868,660	9.7%
Parts for Resale	803,121	530,561	723,205	644,242	733,021	733,021	733,021	1.4%
Postage	-	-	100	50	50	50	50	-50.0%
Physicals	310	700	310	150	310	310	310	0.0%
Repair & Maint - Shop Parts	1,360	1,920	2,822	2,305	1,534	1,534	1,534	-45.6%
Repair & Maint - Shop Labor	2,480	2,673	4,025	1,539	4,160	4,160	4,160	3.4%
Repair & Maint - Machinery	3,302	340	10,000	5,000	10,000	10,000	10,000	0.0%
Petroleum Products	2,486	2,524	2,470	2,974	3,670	3,670	3,670	48.6%
Repair & Maint - Fuel Depot	3,765	7,235	8,000	4,000	8,000	8,000	8,000	0.0%
Uniform Cleaning	1,610	1,679	2,100	2,100	2,500	2,500	2,500	19.0%
Training, Travel, & Meetings	115	150	3,000	800	2,000	2,000	2,000	-33.3%
Central Equipment Fund Rental	24,700	21,600	25,400	21,166	26,000	26,000	26,000	2.4%
IT Services	65,245	49,917	73,889	73,889	42,404	42,404	42,404	-42.6%
Departmental Software	-	-	-	-	50,445	50,445	50,445	---
Property Insurance	436	445	42,370	41,619	32,003	32,003	32,003	-24.5%
Liability Insurance	3,034	3,545	4,293	4,264	4,144	4,321	4,309	0.4%
Total Fleet Management Operations	**2,369,593**	**2,287,212**	**2,686,854**	**2,388,314**	**2,761,397**	**2,763,634**	**2,763,622**	**2.9%**

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TOWN OF JACKSON, WYOMING

Adopted Budget
For the Fiscal Year Ending June 30, 2026

FIVE – YEAR CAPITAL IMPROVEMENT PROGRAM

WHAT IS THE CAPITAL IMPROVEMENT PLAN DEVELOPMENT PROCESS?

Assign Project Titles
· Make the title descriptive of the work.
· The title of the project should be based on the problem to be solved at a location, rather than titling based on the solution.
· Group projects in a meaningful way within each department. A project title of Boomerang Improvements won't work if it includes everything from the kitchen sink replacement to the cart path overlay. It is a judgment decision.

Formulate Project Descriptions
· Include the target activities to be completed each year on the project. This should be a brief statement of the work that will be performed and its location.

Formulate Project Cost Estimates
· The costs of each project are broken down into any of the following categories:
    Land Acquisition
    Planning/Design/Construction
    Vehicles/Equipment/Furnishing

Document Project Justifications
The following should be considered:
· Reason the project is necessary
· Related projects
· Coordination efforts required with other agencies
· Mandates and deadlines for compliance
· Service Impact
· Revenues that could be generated as a result of the project
· Community goal references
· Safety requirements.

Document Operating Impact
Projects are not accepted for consideration without operating impact statements. Record the initial operating costs in the year they will most likely occur. It will be assumed that the costs will continue from that point on, unless information is provided otherwise.

Unfunded Projects:
· All projects not funded are placed on an unfunded list.

Present product to the Town Council for review and final consideration
· Five-year funded Capital Improvements
· Ranked list of unfunded needs.

HOW DOES THE CAPITAL IMPROVEMENT PROGRAM IMPACT THE OPERATING BUDGET?

All capital improvement projects are required to show the operating budget impact at the time the projects are submitted for consideration in the Capital Improvement Program. This includes the number of full time equivalent positions that would be needed or could be eliminated and the cost or savings for salaries/benefits, supplies/services, and equipment. It would not be prudent to make funding decisions in favor of a project the Town could not afford to maintain, staff, or provide equipment for.

Capital improvements can impact the budget by increasing or decreasing revenues and expenditures. Revenues could be increased if the improvement attracts new businesses (building permits, sales tax, and property tax). The improvement could also increase expenditures. Perhaps an expansion requires new employees, additional maintenance services, or additional utility costs. Construction of a new street may require additional costs for police patrol services, snow and ice removal, or street light utility costs. Perhaps new technology could make the operation of a plant more efficient resulting in a reduction in power costs, utility costs, and personnel costs (reduction in overtime or man-hours).

Many projects are associated with an avoidance of future costs that are difficult to measure. The cost of maintenance should not exceed the benefit of the asset. The priority for available capital project funds has been to lengthen the lives of existing facilities and infrastructure. Most of the Town of Jackson's projects fall into this category.

HOW IS CITIZEN INPUT INCORPORATED IN THE CIP DEVELOPMENT PROCESS?

The citizens are involved in the capital improvements plan through participation at council meetings, and through citizen boards, commissions, and participation in public meetings, work sessions and public hearings.

Participation in Citizen Boards and Commissions:

Several disciplines within the Town have a citizen board or commission that helps to identify and prioritize needs within their scope of interest. These priorities are reflected in the department head numeric ranking of the project when it is initially submitted for consideration. The citizen boards and commissions are particularly influential with regard to the addition of a project to the plan and the priority it has within the scope of needs for the community.

Participation in Public Meetings:

Each year in the spring, a workshop is held to inform the Town Council and all interested citizens about the proposed budget for the year. A session within this workshop is devoted to capital improvements. Since annual appropriations are required by statute, one required public hearing is held in conjunction with the operating budget each year. Capital improvements typically represent 20% of the total budget and are considered carefully.

Beyond participation in boards and public meetings, the Town makes a considerable effort to inform the citizens through various publications, news releases, and the Town's website.

HOW IS THE CAPITAL IMPROVEMENT PLAN FORMULATED?

The following time line is a specific listing of the steps used to develop the Capital Improvement Plan:

December: The Finance Department distributes "CIP Budget Request Instructions" along with prior year submissions.

July: Existing projects roll forward one year. There is also dialogue reminding departments about the general philosophies mentioned earlier in this discussion. Each project is evaluated by the department head. New projects are then submitted to the Finance Department and entered into the database along with updates or changes to existing projects.

April: The Budget staff finalizes the plan by shifting funding priorities as necessary and incorporating new projects, particularly in years six through ten. The Town manager determines the overall budget recommendation.

May: Work sessions are held to consider budget issues (for operating and for capital improvements).

June: The first and second public hearings are held, and the budget is appropriated.

HOW IS THE CAPITAL IMPROVEMENT PROGRAM FINANCED?

In analyzing the financial viability of the capital improvements in the 2026-2030 plan the Town has three basic choices for methods of financing: pay-as-you-go, joint power agreement development authority capital leasing, and debt financing. The following sources provide revenue for the three financing methods.

General Fund revenues, such as sales taxes, local government aid, and service charges use current revenues to finance capital outlays. Annually, the General Fund transfers a portion of the 5th cent to capital project funds for a variety of capital projects, which may include other funding sources.

Two Internal service funds accumulate resources for regularly planned equipment purchases through rental charges to various divisions within benefiting funds. The Central Equipment Fund reduces the impact of large equipment purchases on annual divisional expenditures by essentially amortizing the cost of such equipment to the division through rental charges. The rental charge also includes a small inflation factor to provide for the future replacement of that item. The IT Services Fund functions essentially in the same manner by purchasing and leasing computer related equipment.

Enterprise fund revenues, which are derived from user charges, are used to finance capital improvements and equipment necessary for delivering a specific service. Additionally, accumulated revenues in enterprise funds can be transferred to other funds to provide financing for capital asset acquisitions.

Specific purpose excise taxes (SPET) is major source of revenue for funding voter approved projects. The Town currently has four SPET project funds open: 2014, 2016, 2019, and 2022.

Debt issuance is used to finance large capital improvements. Revenue bonds and Rural Water Development notes can or are used to finance improvements to the Town's water and sewage utilities.

Federal and state grants provide funding for various capital improvement projects. Currently, the town receives so-called "over-the-cap" aid payments, which are currently used for capital expenditures. Other sources come from grants, donations, reserves, and other governmental units that share boundaries.

TOWN OF JACKSON, WYOMING
5-YR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2026 - 2030
PROJECTS BY REVENUE SOURCES AND FISCAL YEAR

	FY2026 Adopted	FY2027 Requested	FY2028 Requested	FY2029 Requested	FY2030 Requested	Total
2014 SPET						
Beginning Fund Balance	**2,943,439**	**2,224,242**	**1,696,089**	**1,650,472**	**421,981**	
Revenues	**85,500**	**66,727**	**50,883**	**49,514**	**12,659**	
Expenditures:						
North Cache Pedestrian Streetscape Improvements ($1,000,0(	3,000		96,500	933,005		1,032,505
Gregory Lane Complete St/Drainage	801,697					801,697
Center Street Ped Improvements		250,000				250,000
East Broadway				345,000		345,000
Maple Way / Snow King & Scott Ln (Complete Street)		344,880				344,880
Total Expenditures	**804,697**	**594,880**	**96,500**	**1,278,005**	**-**	**2,774,082**
Ending Fund Balance	**2,224,242**	**1,696,089**	**1,650,472**	**421,981**	**434,641**	
2016 SPET						
Beginning Fund Balance	**340,106**	**353,706**	**344,317**	**334,647**	**324,686**	
Revenues	**13,600**	**10,611**	**10,330**	**10,039**	**9,741**	
Expenditures:						
West Broadway Landslide	-	20,000	20,000	20,000	20,000	80,000
Total Expenditures	**-**	**20,000**	**20,000**	**20,000**	**20,000**	**80,000**
Ending Fund Balance	**353,706**	**344,317**	**334,647**	**324,686**	**314,426**	
2019 SPET						
Beginning Fund Balance	**10,474,549**	**3,874,549**	**3,945,785**	**3,081,659**	**2,349,108**	
Revenues	**200,000**	**116,236**	**118,374**	**92,450**	**70,473**	
Expenditures:						
Gregory Lane Complete Street	6,800,000					6,800,000
Cache Creek Tube - Phase - 1B W Mercill (Storm Drainage) 445'-Lf		45,000	900,000			945,000
Cache Creek Tube - Phase - 1C N Glenwood (Storm Drainage) 285'-Lf			55,000	550,000		605,000
Cache Creek Tube Phase 1 - Treatment Unit (Storm Drainage) Perry			27,500	275,000		302,500
Total Expenditures	**6,800,000**	**45,000**	**982,500**	**825,000**	**-**	**8,652,500**
Ending Fund Balance	**3,874,549**	**3,945,785**	**3,081,659**	**2,349,108**	**2,419,582**	
2022 SPET						
Beginning Fund Balance	**538,013**	**1,967,013**	**1,976,023**	**4,985,304**	**4,634,863**	
Revenues	**1,479,000**	**59,010**	**3,059,281**	**149,559**	**139,046**	
Expenditures:						
Sidewalks					3,000,000	3,000,000
County - Water Quality	50,000	50,000	50,000	500,000	-	650,000
Total Expenditures	**50,000**	**50,000**	**50,000**	**500,000**	**3,000,000**	**3,650,000**
Ending Fund Balance	**1,967,013**	**1,976,023**	**4,985,304**	**4,634,863**	**1,773,909**	

TOWN OF JACKSON, WYOMING
5-YR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2026 - 2030
PROJECTS BY REVENUE SOURCES AND FISCAL YEAR

	FY2026 Adopted	FY2027 Requested	FY2028 Requested	FY2029 Requested	FY2030 Requested	Total
Capital Projects Fund (5th Cent)						
Beginning Fund Balance	**6,970,570**	**6,481,415**	**7,506,390**	**6,289,145**	**3,354,682**	
Revenues	**12,609,145**	**6,437,484**	**6,468,234**	**6,431,716**	**6,343,682**	
Expenditures:						
Annual Street Maintenance	1,530,000	1,560,600	1,591,812	1,623,648	1,656,121	7,962,181
Annual R&M - Boardwalks	112,200	114,444	116,733	119,068	121,449	583,893
Annual R&M-Paint Projects	94,554	96,445	98,374	100,341	102,348	492,063
Vine St 770 LF	544,000					544,000
Broadway Inlets At Jean, Gros Ventre	150,000					150,000
Broadway ADA	1,150,000					1,150,000
Tree Removal Existing Area	85,000					85,000
Placeholder Tbd By Tc Long Term Plannng Direction	50,000	50,000	50,000	100,000	100,000	350,000
General ROW Improvements	51,000	52,020	53,060	54,122	55,204	265,406
Multi-Road Rebuild		100,000	1,000,000	-		1,100,000
North King Street Charter Bus & Gill Sidewalk (Water, Sewer) 550'-Lf			130,000	1,120,000		1,250,000
Perry (<=25 Pci)				300,000		300,000
Simon Lane Realignment		500,000				500,000
Willow And Gill - Urban Systems (Water)			100,000	1,000,000		1,100,000
Downtown Pedestrian Project - Center St				50,000	250,000	300,000
North Cache Streetscape Phase II (Storm drainage)			SPET 2014	1,000,000		1,000,000
Snow King Ave - Master Plan		50,000				50,000
Ska - Stacy To Scott & Maple Way (Water & Sewer) 1,820'-Lf		SPET 2014	1,000,000	-		1,000,000
Alpine Ln (<=35 Pci) (Water)			125,000	1,000,000		1,125,000
Stormwater Treatment Unit Hwy 89					5,000	5,000
Core Maint (Incl. Solar Cells On Roof)			1,000,000			1,000,000
Town Hall Paint/Stain		90,000				90,000
Town Hall 2Nd Floor Office Space Reallocation - West Side		385,000				385,000
Town Hall 1St Floor Office Space Reallocation			275,000			275,000
155 Pearl - Install Generator				250,000		250,000
Parking Garage New Doors For Nw Tower		20,000				20,000
Parking Garage Sprinkler System			137,500			137,500
Snow King Housing - Dumpster Enclosure				10,000		10,000
Snow King Center Improvements - New Roof (Ski Club, 3 Phases)				350,000	650,000	1,000,000
Snow King Center - Control For Riser Room		10,000				10,000
Snow King Event Center - New Wet Fire System			175,000			175,000
Snow King Event Center -Ski Area Flooring				55,000		55,000
Snow King Center Improvements - Emergency East Egrees Snow Roof				400,000		400,000
Skc Replace Elevator				136,000		136,000
Ml-Line Multi-Loader 6.0 In Cemetery Transporter For Slopes		55,000				55,000

TOWN OF JACKSON, WYOMING
5-YR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2026 - 2030
PROJECTS BY REVENUE SOURCES AND FISCAL YEAR

	FY2026 Adopted	FY2027 Requested	FY2028 Requested	FY2029 Requested	FY2030 Requested	Total
Capital Projects Fund (5th Cent) continued						
Tree Grinder For Our Mini Ex.		25,000				25,000
2-Columbarium And 1- Mausoleum		86,000				86,000
Streets - Bulbs/Fixtures/Add-Ons/Replacements		-	250,000	215,000	315,000	780,000
Seal PD Bay roof leaks	50,000					50,000
Police Department Tasers	24,000					24,000
Meridian Barriers	77,000					77,000
Dispatch (County)	556,115	556,000	556,000	556,000	556,000	2,780,115
Fire/EMS (County)	644,205	400,000	400,000	400,000	400,000	2,244,205
Emergency Management	147,920	20,000	20,000	20,000	20,000	227,920
Parks & Recreation (County)	237,184	400,000	400,000	400,000	400,000	1,837,184
TOJ Bicycle Network Improvements	100,000	100,000	100,000	100,000	100,000	500,000
E-Bike Safety Improvements	300,000					300,000
Bike Racks	7,000	7,000	7,000	7,000	7,000	35,000
USFWS Connector & North Cache	20,000					20,000
Scott Lane-Maple Way Bike/Ped	30,000					30,000
Build- Jorgenson 1 & 2	78,754					78,754
UPS Server IT Server Room	25,000					25,000
Climate Action Projects	16,500					16,500
Council Chambers AV Upgrade	308,000					308,000
Bunkhouse Sprinkler System	25,000					25,000
EV charging stations - Subaward	4,918,368					4,918,368
EV charging stations - Town	661,500					661,500
New Town Hall Generator	350,000					350,000
Facilities - commercial/residential exteriors	40,000	75,000				115,000
GLS Basement Building	20,000					20,000
Transfer to Central Equipment	35,000					35,000
Debt Service - Utility Funds	660,000	660,000	100,000			1,420,000
Total Expenditures	**13,098,300**	**5,412,509**	**7,685,479**	**9,366,179**	**4,738,122**	**40,300,590**
Ending Fund Balance	**6,481,415**	**7,506,390**	**6,289,145**	**3,354,682**	**4,960,242**	

TOWN OF JACKSON, WYOMING
5-YR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2026 - 2030
PROJECTS BY REVENUE SOURCES AND FISCAL YEAR

	FY2026 Adopted	FY2027 Requested	FY2028 Requested	FY2029 Requested	FY2030 Requested	Total
Water Fund						
Expenditures:						
Well #10	1,575,000					1,575,000
Gregory Lane Water Line	1,575,554					1,575,554
Snow King Dr Line & Pump	810,000					810,000
Lead/Copper Rule Insp Upgrades	200,000	200,000				400,000
Meters for Thaw Wells 2, 3	8,500					8,500
Snow King Water Tank Overflow	300,000					300,000
New Thaw Wells SCADA Controls	75,000					75,000
Vine St (Complete St./Water/Sewer) 850 LF 4" steel & ductile	575,000					575,000
Zone 3 Tank Supply & Storage Development		50,000				50,000
Well 11 planning/design		600,000				600,000
Snow King/Scott/Maple Way (complete street)		75,000	500,000			575,000
Alpine (cast iron) (Complete Street)			100,000	1,000,000		1,100,000
North King Water Line - Deloney to Gill (Complete Street)				720,000		720,000
West Aspen St.				492,800		492,800
Pine Dr. (460' east of Millward to tunnel)					263,200	263,200
E. Broadway Waterline (Complete St./Water/Sewer)					106,000	106,000
Total Expenditures	**5,119,054**	**925,000**	**600,000**	**2,212,800**	**369,200**	**9,226,054**

TOWN OF JACKSON, WYOMING
5-YR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2026 - 2030
PROJECTS BY REVENUE SOURCES AND FISCAL YEAR

	FY2026 Adopted	FY2027 Requested	FY2028 Requested	FY2029 Requested	FY2030 Requested	Total
Sewer Fund						
Expenditures:						
Gregory Lane (Complete St)	2,151,613					2,151,613
Manhole Lining	50,000					50,000
Vine St. (Complete St./Water/Sewer) 825 Lf Pipe	500,000					500,000
Broadway/N King Alley	880,000					880,000
Manhole Lining		51,000	52,020	53,060	54,122	210,202
Wwtp Upgrade Master Plan			100,000			100,000
Flat Creek Sewer (Street Rebuild)		230,000	-	850,000		1,080,000
Easements For Hs Rd, Others		50,000	50,000	50,000	50,000	200,000
Snow King And Maple Way (Complete St./Sewer)		48,000	925,000			973,000
Ska - Stacy To Scott & Maple Way (Water & Sewer) 1,820'-Lf		80,000	800,000			880,000
Ska - Flat Creek To Stacy (Water & Sewer)				120,000	1,000,000	1,120,000
E. Gill Sewer - King Street (Complete Street, Water)			50,000	505,000		555,000
Hillside Townhomes			74,550	745,500		820,050
Absaroka-Wapiti Yard Sewers (Fix Bellies)				30,000	600,000	630,000
Halpin Sewer (Gregory Ln Under Hwy To Crabtree)				40,200	335,000	375,200
E. Broadway Sewer (Complete St./Sewer/Water)					106,000	106,000
Flat Creek Sewer North (5-Way To Hansen) (Water)					93,000	93,000
Total Expenditures	**3,581,613**	**459,000**	**2,051,570**	**2,393,760**	**2,238,122**	**10,724,065**

TOWN OF JACKSON, WYOMING

Adopted Budget
For the Fiscal Year Ending June 30, 2026

APPENDIXES

Financial Management Polices

Budgetary Practices

Each department prepares its own budget for review by the Town Manager. The budget is approved by resolution of the Town Council at an advertised public hearing. By Town Municipal Code, the operating and capital budgets (together, the "budget") are recommended at the divisional level.

During the year, it is the responsibility of the Town Manager to administer the budget. The Town Manager can propose amendments to the Town Council for the current budget. The Town will strive to adopt an annual General Fund budget in which expenditures, net of one-time expenditures, do not exceed projected recurring revenues. As a management policy, budgetary control is maintained in all funds at the program level by Department Directors.

Budget Process

Overall, the budget process takes approximately five months, ending in June with adoption of the budget for the following fiscal year beginning on July 1. The process begins each January with the Town Council reviewing/establishing the goals upon which the Town's budget will be built. In January, the Town Council, Town Manager and staff meet at a mid-year retreat, during which town-wide goals are discussed and re-affirmed. In February, every department submits its budget to the Finance Department for compilation and eventual review by the Town Manager. From March through April, the Town Manager carefully reviews, evaluates and prioritizes each department's budget submissions for new and additional services, positions, capital projects and supplemental budget requests. During this time, the Finance Department provides the Town Manager with support in studying the revenues and expenditures for the upcoming fiscal year. Typically in March-April, the Town Manager and Finance staff meet with each department in order to conduct a final review of their respective budgets and to resolve any final details. Once all the final issues are decided by the Town Manager, the Finance Department begins to prepare the recommended budget document. The recommended budget is brought forth to the town council by May 15th of each year. At which time the Town Council may direct any revisions to the Town Manager's recommended budget. The Town Council approves the budget at an advertised public hearing in June.

DRAFT FY 2026 Budget Schedule (updated 1/31/2025)

Action	Date
Budget instructions given to departments	January 10, 2025
Budget request are due from Departments to Finance Director	February 20, 2025
Presentation of consolidated budget requests to Town Manager	February 21, 2025
Town Manager reviews all budget requests and meets with Town Directors	March 4 - March 7, 2025
Joint Department Submissions Due (Town and County)	March 3, 2025
Town Manager reviews all budget requests and meets with Joint Department Directors	March 13, 2025
Town Manager makes recommedations and follows up with Department Directors as needed	March 10 - March 21, 2025
Budget requests are due from Human Service/Promotional agencies	March 31, 2025
TCSD School Spring Break	March 24 - April 4, 2025
Budget Production by Town Manager, Director of External Affairs, and Finance Director	April 1 - April 7, 2025
Recommended budget published and submitted to Mayor and Council	April 11, 2025
Council Budget Meetings and Budget Follow Up Meetings	April 21 - May 28, 2025
Joint Department / Human Services / Airport TTB ECW Presentations to Town Council & County	April 28 - April 29, 2025
Newspaper publication of recommended budget sent to paper by 3:00 PM	May 14, 2025
Budget Summary Appears in paper	May 21, 2025
Budget Workshop (if needed) - Final Council Edits	
Public Hearing and adoption of final budget	June 16, 2025
Copy of newspaper advertisement sent to state audit department	June 16, 2025
Publication and distribution of formal budget document	July 31, 2025

Basis of Budgeting

Budgets for all Governmental Funds (e.g., the General Fund) are prepared on a modified accrual basis. Briefly, this means that obligations of the Town are budgeted as expenditures, but revenues are recognized only when they are measurable and available.

The proprietary funds (for example Water Utility) also recognize expenditures as when a commitment is made. Revenues, however, are recognized when they are obligated to the Town. As an example, revenue from the sale of water is recognized when the service is provided.

In all cases (Governmental and Proprietary Funds), appropriations lapse for goods and services that are not received by year-end. The Annual Comprehensive Financial Report (ACFR) shows the status of the Town's finances on the basis of generally accepted accounting principles (GAAP). In most cases this conforms to the way the Town prepares its budget. Exceptions are as follows:

a. The compensated absences liability is accrued as an expense when earned by employees (GAAP) as opposed to being expended when paid (budget). Currently, the Town pays any accrued compensated absences on an annual basis.

b. Principal payments on long-term debt within the proprietary funds are applied to the outstanding liability on a GAAP basis, as opposed to being expended on a budget basis.

c. Capital outlay within the proprietary funds are recorded as assets on a GAAP basis and expended on a budget basis.

d. Depreciation expense and pension liability adjustments are recorded on a GAAP basis only.

e. Sales of land held for resale are recorded as a gain or loss (GAAP) as opposed to revenue when the land is sold (budget).

f. Purchases of land held for resale are recorded as assets on a GAAP basis and expended on a budget basis.

Capital Improvement Program practices:

Along with the operating budget, the Town Manager submits a Capital Improvement Program (CIP) to the Town Council. The CIP provides information on improvements to the Town's public facilities for the ensuing fiscal year and four years thereafter. The first year of the plan establishes a capital budget for the new fiscal year. The remaining four years serve as a guide for use in determining the long-term capital priorities of the Town. The CIP is recommended at the department level. CIP expenditures are accounted for in a variety of funds including, but not limited to, the Capital Projects Funds and the Enterprise Funds and are funded by a variety of sources. The Town strives to maintain a high reliance on pay-as-you-go financing for its capital improvements in order to maintain debt within prudent limits.

Cash Management/Investment Practices

The majority of unrestricted cash is combined into one pooled operating account to facilitate effective management of the Town's resources.

The Town Treasurer (Finance Director) invests temporarily idle funds in accordance with Wyoming Statutes (W.S. 9-1-416 and W.S. 9-4-831). The Town's investment policy, as adopted by the Town Council is slightly more restrictive. Permissible investments include obligations of the U.S. Government, Federal Agencies, Government Sponsored Enterprises Medium Term Notes, Certificates of Deposit, Bankers Acceptances; Commercial Paper rated the highest quality by the major national rating services, State of Wyoming State Treasurer's Asset Reserve (WYOSTAR) Investment Fund, Repurchase Agreements, and Money Market Mutual Funds. The provisions of W.S. 9-4-820 and 9-4-821 require that banks and savings and loan institutions collateralize all deposits of public funds. The Town of Jackson also requires collateralization of time deposits and repurchase agreements. Banks and savings and loan associations are authorized to use any of the investments as specified in W.S. 9-4-820 and 9-4-821 as collateral. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 105% of the market value of principle and accrued interest. Collateral will always be held by a third party. Clearly marked evidence of ownership (safekeeping receipt) will be supplied to the Town of Jackson and retained.

Accounting, Auditing and Reporting Practices

The basis of accounting within governmental fund types used by the Town is modified accrual. Under this method of accounting, revenue is recorded when susceptible to accrual, which is when both measurable and available for the funding of current appropriations.

Further, expenditures are recognized when the related fund liability is incurred. Under the modified accrual basis of accounting, principal and interest on long-term debt are recorded as fund liabilities when due. All enterprise and internal service funds follow the accrual basis of accounting. Under this method of accounting, revenues are recognized when earned and expenses are recorded when incurred.

The Town places continued emphasis on maintenance of an accounting system that provides strong internal budgetary and accounting controls. It is designed to provide reasonable assurances for both the safeguarding of assets against loss from unauthorized use or disposition, and the reliability of financial records for preparing financial statements and reports, such as the budget and the Town's ACFR, as well as the maintenance and accountability of assets.

The Town of Jackson issues an ACFR in accordance with generally accepted accounting principles outlined by the Governmental Accounting Standards Board.

An independent audit of the Town's ACFR is performed annually.

Revenue and Expenditure Policies

The Town will strive to adopt an annual General Fund budget in which expenditures, net of one-time expenditures, do not exceed projected recurring revenues.

A five-year financial planning model, including revenues and expenditures, is prepared annually for all major funds to provide strategic perspective to each annual budget process.

On an annual basis, the Town will evaluate/set fees and rates at levels that fully recover total direct and indirect costs.

If new budget appropriation needs are identified at an interim period during the fiscal year, at the department level, formal budgetary authority will be requested from the Town Council.

When making appropriations, the Town will budget in a manner that uses the most allowable restrictive resources first.

Capital Financing and Debt Management Policies

Long-term borrowing will not be used to finance current operations or normal maintenance.

All debt issued, including use of the lease-purchase method, will be repaid within a period not to exceed the expected useful lives of the improvements financed by the debt.

The Town will strive to maintain a high reliance on pay-as-you-go financing for its capital improvements.

The Town will maintain a minimum unreserved fund balance in the General Fund of 25 percent of General Fund budgeted expenditures and recurring transfers.

Annually, a five-year budget will be developed analyzing all anticipated operating and capital expenditures by year and identify associated funding sources.

RESOLUTION 25-18, APPENDIX A
FEE SCHEDULE, EFFECTIVE JULY 22, 2025

This Schedule excludes Water, Sewer, and Capacity Fees found in Title 13

Business License		**$ Current Fee**
5.16.010	**Sales Tax Collecting**	
	less than 10 employees	133.00
	11-49 employees	267.00
	50-99 employees	400.00
	100 employees, or more	667.00
5.16.020	**Non-Sales Tax Collecting**	
	less than 10 employees	174.00
	11-49 employees	387.00
	50-99 employees	521.00
	100 employees, or more	868.00
5.16.025	**Independent Contractors and Agents**	133.00
5.16.027	**Commercial Rentals**	135.00
5.16.027	**Residential Rentals**	135.00
5.06.130	**Solicitation - Commercial**	135.00
5.06.150	**Solicitation - Highway or Street**	135.00
5.20.010	**Installation Permit**	34.00
5.32.040	**Pawnbroker**	35.00
5.20.020	**Exposition Licenses**	
	5 or fewer vendors; for-profit expositions	139.00
	more than 5 vendors; for-profit expositions	278.00
	5 or fewer vendors; non-profit expositions	70.00
	more than 5 vendors; non-profit expositions	139.00
5.12.080 A	**Application Fee, Non-Refundable Portion**	
	processing fee for denied license	50.00
5.04.026 B	**Renewal Late Fee**	
	$33 per month on January 31st	34.00
5.12.130	**Change of Location Fee**	
	notice given on new application	50.00

Ground Transportation		**$ Current Fee**
5.50.040 B	**Transportation License**	
	< 10 employees	133.00
	> 10 employee	267.00
5.50.050 B	**Vehicle License Permit**	
	>30 mpg	51.00
	< 30 mpg	77.00
5.50.060 B	**Operator License Permit**	
	new	127.00
	renewal	64.00
5.50.085	**Taxi Fares**	
	see Resolution #21-10 "A RESOLUTION ESTABLISHING A GROUND TRANSPORTATION FARE MAP"	
	https://www.jacksonwy.gov/575/Taxi-Fee-Information	

Miscellaneous	**$ Current Fee**

Public Records		
	Copy	
	electronic document, *per document*	15.00
	black and white paper	0.29/page
	color paper	0.56/page
	Plotted Map	
	size 11x17, each	Actual Cost
	size 24x36, each	Actual Cost
	size 36x54, each	Actual Cost
	Photograph	17.00
	Police Report	17.00
	LDRs and Comprehensive Plan	65.00
	Research / Compilation Services	18.00
	External electronic media (disk, usb drive, etc.)	17.00
	Postage / shipping	Actual Cost
	Other special circumstances	Actual Cost
Vehicle Inspection		10.00
Application Submittal Fee		$5/Application
Credit Card Transaction Fee		2.55%/Transaction
Public Intoxication Administrative Fee (Set by Ordinance)		25.00
DUI Administrative Fee (Set by Ordinance)		
	Convicted	800.00
	Deferred	750.00
Boot list Administrative Fee (Set by Ordinance)		50.00
Municipal Court Record Search		10.00
Jackson Hole Airport		**$ Current Fee**
2.36.120	**Passenger Boarding Fee**	
	Per passenger enplaning commercial aircraft, not to exceed	6.00
Liquor License		**$ Current Fee**
6.20.006 C	**Annual Liquor License**	
	Bar and Grill: renewal	3,726.00
	Bar and Grill: new application	10,500.00
	Limited Retail (Club)	529.00
	Microbrewery	500.00
	Resort	3,000.00
	Restaurant	3,000.00
	Retail	1,500.00
	Satellite Manufacturer	100.00
	Satellite Winery	100.00
	Winery	500.00
	Special Malt Beverage	1,000.00
	Resort Hotel	3,000.00
6.20.006 D	**Temporary, 24-Hour Permits**	
	Catering	50.00
	Malt Beverage	50.00
	Manufacturer's Off-Premises	50.00

Animal Shelter Impounding, Board, Adoption		$ Proposed Fee
7.02.040 B	**Capture of Animals, Impoundment**	
	First	35.00
	Same animal, second within one year	49.00
	Same animal, third within one year	69.00
	Same animal fourth and more within one year	138.00
	Impoundment, Boarding	
	First 24-hours included in impoundment fee	-
	per animal for each 24-hours	21.00
7.02.050	**Adoption**	
Res 09-04	Dog, impounded for 7+ days	124.00
Res 09-04	Cat, impounded for 7+ days	107.00

Animal Control and Dog License		$ Current Fee
7.12.025	**Owner Surrender**	39.00
	Rabies voucher	29.00
	Dog License	
	Altered	12.00
	Unaltered	29.00

Health and Safety, Alarms		$ Current Fee
8.32.090	**Police or Fire/EMS response to a false alarm**	219.00

Waste Reduction Fee (Plastic Bag)		$ Current Fee
8.36.020 J	**Consumer Waste Reduction Fee, paper or plastic bag**	0.20
8.36.050 A	Store retains	0.10
8.36.050 B	Remit to Town of Jackson	0.10
8.36.070 D	Late remittance to Town of Jackson	10.00
8.36.070	**Audit and Violations**	
8.36.070 C	First conviction	58.00
8.36.070 C	Second conviction	117.00
8.36.070 C	Third Conviction goes to Municipal Court	-

Engineering Fees		$ Current Fee
	Sewer and Water County Connection Request (Application) Fee	
	Non-Refundable Application Fee	53.00
	Single Lot	102.00
	Central System	1,023.00
	Staff Review	$155/hour
	Fees are for each utility connected	
	Sewer and Water Connection and Use Agreement Fee	
	Non-Refundable Application Fee	53.00
	Single Lot	102.00
	Central System	1,023.00
	Staff Review	$155/hour
	Fees are for each utility connected	
	Sewer and Water Connection Permit (SWP) for County Connections	
	Non-Refundable Application Fee	53.00
	Permit Fee - Each Utility: Individual Residential (Primary + 1 accessory):	465.00
	Permit Fee - Each Utility: Multi-Unit Residential (3+ Units)	900.00
	Permit Fee - Each Utility: Multi-Lot Residential/Subdivision	465.00/Lot
	Permit Fee - Each Utility: Non-Residential Development	1,680.00
	Inspections	$155/hour

Encroachment Permit		$ Current Fee
12.08.030	**Encroachment Agreements**	
	Non-Refundable Application Fee	53.00
	Request for Encroachment	637.00
	Encroachment Agreement	637.00
	Crane in PROW (set in crane agreements, per license)	880.00
	Crane Swing in PROW (set in crane agreements, per license)	622.00
	Crane Agreement Annual Renewal	500.00
	Amendments to Agreements	500.00
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work)	
12.08.060	**Encroachment Activity:**	
	Non-Refundable Application Fee	53.00
	Amendment to Permit: Non-refundable	27.00
	Utility Excavation in public paved surface- per utility	529.00
	Utility Excavation in public gravel surface - per utility	317.00
	Utility Excavation in public unimproved/landscaped - per utility	317.00
	Driveway cuts/curb cuts installation/replacement - each	190.00
	Curb and gutter installation - Linear Feet of Curb, 50 feet Minimum	190.00
	Sidewalk installation - Square Feet of Sidewalk, 50 feet Minimum	190.00
	Construction-related, occupy street travel lane - Linear Feet of Curb, 50 feet Minimum	100.00
	Construction-related, occupy bike travel lane/pathway/cycle track –Linear Feet of Curb, 50 feet Minimum	22.00
	Construction-related, occupying sidewalk and buffer area –Linear Feet of Curb, 50 feet Minimum	17.00
	Construction-related, occupy public alley - per day	190.00
	Construction-related, occupy time-restricted parking space - per space/day	94.00
	Construction-related, occupy non-time restricted parking space - per space/day	53.00
	House moving, per mile/day in town	1,351.00
	Other, as deemed appropriate by Public Works Director	
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work)	
	Excavation, Construction, and Occupancy fees are cumulative	
	Fees are per the table unless otherwise noted, conditioned, or regulated (e.g. restrictions for winter snow removal ordinance). Minimum permit fees may apply. Minimum pay quantity is as shown.	
	Fees are non-refundable, unless staff determines that it was notified prior to the permitted dates that the permitted activity would not occur or staff knows the activity did not occur.	
	Full lane closure is inclusive of adjacent parking, does not include sidewalk and buffer area fee.	
	Fee Waivers are in accordance with the Planning Permit Fee Waiver policy or other established agreements.	

Parklet Permit		$ Current Fee
12.10.050 A	Annual Parklet fee	3,500.00

Special Event Permit		$ Current Fee
12.28.050 F	**Applicants:**	
	Non-Profit	31.00
	For-Profit, including commercial film/photo	1,059.00
	Expressive Activity	-

Planning Permit	$ Current Fee
Fee Waiver	
The Town Council may reduce, defer, or waive application fees upon request if the proposed project advances significant community goals, which include but are not limited to, the following:	
1. A project that is sponsored by a governmental entity, or a project that received public funding.	
2. A project that provides extraordinary charitable, civic, educational, or similar benefits to the community.	
Such requests shall be submitted, for action by the Town Council, to the Planning Director within 30 days of receipt and prior to the submittal of an application. All requests shall be made prior to initiating a project as set forth in LDR Division 5100.	
Fees are non-refundable once processing has commenced unless staff has determined that the permit is unnecessary.	
General Pre-Application Conference (per Pre-App meeting)	
Sketch Plan, Special Use, Planned Unit Development	813.00
Conditional Use, Development Plan, Map Amendment	406.00
Development Option Plan	406.00
Grading & Erosion Control	204.00
Optional/Elective Conference with:	
Staff	204.00
Planning Commission or Town Council	Original Fee
Design Review Committee	270.00
Physical Development	
Sketch Plan, Development Plan	3,387.00
Sign Permit	
Per Sign	101.00
Master Signage Plan	406.00
Basic Use Permit	678.00
Basic Use Permit - Short-Term Rental	
Initial Application Fee - per bedroom	529.00
Annual Renewal Fee	529.00
Conditional Use Permit	
Use Permit only	3,387.00
Concurrent with application requiring public hearing	678.00
Special Use Permit	3,387.00
Development Option or Subdivision	
Development Option Plan	678.00
Subdivision Plat, *plus technical review fee*	1,355.00
Exempt Land Division	No Charge
Boundary Adjustment	
Plat Required, *plus technical review fee*	1,355.00
Without Plat, *plus technical review fee*	610.00
Interpretations	
Formal Interpretation	678.00
Zoning Compliance Verification	678.00
Amendments	
LDR Text	2,033.00
Zoning Map	2,033.00
Planned Unit Development	2,033.00
Relief	
Administrative Adjustment	678.00
Variance	678.00

	Appeal of Administrative Decision	678.00
	Beneficial Use Determination	1,355.00
	Enforcement	
	After-the-Fact Permit	Initial Fee X 2
	Amendments of Permits or Approvals	
	Re-Submittal while in review process	Half Initial Fee
	To approved plans and permits, *fee for permit review required by net change in density/inte*	Calculation
	To condition requiring Council approval	678.00
	Miscellaneous	
	Administrative decision elevated to public hearing	678.00
	Planner of Day, miscellaneous services, research, per hour	105.00
	Third party or consultant fees	Actual Cost

Building Permit (IBC)		**$ Current Fee**
15.04.020 7	**Deposit on Building Permit**	
	Non-refundable, applied to full BP fee	564.00
15.04.090	**New Buildings and Additions**	
	Single Family Residence	1.70/sf
	Commercial, Office, Multi-family and similar	1.13/sf
	Warehouse, storage and similar	1.70/sf
15.04.090	**Remodels and Alterations**	
Total Valuation	*Fee Calculation*	
$1 to 17,000		288.00
$17,001 to 40,000	$288 for the first $17,000 plus $12 for each additional $1000 or fraction thereof, to and including $40,000	
$40,001 to 100,000	$549 for the first $40,000 plus $10 for each additional $1,000 or fraction thereof, to and including $100,000	
$100,001 to 500,000	$1,157 for the first $100,000 plus $8 for each additional $1,000 or fraction thereof, to and including $500,000	
$500,001 to $1,000,000	$4,313 for the first $500,000 plus $6 for each additional $1,000 or fraction thereof, to and including $1,000,000	
$1,000,001 to $5,000,000	$7,130 for the first $1,000,000 plus $4 for each additional $1,000 or fraction thereof, to and including $5,000,000	
$5,000,000 and up	$20,654 for the first $5,000,000 plus $2 for each additional $1,000 or fraction thereof	
	Plan Review Fee	
	Plan review fee assessed @ 65% of building permit fee (cost per/sf + cost per total valuation as provided above)	
15.04.090	**Other Inspections**	
	Outside normal business hours	113.00/hr
	Re-inspection under Section 305(g)	85.00/hr
	No fee specifically indicated	85.00/hr
	Review of revisions made to Approved Plan	113.00/hr

Fire Permits (IFC and IWUIC)		**$ Current Fee**
15.08.010	All construction plan reviews; 2 hour minimum charge	154.00/hr
	All construction plan resubmittal reviews, 1/2 hour minimum charge	102.00/hr
	Annual existing building inspection	102.00
	Use of outside consultants	Actual Costs
	Re-inspection of new construction	102.00/hr
	New business registration for existing buildings	102.00
	Re-inspection after more than 2 failed inspections of existing buildings	256.00
	Operational permits	102.00

	Fire Protection Construction Permit Valuation	
Total Valuation	*Fee Calculation*	
$1.00 to $500		41.00
$501 to 2,000	$41.00 for the first $500 plus $2.30 for each additional $100.00 or fraction thereof, to and including $2,000	
$2,001 to 25,000	$75.48 for the first $2,000 plus $15.10 each additional $1,000 or fraction thereof, to and including $25,000	
$25,001 to 50,000	$422.67 for the first $25,000.00 plus $11.00 for each additional $1,000 or fraction thereof, to and including $50,000	
$50,001 to 100,000	$697.72 for the first $50,000 plus $7.68 for each additional $1,000 or fraction thereof, to and including $100,000	
$100,001 to 500,000	$1,081.50 for the first $100,000 plus $6.14 for each additional $1,000 or fraction thereof, to and including $500,000	
$500,001 to 1,000,000	$3,537.72 for the first $500,000 plus $5.12 for each additional $1,000 or fraction thereof, to and including $1,000,000	
$1,000,001 and up	$6,096.26 for the first $1,000,000 plus $4.09 for each additional $1,000 or fraction thereof	

Mechanical Permit (IMC)		**$ Current Fee**
15.12.030	**Mechanical / Fuel Gas Permit**	
	For the issuance of each permit	56.00
	For issuing each supplemental permit	23.00
	Install or relocate gravity/forced air furnace to 100,000 btu/h	29.00
	Install or relocate gravity/forced air furnace over 100,000 btu/h	34.00
	Install or relocate each floor furnace, including vent	25.00
	Install or relocate suspended, recessed or floor mounted heater	25.00
	Install, relocate or replace appliance vent	18.00
	Repair or alter any heating, cooling, absorption or evaporative system	23.00
	Install or relocate boiler or compressor to 3 hp	25.00
	Install or relocate absorption system to 100,000 btu/h	25.00
	Install or relocate boiler or compressor 3-15 hp	45.00
	Install or relocate absorption system 100,000-500,000 btu/h	45.00
	Install or relocate boiler or compressor 15-30 hp	62.00
	Install or relocate absorption system 500,000-1,000,000 btu/h	62.00
	Install or relocate boiler or compressor 30-50 hp	95.00
	Install or relocate absorption system 1,000,000-1,750,000 btu/h	95.00
	Install or relocate boiler or compressor over 50 hp	170.00
	Install or relocate absorption system over 1,750,000 btu/h	170.00
	Each air-handling unit up to 10,000 cfm and attached ducts	23.00
	Each air-handling unit over 10,000 cfm	34.00
	Each evaporative cooler other than portable type	23.00
	Each ventilation fan attached to a single duct	18.00
	Each ventilation system not part of heating or air conditioning system	23.00
	Installation of hood system serving any mechanical exhaust, including ducts	23.00
	Install or relocate domestic type incinerator	34.00
	Install or relocate commercial or industrial incinerator	129.00
	Install, relocate or alter any unclassified equipment	23.00
	Install Hydronic Heating- up to 1000 sq. ft	25.00
	Install Hydronic Heating- 1001 sq. ft. - 2500 sq. ft	39.00
	Install Hydronic Heating- 2501 sq. ft. - 5000 sq. ft	56.00
	Install Hydronic Heating- 5001 sq. ft. and over	85.00
	Gas-piping Systems to 5 outlets	18.00
	For each additional Gas-piping System outlet, per outlet	6.00

15.12.030	**Inspections**	
	Inspections outside normal business hours	113.00/hr
	Re-inspection fee	85.00/hr
	For which no fee is specifically indicated	85.00/hr
	Additional plan review required by changes, additions, or revisions to approved plans (minimum charge 1 hour)	113.00/hr

Electrical Code		**$ Current Fee**
15.20.010 3	**Valuation of Electrical Work**	
	1.00 to 500	37.00
	500.01 to 600	42.00
	600.01 to 700	47.00
	700.01 to 800	51.00
	800.01 to 900	56.00
	900.01 to 1,000	61.00
	1,000.01 to 1,100	65.00
	1,100.01 to 1,200	71.00
	1,200.01 to 1,300	76.00
	1,300.01 to 1,400	81.00
	1,400.01 to 1,500	85.00
	1,500.01 to 1,600	90.00
	1,600.01 to 1,700	95.00
	1,700.01 to 1,800	99.00
	1,800.01 to 1,900	104.00
	1,900.01 to 2,000	110.00
	2,000.01 to 3,000	124.00
	3,000.01 to 4,000	143.00
	4,000.01 to 5,000	162.00
	5,000.01 to 6,000	181.00
	6,000.01 to 7,000	201.00
	7,000.01 to 8,000	220.00
	8,000.01 to 9,000	239.00
	9,000.01 to 10,000	259.00
	10,000.01 to 11,000	277.00
	11,000.01 to 12,000	297.00
	12,000.01 to 13,000	316.00
	13,000.01 to 14,000	336.00
	14,000.00 to 15,000	355.00
	15,000.01 to 16,000	375.00
	16,000.01 to 17,000	412.00
	17,000.01 to 18,000	432.00
	18,000.01 to 19,000	451.00
	19,000.01 to 20,000	471.00
	20,000.01 to 21,000	490.00
	21,000.01 to 22,000	509.00
	22,000.01 to 23,000	528.00
	23,000.01 to 24,000	548.00
	24,000.01 to 25,000	568.00
	25,000.01 to 50,000 = $568 for the first $25,000.00, plus $11 for each additional $1,000.00 or fraction thereof, to and including $50,000.00	
	50,000.01 to 100,000 = $1,023 for the first $50,000.00, plus $8 for each additional $1,000.00 or fraction thereof, to and including $100,000.00	
	100,000.01 and Up = $1,554 for the $100,000.00 plus $6 for each additional $1,000.00 or fraction thereof	

Connect all temporary services	36.00
Work started before the permit was issued	2X times the permit fee
Re-inspection Fees	102.00/hr*
Inspections for Which No Fee is Indicated; minimum 1/2 hour charge	102.00/hr*
Additional Plan Review, minimum ½ hour charge; for review required by changes, additions or revisions to plans.	102.00/hr*
Use of Outside Consultants	Actual Costs**
Electrical Plan reviews	65% of Permit Fee
Failed Final Inspection Fee	102.00
* Or the total hourly cost to the jurisdiction, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits for the employees involved. Minimum charge is one hour.	
** Actual costs include administrative and overhead costs.	

Plumbing Permits		**$ Current Fee**
15.24.030	**Plumbing and Fuel Gas Permits**	
	For issuing each permit	56.00
	For each plumbing fixture on one trap or set of fixtures on one trap (including water, drainage piping and backflow protection)	18.00
	For each building sewer and trailer park sewer	29.00
	Rainwater systems – per drain (inside building)	18.00
	For each water heater and/or vent	18.00
	For each gas-piping system of one to five outlets	18.00
	For each additional gas-piping system outlet, per outlet	6.00
	For each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps	18.00
	For each installation, alteration or repair of water piping and/or water treating equipment, each fixture	18.00
	For each repair or alteration of drainage or vent piping, each fixture	18.00
	For each lawn sprinkler system on any one meter including backflow protection devices	18.00
	For atmospheric-type vacuum breakers not included in Item #10:	1.00
	1 to 5 each	18.00
	over 5 each	6.00
	For each backflow protective device, other than atmospheric-type vacuum breakers:	
	2 inch diameter and smaller	18.00
	over 2 inches in diameter	29.00
	Install Hydronic Heating- up to 1000 sq. ft	25.00
	Install Hydronic Heating- 1001 sq. ft. - 2500 sq. ft	39.00
	Install Hydronic Heating- 2501 sq. ft. - 5000 sq. ft	56.00
	Install Hydronic Heating- 5001 sq. ft. and over	85.00
	For each Fire Sprinkler System	18.00
	Inspections	
	Inspections outside normal business hours	113.00/hr
	Re-inspection fee	85.00/hr
	Inspections for which no fee is specifically indicated	85.00/hr
	Additional plan review required by changes, additions, or revisions to approved plans (minimum charge 1 hour)	113.00/hr

Flood Damage Prevention		**$ Current Fee**
15.30.110	**Floodplain Development Permit**	
	Non-refundable Application Fee	53.00
	Scale of project is determined by the Floodplain Administrator and examples of projects are included in the application:	

	Small Scale	317.00
	Large Scale	794.00
	Floodplain Map Revision (CLOMR and LOMR) Application	1,271.00
	Permit Revisions: half the cost of the original permit	
	Variance Application	794.00
	No Fee Specifically Indicated	155.00/hr
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work - not including Emergency Waiver)	
	Third Party Technical Review	Actual Cost

Contractor Licensing		**$ Current Fee**
15.36.034	**Classification:**	
	General Contractor (Class A)	451.00
	Building Contractor (Class B)	451.00
	Building Contractor Restricted (Class Br)	451.00
	Residential Contractor (Class C)	451.00
	Electrical Contractor	451.00
	Low Voltage Electrical Contractor	451.00
	Plumbing Contractor	451.00
	HVAC Contractor	451.00
	Woodstove/Gas Stove Installer	451.00
	Gas Service Contractor	451.00
	Proprietary Homeowner Contractor	451.00
	Specialty Solar Panel Installer	451.00
	Specialty Licenses	451.00
15.36.038	**Renewal Late Fee:**	
	General Contractor (Class A)	35.00
	Building Contractor (Class B)	35.00
	Building Contractor Restricted (Class Br)	35.00
	Residential Contractor (Class C)	35.00
	Plumbing Contractor	35.00
	HVAC Contractor	35.00
	Gas Service Contractor	35.00
	Proprietary Homeowner Contractor	35.00
	Specialty Solar Panel Installer	35.00
	Specialty Licenses	35.00
15.36.050 G	**Certificates of Qualification**	
	Initial Certificate	170.00
	Renewal of Certificate	85.00
15.36.038	Renewal Late Fee	35.00

Demolition Standards		**$ Current Fee**
15.38.010	**Demolition Permit**	
	Non-refundable Application Fee	53.00
	Demolition Permit	265.00
	Permit Revisions: half the cost of the original permit	
	No Fee Specifically Indicated	159.00/hr
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work - not including Emergency Waiver)	
	Third Party Technical Review	Actual Cost

Grading, Erosion Control, and StormwaterManagement		**$ Current Fee**
LDR: 5.7	**Grading Permit**	
	Non-refundable Application Fee	53.00

Individual Residential (Primary + 1 accessory):	
Statement	212.00
Plan Level	636.00
Multi-Unit Residential (3+ Units)	
Statement	212.00/unit
Plan Level	370.00/unit
Multi-Lot Residential/Subdivision: Plan Level Only	370.00/lot
Commercial Development: $0.10/square foot of total development area; minimum fee $200	
Permit Revisions: One Hour Minimum	155.00/hr
Fee Not Specifically Indicated	155.00/hr
Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work - not including Emergency Waiver)	
Third Party Technical Review	Actual Cost

Cemetery		**$ Current Fee**
Res 05-28	**Fees:**	
	Internment - Open/Close Full	522.00
	Internment - Open/Close Cremation	74.00
	Weekend / Holiday Charge	148.00
	Deed Filing Fee	30.00
	Winter Charge (Dec 1 - April 30)	148.00
	Plot Purchase - Full	447.00
	Plot Purchase - Cremation/Infant	148.00
	Disinterment - Open/Close Full	671.00
	Disinterment - Open/Close Cremation	148.00

GLOSSARY OF TERMS

ADOPTED BUDGET
This is a financial program forming the basis for fiscal year appropriations as adopted by the Mayor and Town Council. The adopted budget contains both the annual operating and capital budgets.

APPROPRIATION
Legal act authorization to make expenditures and incur obligations for specific purposes. Appropriations are limited in amount and time they may be expended. Total appropriations include the original adopted budget and any supplemental adjustments made throughout the year, hence the Amended Budget.

BUDGET MESSAGE
A written explanation of the budget and the Town of Jackson's financial plan and priorities presented by the Town Administrator to the Mayor and Council.

CAPITAL IMPROVEMENT PROGRAM (CIP)
A long-term budgeting and planning tool through which needed capital projects are identified, evaluated, prioritized, priced, and discussed.

CAPITAL PROJECT
The acquisition, creation, or extension of the useful life of a fixed asset that has a life expectancy greater than one year and a monetary value greater than $10,000, such as a police car, land, or public building. Major repair or renovation of an existing asset and general planning and design activities are also considered capital projects under certain circumstances.

CAPITAL PROJECT FUND
A governmental fund type used to account for the financial resources to be used for the acquisition or construction of major capital assets, other than those financed by the enterprise funds.

CHARGES FOR SERVICES
Charges or fees established to recover part or all of the costs incurred in the provision of services. These charges are based on the

philosophy that the recipient of the benefits should pay for the services. These are also referred to as user fees.

DEBT SERVICE FUND
A Fund established to accumulate resources to retire external debt, such as bonds.

DEFICIT
A negative change in fund balance or working capital is referred to as a deficit (expenditures and other uses exceed revenues and other sources).

ENTERPRISE FUND
A fund established to account for operations that are financed and operated in a manner similar to private business enterprises. Enterprise funds are usually self-supporting. The Town of Jackson has two enterprise funds, the Water Utility Fund and the Sewage Utility Fund.

FISCAL YEAR
A twelve-month period that determines the time frame for financial reporting, budgeting, and accounting. At the end of the fiscal year, the financial position and results of operations are determined. The Town of Jackson's fiscal year is July 1 to June 30.

FULL-TIME EQUIVALENT (FTE)
Used to denote the number of person hours necessary to fill a permanent position. A full-time position is normally 40 hours per week for the entire fiscal year and is designated as 1.0 FTE. A 0.5 FTE may be a half-time position for the entire year or a full-time position to begin or end in the middle of the year.

FUND
A fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, that are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

FUND BALANCE
The difference between assets and liabilities, accounted for on a modified accrual basis, reported in a governmental fund.

FUND TYPE
Governmental fund types include the general fund, special revenue funds, debt service funds, capital project funds, and permanent funds. Proprietary fund types include enterprise funds and internal service funds. Fiduciary fund types include pension trust funds, investment trust funds, private-purpose trust funds, and agency funds. The Town of Jackson adopts a budget for the General Fund, Special Revenue Funds, Capital Project Funds, and Enterprise Funds.

GENERAL FUND
The general fund is the operating fund of the Town of Jackson. The General Fund accounts for all financial resources except for those required by law or management necessity to be accounted for in another fund.

INTERNAL SERVICE FUND
This proprietary fund type provides services to other funds on a cost reimbursement basis.

INTERFUND TRANSFER
The flow of assets from one fund to another fund to finance activities without a requirement for repayment.

LEGAL DEBT LIMIT
The maximum amount of general obligation debt allowed under Wyoming State statutes. The current limit is four percent of total assessed valuation.

LEGAL LEVEL OF BUDGETARY CONTROL
The level at which a government's management may not reallocate resources without specific approval from the legislative body. The Town of Jackson's legal level of budgetary control is at the divisional/departmental level.

LOCAL OPTION SALES TAX (5TH-CENT SALES TAX)
The 1% county-wide sales tax has been made "permanent" by both Teton County and the Town of Jackson. Although proceeds from this tax are completely unrestricted, the Town of Jackson has designated a portion of the tax for capital expenditures. An annual transfer is made from the General Fund to the Capital Projects Fund. This tax is split with the county based on latest Census count.

LODGING TAX – GENERAL
The 10% portion of the voter-approved levy on hotels/motels/lodges that can be used for expenditures incurred for any purpose. The levy began on April 1, 2011, will be in effect for four years, and is distributed based on point-of-sale.

LODGING TAX – VISITOR IMPACT
The 30% portion of the voter-approved levy on hotels/motels/lodges that can only be used for expenditures incurred to provide services for visitors. The levy began on April 1, 2011, will be in effect for four years, and is distributed based on point-of-sale.

NET OPERATING EXPENDITURES
As defined by policy for the General Fund – total expenditures plus the recurring transfers-out to the Employee Insurance Fund, the START Bus System Fund, and the Public Works Shop Fund.

NET OPERATING REVENUE
As defined by policy for the General Fund – total revenue plus the recurring transfers-in from the Capital Projects Fund.

NET OPERATING SURPLUS
The condition in which net operating revenue exceed net operating expenditures

RECOMMENDED BUDGET
The financial program prepared by the Town Manager and submitted to the Mayor and Town Council for review.

REQUESTED BUDGET

The budget put forth by the various department directors and managers for Town Manager consideration.

SPECIAL REVENUE FUND

A governmental fund type used to account for the proceeds of specific revenue sources that are legally restricted to expenditure for specified purposes.

SPECIFIC PURPOSE EXCISE TAX (6TH-CENT SALES TAX)

Formally called Capital Facilities Tax, this 1% sales tax requires voter authorization for specific projects as submitted by local governments and non-profit entities. Once all authorized projects have been funded, new projects are submitted for voter authorization.

STATE FOUR PERCENT SALES TAX (4-CENTS SALES TAX)

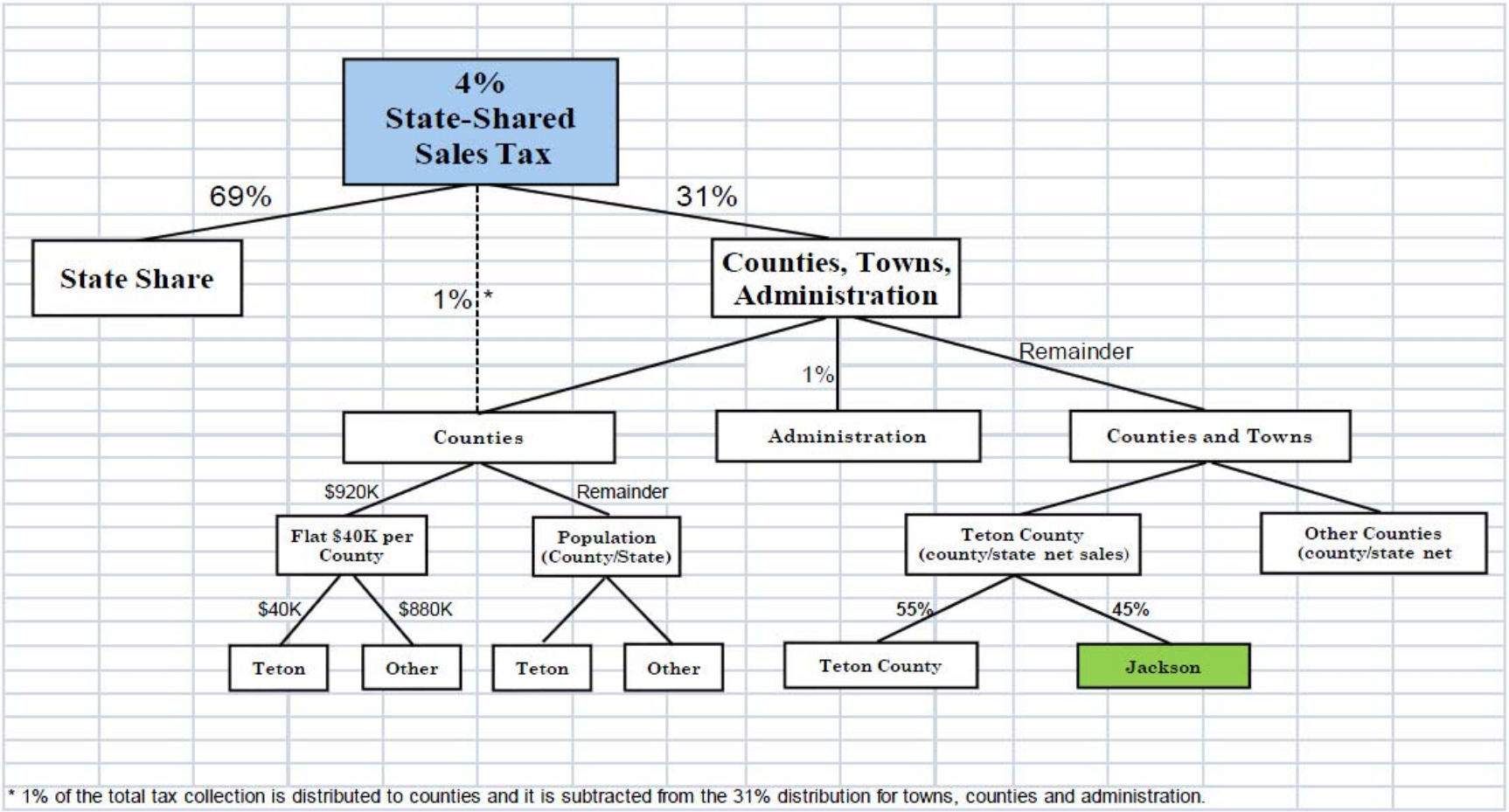
A 4% sales tax applied by the State of Wyoming and partially shared-back (31%) to counties and municipalities based on population. This tax is split with the county based on latest Census count.

SUPPLEMENTAL BUDGET REQUEST

A financial plan that is presented to the Mayor and Town Council subsequent to the passage of the adopted budget to recognize unexpected needs or to spend unanticipated revenue.

SURPLUS

A positive change in fund balance or working capital is referred to as a surplus (Revenues and other sources exceed expenditures and other uses).



* 1% of the total tax collection is distributed to counties and it is subtracted from the 31% distribution for towns, counties and administration.

JORGENSEN
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December 12, 2022

Toby Long
CH x TLD
6114 La Salle Avenue #552
Oakland, CA 94611

RE: REPORT OF ANTICIPATED GEOTECHNICAL CONDITIONS, 910 SMITH LANE, TETON COUNTY, WYOMING
PROJECT NO: 22132

Dear Mr. Long,

We are pleased to present this Report of Anticipated Geotechnical Conditions for the proposed new residences at 910 Smith Lane, in Teton County, Wyoming. This report describes site conditions observed in adjacent properties to the project site and presents engineering analyses and recommendations for future proposed buildings.

In summary, based on our experience in the immediate area, the project site is underlain by sandy gravels and cobbles identified as alluvium, which are expected to be a suitable load bearing layer for the anticipated foundation loads. Groundwater in the area is influenced by seasonal snowmelt and runoff into Flat Creek. Peak runoff is expected in June and fluctuates seasonally. Peak groundwater levels at surrounding sites were observed to be 5-ft to 10-ft below the ground surface.

If you have any questions about this report, or if we may provide other services to you, please contact us. As the project progresses, we will be available to answer questions.

Respectfully submitted,

JORGENSEN GEOTECHNICAL, LLC



Marlie Schell
Geotechnical Design Engineer



Harrison Cater, P.E.
Geotechnical Project Manager

Anticipated Geotechnical Conditions Report
910 Smith Lane
Teton County, Wyoming



Prepared for:

Mr. Toby Long
6114 La Salle Avenue #552
Oakland, CA 94611

Prepared by:

JORGENSEN GEOTECHNICAL, LLC

PO Box 9550
Jackson, WY 83002



December 12, 2022

TABLE OF CONTENTS

1.0 INTRODUCTION 1

2.0 PROPOSED CONSTRUCTION 1

3.0 INVESTIGATION PROCEDURES 1

3.1 Field Investigation 1
3.2 Report Preparation 1

4.0 SITE CONDITIONS 1

4.1 Description 1
4.2 Geology 3
4.3 Soils 3
4.4 Groundwater 3
4.5 Earthquakes and Seismicity 4
4.6 Geologic and Geotechnical Hazards 4

5.0 ENGINEERING ANALYSIS 5

5.1 Settlement 5
5.2 Bearing Capacity 5
5.3 Lateral Loads on Foundation Walls 5
5.3.1 Active Pressures 6
5.3.2 At-Rest Pressures 6
5.3.3 Passive Pressures 6
5.4 Soil Friction 6

6.0 RECOMMENDATIONS 7

6.1 Foundations 7
6.2 Site Preparation 7
6.3 Excavation and Cut Slope Stability 7
6.4 Final Backfilling and Grading 8
6.5 Interior Slabs-on-Grade 8
6.6 Exterior Slabs-on-Grade 9
6.7 Crawlspace Ventilation and Radon 9
6.8 Reinforcing, Utilities Testing, and Concrete Considerations 10
6.9 Observation during Construction 10

7.0 LIMITATIONS 10

8.0 REFERENCES 11

LIST OF FIGURES

Figure 1: Site Location and Geologic Map 2

LIST OF TABLES

Table 4-1: U.S. Seismic Deign Maps Summary 4
Table 5-1: Lateral Pressure Parameters for Native Stony Site Soils 6
Table 6-1: Compaction Parameters for Stony Fill 8

1.0 INTRODUCTION

At the request of Toby Long, Jorgensen Geotechnical (JG) proposed to conduct a geotechnical site investigation for the future residences at 910 Smith Lane in Teton County, Wyoming (Figure 1), in two phases. The first phase consisted of reviewing geotechnical observations from past projects surrounding the proposed project site to create this Report of Anticipated Geotechnical Conditions The second phase will consist of excavating and logging exploratory test pits during the demolition process of the existing residence to verify assumed soil conditions presented in the first phase (i.e. Report of Anticipated Geotechnical Conditions) and to observe site-specific soil and groundwater conditions. The scope of services included in phase one involves examining site conditions at two sites adjacent to the project site, performing engineering analyses, providing recommendations to support the design and construction of foundation elements, and furnishing this Anticipated Geotechnical Conditions Report.

2.0 PROPOSED CONSTRUCTION

Plans provided to Jorgensen Geotechnical by ch x tld dated October 19, 2022, indicate a three-story apartment building which will encompass two lots. The bottom level is designed to be a parking garage while the upper two levels are various sized living units. We assume that the development will comprise modular structures stick-built off site then transported to the site and placed on the foundation system. Hardscapes are anticipated to be stick built onsite and the foundation system for the proposed development will be a combination of slab-on-grade and crawlspace construction.

3.0 INVESTIGATION PROCEDURES

3.1 Field Investigation

No field investigation was conducted during this phase of the project. A geotechnical site investigation (phase 2) will be scheduled in the future following this Report of Anticipated Geotechnical Conditions.

3.2 Report Preparation

This report describes the geologic site conditions and includes a site location and geologic map (Figure 1). The report provides engineering analyses and recommendations for the design and construction of foundation elements associated with the proposed construction.

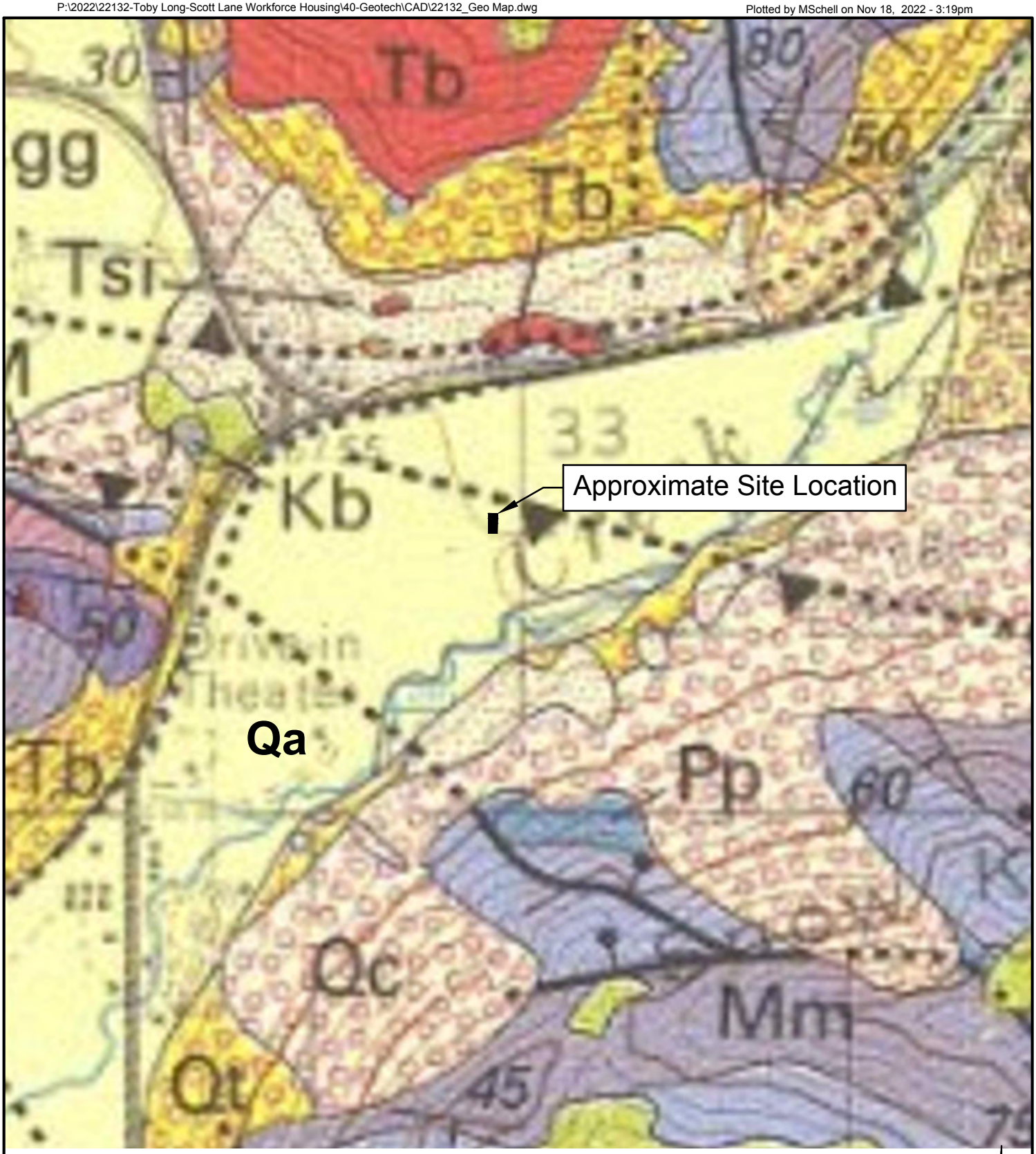
4.0 SITE CONDITIONS

4.1 Description

Two 0.12-acre parcels are located where Snow King Ave terminates into Maple Way in the town of Jackson, Teton County, Wyoming (Figure 1). The northern property located at 910 Smith Lane, sits at the intersection of Scott Lane and Smith Lane, and the southern property, located at 915 Simon Lane, is at the intersection of Simon Lane and Scott Lane. Both lots are currently occupied by existing single-family residences. The southern edge of this property lies approximately 500-ft north from the bank of Flat Creek, at about 6,160-feet above mean sea level (AMSL), according to the Teton County MapServer. The site is relatively flat and is located on alluvial flood plain deposits. Based on our experience in the area, surrounding properties contain mostly sandy gravel and cobbles with varying small amounts of fine-grained material such as silt and clay.

P:\2022\22132-Toby Long-Scott Lane Workforce Housing\40-Geotech\CAD\22132_Geo Map.dwg

Plotted by MSchell on Nov 18, 2022 - 3:19pm



Map symbols: Qa - Alluvium - stream and river deposits

From Love et. al, Geologic Map of Grand Teton National Park, 1992

DRAFTED BY:	MS	SHEET TITLE: Figure 1 Site Location and Geologic Map	PROJECT TITLE: Anticipated Conditions 910 Smith Lane Teton County, Wyoming	JORGENSEN Geotechnical, LLC 307-733-5150 www.jorgeng.com
REVIEWED BY:	CHL			
PROJECT NUMBER 22132				

4.2 Geology

The site is found on the Geologic Map of the Grand Teton National Park, Teton County, Wyoming (Love, et al., 1992), which is adapted as Figure 1. The map indicates the project site is covered by Quaternary-aged alluvial deposits. Alluvial deposits are described as stream and river deposits and are typically dominated by medium to large cobbles in a sandy matrix. In general, soil observations from sites nearby the project area agree with mapped geology.

Numerous Quaternary (i.e., relatively young and assumed active) faults have been mapped in Western Wyoming (Case, 1997; USGS, 2006), notably, the Teton fault system which lies approximately 7 miles to the northwest of the project, respectively. Slip rates on the Teton fault is estimated to be between 0.2 mm/yr and 1.0 mm/yr. As seen in Figure 1, the project site is surrounded by many older or Class B faults, notably the Jackson and Cache Creek Thrust faults, but these are believed to be inactive or pose little geological threat.

4.3 Soils

In general, previous site investigations in the surrounding area indicate the proposed site is likely underlain by sandy gravels and cobbles ("pit-run"), overlain by several feet of gravelly fill and topsoil. Test pits in these areas were excavated to depths ranging from 12 to 16-feet below the existing ground surface and the cobbles were observed to increase in size and volume with depth. These soils were logged as comprising 70-90% gravel and cobbles with 15-30% of the material consisting of sands with a small percentage of fines. Inconsistent lenses of sand were observed in some of these areas so it is important to note that sandy lenses of material could be present at the project site. Soils will be verified during the proposed phase 2 of the project. Assumed site soils are expected to provide adequate support for the anticipated foundation loads.

Due to the current residences on the project site, it is likely there are undocumented construction fills lain during previous construction. These could include unconsolidated silty or sandy gravels and be several feet thick.

4.4 Groundwater

Due to the project's proximity to Flat Creek, groundwater will fluctuate in response to snowmelt, runoff, and flows in Flat Creek in the spring and summer months. Typically, peak seasonal groundwater levels occur between mid-June and early-July. Groundwater monitoring information from surrounding areas in Teton County (accessed from Womack & Associates and Jorgensen reports) indicate peak groundwater levels ranged anywhere from 5-ft to 10-ft below ground surface (bgs). We assumed 4-ft bgs for engineering calculations. It is prudent to assume these past values do not represent the highest possible groundwater levels. For planning and design, we suggest assuming water may rise higher than these measured values and act accordingly to keep crawlspace areas and parking structures dry. We recommend any water-sensitive mechanical equipment to be placed above ground.

Depending on the time of year construction begins, dewatering may be required to prevent the subgrade soils from "pumping" during compaction and enable them to be compacted to a non-yielding condition. Dewatering operations, if employed, should lower the water level to a minimum of 2-ft below the bottom of foundation excavation. Alternatively, to avoid dewatering, earthwork activities should be planned between October and April when water levels are predicted to be lower.

4.5 Earthquakes and Seismicity

The project site is located within the Intermountain Seismic Belt, a zone of seismicity that extends from southern Utah through eastern Idaho, western Montana and western Wyoming (Smith and Arabasz, 1991). Predicted recurrence intervals for maximum credible earthquakes have passed for most of the fault systems capable of generating magnitude 7.5 events in western Wyoming (Case, 1997), implying the risk of major earthquakes is relatively high.

Ground motion accelerations should be derived for the project site in accordance with the general procedure defined in the International Building Code (IBC). The IBC references ASCE 7-16 to determine the ground motion accelerations. Based on subsurface soils, mapped geology, and our experience in the area, the site is classified as Site Class D ("Stiff Soil"). For your convenience, Seismic Design Maps (SEAOC, 2019) values are summarized in Table 4-1.

Table 4-1: U.S. Seismic Deign Maps Summary

Maximum Considered Earthquake (MCE) Spectral Response Acceleration Parameters	
Short Period (S_s) = 1.046	
1-Second Period (S_1) = 0.345	
Site Coefficients and Adjusted MCE Spectral Response Acceleration Parameters	
F_a = 1.082	S_{MS} = 1.132
F_v = 1.955	*S_{M1} = 0.674
Design Spectral Response Parameters	
S_{DS} = 0.755	
*S_{D1} = 0.450	

Note: Values for F_v are based on linear interpolation of Table 11.4-2 of ASCE Standard 7-16. Values for $S_{M1,}$ and S_{D1} are calculated from F_v. Per Section 11.4.8 of ASCE 7-16, if the proposed structure foundation will include seismic isolators or damping systems, a site response analysis shall be performed in accordance with Section 21.1 ASCE of 7-16.

The site is in an area of moderate seismic activity. The current peak horizontal acceleration (PGA) with a probability of occurrence of 2% in 50 years is approximately 0.464g (USGS, 2014). This has been applied in this report for the analysis of seismic lateral loading on retaining walls (Section 5.3).

The provisions of the IBC are intended to provide uniform levels of performance for structures depending on their occupancy and use and the risk inherent to their failure. The approach adopted in the IBC is intended to provide a uniform margin of safety against collapse at the design ground motion. The design earthquake ground motion is selected at a ground shaking level that is 2/3 of the maximum considered earthquake (MCE) ground motion, which has a likelihood of exceedance of 2% in 50 years (corresponding to a return period of about 2,500 years). The owner should be aware that the IBC is not intended to prevent damage or loss of function during a major earthquake; it is intended to reduce the risk of loss of life. Structural design should follow the level of risk tolerable to the owner.

4.6 Geologic and Geotechnical Hazards

In our opinion, the most significant geologic hazard to the project site is its close proximity to the Teton Fault system, which is roughly 7 miles to the northwest of the project site. The owner should be aware that in the event of a large magnitude earthquake, strong ground shaking and ground cracking could potentially cause damage to structures (Smith et al., 1993). The owners may wish to consider the option of carrying earthquake insurance in addition to homeowner's insurance. However, the distance from any Quaternary (i.e., relatively young) faults implies surface rupture at the project site is unlikely to occur.

Loose, saturated sands and silty sands, and in some cases, silts and gravels may liquefy when exposed to seismic shaking. The gravels and cobbles observed throughout adjacent sites are unlikely to liquefy in a seismic event. Liquefaction, if it were to occur, could cause differential settlement, particularly if a structure is placed partially on sand or undocumented fills, and partially on stony alluvium. However, liquefaction is unlikely to cause lateral spreading, which is major slope movement commonly responsible for catastrophic damage during earthquakes, at this relatively flat site.

5.0 ENGINEERING ANALYSIS

5.1 Settlement

Significant consolidation (e.g., greater than 1-inch total settlement or 0.5-inches differential settlement) of the anticipated stony alluvial deposits is not anticipated. Sandy topsoil and all construction fills shall be completely removed from under foundation elements. Foundation elements should be placed in direct contact with the underlying stony alluvium or compacted structural fill. If additional lenses of loose sand, fine-grained material, or fill are observed within the stony material, they should be removed and replaced with approved structural fill or native stony alluvium and compacted following the recommendations of Section 6.4.

5.2 Bearing Capacity

Bearing capacity of soil refers to its ability to resist shear failure under load. It is assumed any overlying topsoil will be removed, and footings will be placed directly on compacted native alluvium or imported stony fill. Compaction methods and specifications are discussed in Section 6.4. Soil parameters were derived based on assumed soil conditions and established empirical estimates (CANMET, 1982). The bearing capacity of the gravel and cobble alluvium was estimated using Terzaghi's bearing capacity equation for isolated strip footings (Bowles, 1996). Allowable bearing capacity is estimated to be 6,000 psf for approved foundation soils, assuming that topsoil and any other deleterious materials are removed prior to fill placement (if required).

Soil bearing capacity is dependent not only on the soil strength, but also geometry of the foundation elements and peak groundwater levels. The estimate above assumes 2-ft wide strip footings placed a minimum of 3-ft below final grade, with groundwater levels at 4-ft bgs (conservatively estimated as the highest observed groundwater level at nearby sites, and the proximity of the project site to Flat Creek). If footing size and depth differs remarkably from these assumptions, this office should be notified to evaluate if the soil will support the proposed loading. It is often the case that heavily loaded, isolated footings may be optimized (i.e., made smaller) using a larger bearing capacity, thereby reducing the quantity of concrete. Please contact Jorgensen for an evaluation.

5.3 Lateral Loads on Foundation Walls

Lateral pressures were calculated using methods suggested by Bowles (1996). Lateral pressures were calculated for at-rest, active, and passive conditions presented in Table 5-1. These values assume native or imported stony material (e.g., "pit-run") will be used as backfill. We have assumed an estimated internal friction angle of 35° and a unit weight of 135 pcf based on visual classification of the soils. Calculations assume level backfill against foundation walls or retaining walls.

Table 5-1: Lateral Pressure Parameters for Native Stony Site Soils

Condition	Coefficient of Earth Pressures	γK (equivalent fluid pressure)
Static Conditions		
Level Backfill	K_o = 0.43	58 pcf
	K_a = 0.27	37 pcf
	K_p = 3.69	498 pcf
Earthquake Conditions		
Level Backfill	K_{ae} = 0.42	57 pcf
	K_{pe} = 3.21	433 pcf

5.3.1 Active Pressures

For lateral pressure design of retaining walls, which are allowed to deflect and develop an active soil wedge, the calculated equivalent fluid pressure (γK_a) is 37 pcf (pounds per cubic foot). This pressure distribution would be equivalent to a force of approximately $18.5H^2$ pounds per horizontal foot of wall acting at one-third the wall height (H) above the base.

Lateral pressures on retaining walls from earthquakes were estimated using the Mononobe-Okabe equations (Bowles, 1996; Duncan et al., 1990). Because the maximum accelerations occur only briefly during an earthquake, it is common practice when designing dams and other earth structures to reduce the design acceleration to ½ of the maximum design accelerations (Hynes-Griffin and Franklin, 1984) Thus, we have calculated seismic lateral pressures using a horizontal acceleration k_h of 0.232g (½ of k_h max) per the USGS (2014).

Research has indicated that lateral pressures due to earthquakes are non-hydrostatic in distribution, and the resultant acts above the lower third-point of the wall (Baker, et al., 1990). Accordingly, active soil pressures must be divided into two components that act at different wall heights. The static force acts at the lower third-point, as discussed above. The resultant force from seismic lateral pressures is applied at 60% of the wall height above the base with a magnitude equal to the difference between seismic and static active pressures; i.e., ½ (γK_{ae} - γK_a)H^2 or $10H^2$ pounds per horizontal foot wall applied.

5.3.2 At-Rest Pressures

For lateral pressure design of basement walls, which are restrained and not allowed to deflect, the calculated equivalent fluid pressure (γK_o) is 58 pcf. Design control of such walls shall be whichever generates the higher resultant force: at-rest pressures or active seismic pressures.

5.3.3 Passive Pressures

For passive pressure design, the calculated equivalent fluid pressure (γK_p) is 498 pcf, assuming a horizontal ground surface adjacent to the wall and reduced to 433 pcf for seismic conditions. Passive pressure design should neglect loose fill and soil located within the frost.

5.4 Soil Friction

Terzaghi et al. (1996) suggests the use of internal strength of the soil for the friction angle along a concrete base in granular soils, with a maximum value of 30°. Accordingly, a friction value of 0.58, which is the tangent of 30°, is suggested if foundations elements are founded on native stony alluvium or imported stony fill. The friction value may be combined with the passive pressure to resist horizontal loads.

6.0 RECOMMENDATIONS

6.1 Foundations

In our opinion, the existing native stony alluvium, consisting of sandy gravels and cobble, is likely to provide adequate support for anticipated foundation loads. We recommend the building foundation systems be placed entirely on native stony material or compacted structural fill consisting of imported "pit-run" or re-compacted stony site soil. Topsoil, any additional fine-grained alluvial soils, or previously imported fill should be entirely removed from below foundation elements. Over-excavation under footings shall extend to competent stony soils and a minimum of one footing width beyond the edges of the footing.

The building code for Teton County requires that footings be placed at a minimum depth of 34 inches from finished grade, with a minimum foundation exposure of 6 inches above finished grade. Minor cracks in the foundation walls, floor slabs, and sheetrock are normal and should not be a cause for concern. A structural engineer should review the plans to check that adequate lateral restraint is provided to foundation walls by the floor joists.

6.2 Site Preparation

Prior to the placement of structural fills or foundation elements, the site should be cleared and stripped of topsoil, organic debris and any roadbase or other previously undocumented fill. No brush, roots, frozen material, or other deleterious or unsuitable materials shall be incorporated in the foundation subgrade or structural fill. We recommend the foundation bear directly on the native sandy cobble alluvium or an approved structural fill comprising recompacted native stony soils or imported "pit-run". If unexpected fills or obstructions are encountered during site clearing or excavation, such features should be removed and the excavation thoroughly cleaned prior to backfill placement and/or construction. All exposed subgrade surfaces should be free of mounds and depressions which could prevent uniform compaction. All excavations should be inspected by representative of Jorgensen prior to fill or concrete placement, especially if questionable materials are exposed.

During excavation for the foundation footings, removal of large cobbles may disturb and loosen the surrounding material. All disturbed areas should be compacted with a smooth-drum vibratory roller, in vibratory mode with a minimum of three passes, prior to placement structural fill and footing construction. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed and approved by Jorgensen.

As discussed in Section 4.4, depending on the time of year construction begins, groundwater levels may be at or near the bottom of footing elevation making compaction difficult, if not impossible. Dewatering efforts may be required to compact the alluvial soils to a non-yielding condition. If employed, dewatering operations should be able to lower the water level to at least 4-ft below the bottom of the excavation in order to reduce the possibility of pumping during fill placement.

6.3 Excavation and Cut Slope Stability

OSHA regulations (29CFR1926) appear to classify the alluvium as Type C soil. Simple cut slopes should be no steeper than 1.5H:1V. These are recommendations based on observations made at the time of the investigation. The contractor shall be responsible for adherence to OSHA and other safety regulations based on soil and groundwater conditions at the time of construction.

6.4 Final Backfilling and Grading

Properly compacted backfill and site drainage are important. Stony fill (e.g., site-derived sandy gravel and cobble alluvium or imported "pit-run") will compact into a dense, strong, well-draining engineered fill, and strict moisture control is usually not required, making it a preferred alternative for many contractors for exterior backfills, utility trenches, and subbase under interior and exterior slabs. However, compaction testing with a nuclear density gauge is usually problematic due to the presence of large stones. Therefore, we recommend compacting stony fills using a **method specification**, for which Table 6-1 provides initial guidelines.

Table 6-1: Compaction Parameters for Stony Fill

Compactor Type	Lift Thickness	Maximum Particle Size	Minimum Number of Passes*
5-ton vibratory	12 inches	9-inch**	3
1.5-ton vibratory	9 inches	6-inch	5
Hand-held	4 inches	4-inch	5

*The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.

** Occasional clasts to 12-inch are permitted, if encountered, but should not be nested.

The method specification may be established as follows:

- The contractor will place fill in loose lifts no greater than specified in Table 6-1 for whichever class of compactor is used.
- Fill will be compacted with the *minimum* number of passes specified in Table 6-1. The actual number of passes should be determined by observing compaction after each pass to determine if the surface is non-yielding. If the fill surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.
- Once the number of passes is determined, this **method** (unique to the material type, compactor, lift thickness, and number of passes) may be continued for the rest of the project as long as fill material properties and subgrade soil conditions remain the same.

It is important to establish a method specification as early in the construction as possible and apply it consistently for the entirety of the project. Jorgensen should observe lift thickness, number of passes, and equipment used during compaction. Additional guidance on construction observations may be found in Section 6.9.

Exterior backfills should be placed as early as possible. Do not over-compact exterior backfills against "green" foundation walls. Utility trenches should also be backfilled in lifts and lightly compacted. The stony soils will require a vibrating smooth-drum roller or vibratory plate (i.e., hoe-pack or "jumping jack") for compaction.

6.5 Interior Slabs-on-Grade

Interior slabs should be at least 4 inches thick, and any slabs bearing vehicles should be at least 6 inches thick, or as approved by a Structural Engineer. Minor floor cracking of slab-on-grade construction is difficult, if not impossible, to prevent. Such cracking is normal and should be expected to occur with time.

Buildings are almost never free of cracks, and cracking is caused by many factors other than soil movement, such as concrete shrinkage or curling, or daily and seasonal variability in temperature and humidity.

An impermeable layer (usually plastic) is suggested beneath the slab, underlain by 4 inches of clean drain gravel that will act as a capillary break to reduce dampness. Two options are available to reduce the tendency for the concrete to crack or curl as it dries:

1. A blotter layer may be placed under the slab. In the past, loose sand has been used for this purpose, but is no longer recommended. A cover of 4 inches of trimmable, compactible, granular material may be placed over the sheeting to receive the concrete slab. This material usually consists of "crusher run material", which varies in size from about 1.5-inch down to rock dust. Alternatively, 3 inches of fine graded material such as crusher fines or manufactured sand may be used.

2. The blotter layer may be eliminated if the concrete is reinforced properly. If the contractor needs additional guidance on slab reinforcement, a Structural Engineer should provide it.

Three articles from the American Concrete Institute (ACI) that discuss these options are listed in the references section. We are able to offer additional guidance if requested.

6.6 Exterior Slabs-on-Grade

Exterior slabs (e.g., sidewalks, patios, driveways, hardscapes, etc.) typically sustain the greatest damage. Cracking is almost impossible to avoid, and freeze-thaw adds to the difficulty caused by soil movement. Performance of exterior slabs in areas underlain by fine grained materials or fill will be improved by over-excavation and replacement with 6 to 12-inches of road mix gravel (e.g., WYDOT Grading H), or recompacted site material. Prior to placement and compaction of the gravel, the surface of the excavation should be rolled and compacted. The gravel should be separated from the sand using a non-woven separation fabric (e.g., Mirafi 140N).

Exterior slabs should be at least 4 inches thick, 6 inches if supporting vehicles, or as approved by the Structural Engineer. Exterior slabs should not be tied to foundation walls. Any movement of exterior slabs may be transmitted to the foundation walls, resulting in damage. Posts for patios or other exterior columns should not bear on exterior slabs. If the slabs settle or rise, the movement can be transmitted to the post, resulting in damage to the structure. Expansion joints are recommended in all concrete flatwork.

6.7 Crawlspace Ventilation and Radon

There is a slight risk that seasonal groundwater or surface water fluctuations may result in dampness or water entering crawl space areas. Ventilation to reduce moisture and potential accumulation of radon gas is required by code for habited and inhabited spaces below grade. Placing a Class 1 vapor retarder in the crawlspace may reduce ventilation requirements. Care should be taken while installing such a vapor retarder to avoid water overtopping, and subsequently compromising, the system. Evaluation of radon was beyond the scope of work; local codes should be followed and specialty contractors employed, if necessary. A capillary break layer may be necessary to accommodate a radon vent pipe under slabs-on-grade (Section 6.5). The building contractor is ultimately responsible for following building codes.

6.8 Reinforcing, Utilities Testing, and Concrete Considerations

Footings, slabs, and foundation walls should be reinforced to resist differential movement. Consultation with a Structural Engineer to specify adequate reinforcement is suggested. Water and sewer lines should be pressure tested before backfilling. Exterior concrete should contain 5% to 7% entrained air.

6.9 Observation during Construction

Recommendations in this report are contingent upon our involvement. If any unexpected soils or conditions are revealed during construction, this office should be notified immediately to survey the conditions and make necessary modifications. All excavations and foundation subgrades should be observed by a representative of JG prior to fill or concrete placement, especially if questionable materials are exposed. Notice shall be provided at a minimum of 24 hours before the requested observation.

We are able to provide the most value observing site conditions at the following times:

1. Upon completion of site preparation to verify stony alluvial soils have been reached and prepared in accordance with Section 6.2,
2. During the placement of the first couple lifts of structural fill, if required, to observe compaction (i.e., develop a method specification, see Section 6.4), and
3. Once the site has been prepped to the bottom of footing elevation to witness a proof roll with the compactor.

7.0 LIMITATIONS

This report has been prepared based on inherently limited data. Actual site conditions may vary. These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty is made or implied.

This report is site-specific and has been prepared in support of the proposed project. The report is for the sole use of the current property owner and their design and construction team and shall be considered non-transferable to future property owners without the written consent of Jorgensen Geotechnical. Under no circumstances are the figures and text to be used separately.

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FIGURE 9
CONSTRUCTION

Job Address:
910 Smith Lane
Jackson Hole, WY 83001

Print Date: 1-8-2026

24317 - S4 Flats

01 - General Requirements

Items	Price
Mobilization	$127,000.00
Management	$275,000.00
Portable Toilet On Site	$3,000.00
Dumpsters	$9,200.00

02 - Demolition & Site Work

Items	Price
Demolition	$130,295.00
Site Exfill & Grading	$138,269.45
Utility Relocate	$139,478.90

03 - Concrete

03 - Concrete
Building

Items	Price
Footings	$39,282.96
Walls	$48,421.90

Items	Price
Slab 4" Interior	$16,561.67
Slab 6" Garage	$85,462.72

03 - Concrete
Sitework

Items	Price
Driveway Approach 6"	$10,856.77
Curb and Gutter 24"	$6,869.42
Sidewalk 4"	$17,240.81

03 - Concrete
Landscaping

Items	Price
Landscaping (TBD)	$51,750.00

04 - Masonry

No Masonry on project

05 - Metals

05 - Metals
Structural Steel

Items	Price
Structural Steel Installation	$34,000.00
Structural Steel Fabrication	$135,000.00

05 - Metals
Metal Railing

Items	Price
Metal Railing Installation	$23,920.00
Metal Railing Fabrication	$77,000.00

06 - Wood, Plastics, & Composites

06 - Wood, Plastics, & Composites
Floor Framing (1st Floor)

Items	Price
Framing Subcontractor	$175,000.00

07 - Thermal & Moisture Protection

Items	Price
Roofing Quote	$275,000.00

08 - Openings

Items	Price
Windows & Doors	$225,000.00

09 - Finishes

Items	Price
Drywall 1st Floor	$65,000.00
Interior Trim & Doors	$75,000.00
Exterior Finishes	$221,103.30

10 - Specialities

Items	Price
Garage Storage Lockers	$45,000.00
Mailboxes	$10,000.00
EV Charging Stations	$31,050.00
Decorative Screen	$35,000.00

10 - Specialities
Modular

Items	Price
Modular Fabricator	$1,750,000.00
Modular Design	$75,000.00
Modular Stitching	$75,000.00

11 - Equipment

Items	Price
Appliances	$17,250.00

12 - Furnishings

21 - Fire Suppression

Items	Price
Fire Suppression	$111,400.00

22 - Plumbing

Items	Price
Plumbing Subcontractor	$172,500.00

23 - HVAC

Items	Price
HVAC Contractor	$57,500.00

26 - Electrical

Items	Price
Electrical Subcontractor	$445,000.00

Miscellaneous

Miscellaneous
Additional Project Costs

Miscellaneous
Construction Contingency

Items	Price
Construction Contingency	$200,000.00

Miscellaneous
Contractor Fee

Items	Price
Contractor Fee	$0.00

Total price: $5,454,412.90

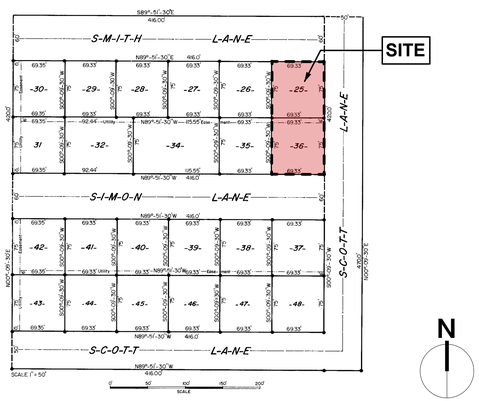
I confirm that my action here represents my electronic signature and is binding.

Signature: _____

Date: _____

Print Name: _____





2 VICINITY MAP / PARCEL MAP



JACKSON DEVELOPMENT

1 CONCEPTUAL RENDERING

3 CONTACTS

OWNER:
FIGURE 9 LLC
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WILSON, WY 83014

O. 307.690.1162 x1
C. 517.202.8543
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E. MIKE@MOUNTAINFIREPROTECTION.COM

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GENERAL CONTRACTOR:
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MODULAR FABRICATOR:
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8 PROJECT NARRATIVE

THE PROJECT CONSISTS OF 13 WORKFORCE HOUSING UNITS CONSTRUCTED WITHIN A NEW THREE-STORY BUILDING, WHICH INCLUDES COVERED PARKING SPACES ON THE FIRST LEVEL, WITH THE RESIDENTIAL UNITS IN TWO FLOORS ABOVE. THE RESIDENTIAL UNITS WILL BE CONSTRUCTED USING MODULAR CONSTRUCTION METHODS, MINIMIZING DISRUPTION TO THE NEIGHBORHOOD DURING CONSTRUCTION AND ACCELERATING THE PROJECT TIMELINE.

THE ARCHITECTURE REFLECTS A SIMPLE AND ELEGANT MODERN FORM, WITH AN ARTISTIC STRRET WALL AND AND INVITING ENTRY. THE PROJECT MAINTAINS A CONSISTENT AND UNIFORM FAÇADE WHILE THE OVERALL MASSING OF THE BUILDING UTILIZES A SHIFT IN MATERIALS, FAMILIAR TO THE MOUNTAIN MODERN LANGUAGE PROPOSED FOR THIS PROJECT. THE BUILDING WILL BE AN ATTRACTIVE ADDITION TO THE MIDTOWN AREA AND WILL PROVIDE MUCH-NEEDED HOUSING TO THE LOCAL COMMUNITY.

7 ABBREVIATION

#	POUND OR NUMBER
&	AND
@	AT
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BSMT	BASEMENT
BYND	BEYOND
BOT	BOTTOM
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTYD	COURTYARD
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS
EQ	EQUAL
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN OR FIRE DEPARTMENT
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FACE OR FINISHED FLOOR
FFL	FINISHED FLOOR LEVEL
FIXT	FIXTURE
FLR	FLOOR
FM	FILLED METAL
FO	FACE OF
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD
ILO	IN LIEU OF
INSUL	INSULATED OR INSULATION
INT	INTERIOR
LO	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEMBR	MEMBRANE
MIN	MINIMUM
MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
OC	ON CENTER
OH	OVERHANG OR OPPOSITE HAND
OPP	OPPOSITE OR OPPOSITE HAND
OZ	OUNCE
PCC	PRE-CAST CONCRETE
PLUMB	PLUMBING
PLYD	PLYWOOD
PT	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
RM	ROOM
SIM	SIMILAR
SD	SMOKE DETECTOR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER OR SPEAKER
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
T&G	TONGUE AND GROOVE
TELE	TELEPHONE
TLT	TOILET
TME	TO MATCH EXISTING
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TPD	TOILET PAPER DISPENSER
T/D	TELEPHONE/DATA
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VIF	VERIFY IN FIELD
VP	VISION PANEL
W/	WITH
WD	WOOD

4 CODE REFERENCE

2021 INTERNATIONAL ENERGY CONSERVATION CODE
2023 NATIONAL ELECTRICAL CODE –NFPA 70
2024 INTERNATIONAL BUILDING CODE
2024 INTERNATIONAL FIRE CODE
2024 INTERNATIONAL FUEL GAS CODE
2024 INTERNATIONAL MECHANICAL CODE
2024 INTERNATIONAL PLUMBING CODE
2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS
2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

PROJECT IS DESIGNED IN COMPLIANCE WITH CURRENT FEDERAL REGULATIONS CONTAINED IN ADA AND FAIR HOUSING ACT.

PROJECT INFORMATION FOR EXISTING STRUCTURE 910 SMITH LANE:
PIDN: 22-41-16-32-4-05-001
ORIGINAL YEAR BUILT: 1967
1992: ADDITION OF AN ATTACHED GARAGE.
1998: CONVERT GARAGE TO LIVING SPACE.
AREA CALCULATION: FIRST FLOOR = 1,248 SQFT
GARAGE = 600 SQFT
TOTAL SIZE OF BUILDING = 1,848 SQFT
USE: RESIDENTIAL; 5 BEDROOMS AND 2 BATHS

PROJECT INFORMATION FOR EXISTING STRUCTURE 915 SIMON LANE:
PIDN: 22-41-16-32-4-05-011
ORIGINAL YEAR BUILT: 1974
1980: ADDITION OF AN ATTACHED GARAGE.
AREA CALCULATION: FIRST FLOOR 1,152 SQFT
GARAGE 330 SQFT
USE: RESIDENTIAL; 3 BEDROOMS AND 1 BATH.

9 EXISTING PROPERTY INFORMATION

SCOPE OF PLAN CHECK:

NOTE: THIS PROJECT INCLUDES PREFABRICATED MODULAR CONSTRUCTION.

TOWN OF JACKSON: SITE BUILT COMPONENTS

1. EXCAVATION, GRADING, & DRAINAGE.
2. UTILITIES.
3. FOUNDATION.
4. LEVEL 01 & STEEL PODIUM.
5. MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION.
6. STAIRS.

STATE OF WYOMING: FACTORY BUILT MODULAR COMPONENTS

1. RESIDENTIAL UNIT MODULES; LEVELS 02 & 03; (SEE SHEET G-022 FOR MODULAR DIAGRAMS).

6 SCOPE OF WORK

DEFERRED SUBMITTALS:

1. SPRINKLERS INSTALLED PER NFPA 13.

5 DEFERRED SUBMITTALS

LICENSED ARCHITECT
JOSEE LONG, AIA
C-3696
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

ARCHITECT
ch x tld
prefab evolved
6114 LASALLE AVENUE #552 · OAKLAND, CA 94611
TOBY LONG, AIA · 415.905.9030 · TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

COVER

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL PLANS, DESIGNS, DRAWINGS, AND SPECIFICATIONS. THESE ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THEEXPRESS WRITTEN PERMISSION OF tobylongdesign

SCALE
N.T.S.

SHEET
G-000.00

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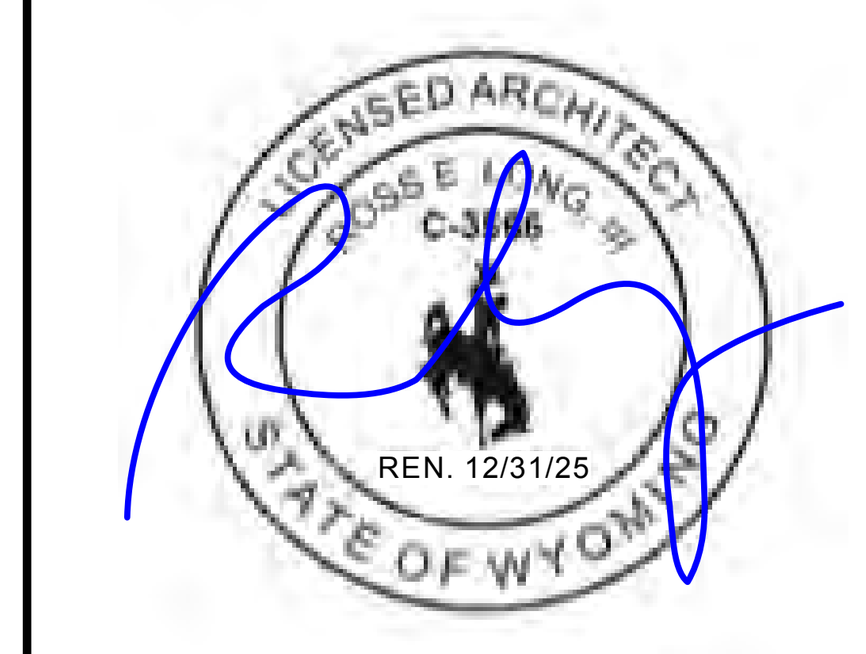
J A C K S O N   D E V E L O P M E N T

3 5 5   S C O T T   L A N E   J A C K S O N ,   W Y   8 3 0 0 1



TOWN OF JACKSON: WILDLAND URBAN INTERFACE

WUI PERMIT #: T-WUI2025-0038
STATUS: APPROVED; IGNITION RESISTANT CONSTRUCTION, IR2
NOTES:
1. AREA FIRE HAZARD IS MODERATE
2. WATER SUPPLY IS CONFOMRING
3. DEFENSIBLE SPACE OF 30 FEET CANNOT BE MET, THEREFORE IR2 = IGNITION-RESISTANT CONSTRUCTION IN ACCORDANCE WITH SECTION 505 IS REQUIRED
4. GC REQUIRED TO PULL WUIC FINAL INSPECTION

6 TOWN WILDLAND URBAN INTERFACE

BUILDING CODE COMPLIANCE (2021 INTERNATIONAL BUILDING CODE)					
BUILDING INFORMATION					
PIDN:	22-41-16-32-4-05-001				
	22-41-16-32-4-05-011				
SITE AREA:	10,390.26 SQ FT				
CHAPTER 3: OCCUPANCY CLASSIFICATION AND USE:					
SECTION 302.1: OCCUPANCY CLASSIFICATION					
LEVEL	**GROUP**	**CLASSIFICATION**	**COMMENTS**		
LEVEL 01	R-2	RESIDENTIAL			
LEVEL 01	S-2	ENCLOSED PARKING GARAGE	AS PER SECTION 406.2, 406.4 & 406.6		
LEVEL 02 & 03	R-2	RESIDENTIAL			
CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS					
TABLE 504.3: ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE					
		ALLOWED	**PROPOSED**	**COMMENTS**	
OCCUPANCY CLASSIFICATION	**SEE FOOTNOTES**	**TYPE VA**			
S-2	S	70'	10' 1-1/4"		
R-2	S	70'	33' 7"		
S = BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1					
CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS					
TABLE 504.4: ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE					
		ALLOWED	**PROPOSED**	**COMMENTS**	
OCCUPANCY CLASSIFICATION	**SEE FOOTNOTES**	**TYPE VA**			
S-2	S	5	1		
R-2	S	4	3		
S = BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1					
CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS					
TABLE 506.2: ALLOWABLE AREA FACTOR IN SQUARE FEET					
		ALLOWED	**PROPOSED**	**COMMENTS**	
OCCUPANCY CLASSIFICATION	**SEE FOOTNOTES**	**TYPE VA**			
S-2	SM	63,000 SQ FT	4,071 SQ FT		
R-2	SM	36,000 SQ FT	10,657 SQ FT		
SM = BUILDINGS TWO OR MORE STORIES ABOVE GRADE PLANE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1					

5 CODE COMPLIANCE

SECTION R301 CLIMATE ZONES:
WYOMING: 7 TETON

R402.1.2 INSULATION AND FENESTRATION CRITERIA
R402.1.3 R-VALUE ALTERNATIVES;

TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIRMENTS BY COMPONENT [a]

CLIMATE ZONE	FENESTRATION U-FACTOR [b, i]	SKYLIGHT [b] U-FACTOR	GLAZED FENESTRATION SHGC [b, e]	CEILING R-VALUE	WOOD FRAME [g] WALL R-VALUE	MASS WALL R-VALUE [h]	FLOOR R-VALUE	BASEMENT WALL R-VALUE [c, g]	SLAB R-VALUE & DEPTH [d]	CRAWL SPACE WALL R-VALUE
7	0.3 [i]	0.55	NR	60	30 or 20&5ci [h] or 13&10ci [h] or 0&20ci [h]	19/21	38	15ci or 19 or 13&5ci	10ci, 4 FT	15ci or 19 or 13&5ci

NR = NOT REQUIRED
ci = CONTINUOUS INSULATION

a.) R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL BE NOT LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
b.) THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
c.) "5 ci or 13" MEANS R-5 CONTINUOUS INSULATION (ci) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL OR R-13 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL. "10 ci or 13" MEANS R-10 CONTINUOUS INSULATION (ci) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL OR R-13 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL. "15 ci or 19 or 13 & 5 ci" MEANS R-15 CONTINUOUS INSULATION (ci) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL; OR R-19 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL; OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE WALL IN ADDITION TO R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL.
d.) R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS AS INDICATED IN THE TABLE. THE SLAB EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.
e.) NOT USED.
f.) NOT USED.
g.) THE FIRST VALUE IS CAVITY INSULATION; THE SECOND VALUE IS CONTINUOUS INSULATION. THERFORE, AS AN EXAMPLE, "13 & 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.
h.) MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
i.) A MAXIMUM U-FACTOR OF 0.32 SHALL APPLY IN CLIMATE ZONES 3 THROUGH 8 TO VERTICAL FENESTRATION PRODUCTS INSTALLED IN BUILDINGS LOCATED EITHER:
1.) ABOVE 4,000 FEET IN ELEVATION, OR
2.) IN WINDBORNE DEBRIS REGIONS WHERE PROTECTION OF OPENINGS IS REQUIRED BY SECTION R301.2.1.2 OF THE INTERNATIONAL RESIDENTIAL CODE.

4 ENERGY COMPLIANCE

TOWN OF JACKSON: LAND DEVELOPMENT REGULATIONS

ZONING: NH-1: NEIGHBORHOOD HIGH DENSITY 1
USE: ATTACHED SINGLE-FAMILY UNITS (6.1.4.C)
DENSITY: (E.1)
INDIVIDUAL USE (MAX): 8,000 SQFT HABITABLE- EXCLUDING BASEMENT

2.2.9. NH-1: NEIGHBORHOOD HIGH DENSITY 1

PRIMARY BUILDING SETBACKS (SEC. 9.4.8.)
PRIMARY STREET (MIN): 20'-0"
SECONDARY STREET (MIN): 10'-0"
SIDE INTERIOR (MIN): 10'-0"
REAR (MIN): 20'-0"

SITE DEVELOPMENT SETBACKS
ALL SITE DEVELOPMENT, EXCLUDING DRIVEWAYS, SIDEWALKS, OR PARKING.
PRIMARY/ SECONDARY STREET (MIN): SAME AS PRIMARY BUILDING
SIDE INTERIOR/ REAR (MIN): 5'-0"

LANDSCAPING (DIV. 5.5.)
LANDSCAPING SURFACE RATIO (MIN) (SEC. 9.4.6.D.)
GROSS SITE AREA: 10,390 SQFT
LSR REQUIRED: 10,390 SQFT x .21 LSR = 2,181.9 SQFT OF LSR REQUIRED
2,426 SQFT LSR PROVIDED *(SEE SHEETS L300 & L301 FOR AREA CALCULATIONS)*
PLANT UNITS (MIN)
1 PER 1,000 SQFT LSR = 2.1 PLANT UNITS REQUIRED
3.3 PLANT UNITS PROVIDED *(SEE SHEET L301 FOR PLANT UNIT CALCULATIONS)*

ACCESS
DRIVEWAY WIDTH IN PRIMARY/ SECONDARY STREET SETBACK (MAX): 20'-0"

DRIVEWAY SETBACKS (*EXCLUDES 20' MAX DRIVEWAY ALLOWED IN PRIMARY/ SECONDARY STREET SETBACK)*
PRIMARY STREET (MIN): 20'-0"
SECONDARY STREET (MIN): 10'-0"
SIDE INTERIOR (MIN): 1'-0"

DESIGN GUIDELINES (DIV. 5.8.)
THE DESIGN GUIDELINES APPLY TO ALL RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT OF THREE ATTACHED UNITS OR GREATER.

PRIMARY BUILDING HEIGHT (SEC. 9.4.9.)
HEIGHT (MAX): ROOF PITCH ≤ 3/12: 3 STORIES, NOT TO EXCEED 35'-0"

SCALE OF DEVELOPMENT (SEC. 9.4.13.)
FLOOR AREA RATIO (FAR MAX)
DEED RESTRICTED HOUSING EXEMPTION (SEC. 7.8.3.): FLOOR AREA MEETING THE APPLICABILITY STANDARDS OF THIS SECTION IS EXEMPT FROM CALCULATION OF THE MAXIMUM FLOOR AREA RATIO (FAR).
WORKFORCE HOUSING FLOOR AREA BONUS (SEC. 7.8.4.): FLOOR AREA MEETING THE APPLICABILITY STANDARDS OF THIS SECTION IS EXEMPT FROM CALCULATION OF THE MAXIMUM FLOOR AREA RATIO (FAR).
INDIVIDUAL BUILDING (MAX GROSS FLOOR AREA): 10,000 SQFT

FENCING
HEIGHT (MAX)
IN STREET YARD: 4'-0"
IN SIDE OR REAR YARD: 6'-0"
SETBACK (MIN)
PRIMARY OR SECONDARY STREET/ SIDEWALK (MIN): 1'-0"
SIDE OR REAR LOT LINE: 0'-0"

PARKING
1/DU 0-1 BEDROOMS 500 SQFT MAX; OTHERWISE 1.5/DU
8 DWELLING UNITS x 1 = 8 PARKING SPACES
5 DWELLING UNITS x 1.5 = 7.5 = 8 PARKING SPACES
16 PARKING REQUIRED: PROVIDING 14 PARKING SPACES *(AS PER PERMIT # P24-076 FINAL LETTER OF APPROVAL)* *(SEE SHEET A-101 FOR PARKING SPACE COUNT)*

REFUSE AND RECYCLING (SEC. 6.4.2)
TRASH AND RECYCLING ENCLOSURE REQUIRED *(SEE SHEET A-101 FOR TRASH AREA LOCATION).*

REQUIRED DISABILITY PARKING (SEC. 6.2.2.C)
1-25 PARKING SPACES PROVIDED = 1 DISABILITY SPACE REQUIRED: PROVIDING 1 DISABILITY SPACE (*SEE SHEET A-101 FOR PARKING LAYOUT)*

ONE IN EVERY EIGHT DISABILITY SPACES SHALL HAVE AN ACCESS AISLE WHICH IS A MINIMUM OF 8 FEET WIDE (RATHER THAN 5 FEET) AND SHALL BE SIGNED "VAN ACCESSIBLE.": PROVIDING 1 VAN ACCESSIBLE SPACE (*SEE SHEET A-101 FOR PARKING LAYOUT)*

REQUIRED BICYCLE PARKING (SEC. 6.2.2.D)
ONE BICYCLE PARKING SPACE SHALL BE PROVIDED FOR EVERY 10 VEHICLE SPACES REQUIRED.
16 PARKING SPACES / 10 = 1.6 BICYCLE PARKING REQUIRED: PROVIDING 6 BICYCLE SPACES *(SEE SHEET L301 FOR BICYCLE PARKING LOCATION)*

TOWN OF JACKSON: PLANNING & BUILDING DEPARTMENT

PERMIT #: P24-076

3 ZONING COMPLIANCE

DRAWING INDEX			
SHEET #	**SHEET NAME**	**PERMIT SUBMISSION**	.
GENERAL			
G-000	COVER SHEET	+	
G-001	PROJECT INFOMRATION	+	
G-002	GENERAL NOTES	+	
G-003	GENERAL NOTES	+	
G-004	ACCESSIBILTY NOTES	+	
G-010	ZONING DIAGRAMS	+	
G-020	EGRESS & OCCUPANCY DIAGRAMS	+	
G-021	WALL OPENING DIAGRAMS	+	
G-022	MODULAR DIAGRAMS	+	
G-030	MASSING DIAGRAMS	+	
SITE SURVEY			
V-100	SURVEY	+	
CIVIL			
C1.0	COVER	+	
C1.1	NOTES	+	
C2.0	EXISTING CONDITIONS	+	
C3.0	PROPOSED CONDITIONS	+	
C3.1	SEWER SERVICE	+	
C3.2	WATER SERVICE	+	
C3.3	STORMWATER SYSTEM	+	
C3.4	DRY UTILITY PLAN	+	
C3.5	GRADING PLAN	+	
C4.0	DETAILS	+	
C4.1	DETAILS	+	
C4.2	DETAILS	+	
C4.3	DETAILS	+	
C4.4	DETAILS	+	
LANDSCAPE			
L300	EXISTING CONDITIONS LSR	+	
L301	LANDSCAPE PLAN EXISTING COND.	+	
L302	LSR - FUTURE ROAD	+	
L303	LANDSCAPE PLAN FUTURE ROAD	+	
ARCHITECURAL			
A-011	SITE PLAN	+	
A-012	LANDSCAPE PLAN	+	
A-100	FOUNDATIONPLAN	+	
A-101	LEVEL 01 PLAN	+	
A-102	LEVEL 02 PLAN	+	
A-103	LEVEL 03 PLAN	+	
A-104	ROOF PLAN	+	
A-151	LEVEL 01 RCP	+	
A-152	LEVEL 02 RCP	+	
A-153	LEVEL 03 RCP	+	
A-200	BUILDING ELEVATIONS	+	
A-201	BUILDING ELEVATIONS	+	
A-300	BUILDING SECTIONS	+	
A-301	BUILDING SECTIONS	+	
A-310	WALL SECTIONS	+	
A-400	UNIT PLANS	+	
A-401	UNIT PLANS	+	
A-402	ENLARGED BATHROOM PLANS	+	
A-403	ENLARGED KITCHEN PLANS	+	
A-404	ENLARGED KITCHEN PLANS	+	
A-410	STAIR SECTION	+	
A-411	STAIR SECTION	+	
A-500	PARTITION TYPES	+	
A-501	FIRE PENETRATIONS	+	
A-510	DETAILS	+	
A-600	DOOR SCHEDULE	+	
A-602	WINDOW SCHEDULE	+	
A-603	STOREFRONT SCHEDULE	+	
A-604	FF&E SCHEDLE	+	
STRUCTURAL			
SCS	STRUCTURAL COVER SHEET	+	
SN1	STRUCTURAL GENERAL NOTES	+	
SN2	STRUCTURAL GENERAL NOTES	+	
S0	FOUNDATION PLAN	+	
S1	1ST LVL. SITE FRAMING PLAN	+	
S2	2ND LVL. MODULAR FRAMING PLAN	+	
S3	2ND LVL. MODULAR FRAMING PLAN	+	
S4	3RD LVL. MODULAR FRAMING PLAN	+	
S5	3RD LVL. MODULAR FRAMING PLAN	+	
S6.1	2ND LVL. STRAPS	+	
S6.2	2ND LVL. SHEAR	+	
S6.3	3RD LVL. STRAPS	+	
S6.4	3RD LVL. SHEAR	+	
S7	SNOW LEVEL LOADING PLAN	+	
SD0	FOUNDATION DETAILS	+	
SD1	FOUNDATION DETAILS	+	
SD2	SITE FRAMING DETAILS	+	
SD2.1	MODULAR FRAMING DETAILS	+	
SD2.2	MODULAR FRAMING DETAILS	+	
SD3.1	MODULAR FRAMING DETAILS	+	
SD3.2	CONNCECTION DETAILS	+	
SD3.3	STAIR DETAILS	+	
SD5	STEEL FRAMING DETAILS	+	
MECHANICAL			
M0.0	MECHANICAL COVER SHEET	+	
M0.1	MACHANICAL SPECIFICATIONS	+	
M1.0	FORCED AIR ZONE PLAN-LVL 01	+	
M1.2	FORCED AIR ZONE PLAN-LVL 02	+	
M1.3	FORCED AIR ZONE PLAN-LVL 03	+	
M1.4	MECHANICAL SNOWMELT	+	
M2.1	MECH. FORCED AIR PLAN - LVL 01	+	
M2.2	MECH. FORCED AIR PLAN - LVL 02	+	
M2.3	MECH. FORCED AIR PLAN - LVL 03	+	
M3.1	MECH. SNOWMELT PLAN - LVL 01	+	
M4.0	MECHANICAL DETAILS	+	
M5.0	MECHANICAL SCHEDULES	+	

DRAWING INDEX			
SHEET #	**SHEET NAME**	**PERMIT SUBMISSION**	.
PLUMBING			
P0.0	PLUMBING COVER SHEET	+	
P1.1	DOMESTIC & GAS - LVL 01	+	
P1.2	DOMESTIC & GAS - LVL 02	+	
P1.3	DOMESTIC & GAS - LVL 03	+	
P2.0	DWV - UNDERSLAB	+	
P2.1	DWV - LVL 01	+	
P2.2	DWV - LVL 02	+	
P2.3	DWV - LVL 03	+	
P2.4	DWV - ROOF	+	
P3.0	PLUMBING DETAILS	+	
P3.1	PLUMBING DETAILS	+	
P4.0	PLUMBING SCHEDULES	+	
ELECTRICAL			
E0.0	ELECTRICAL COVER SHEET	+	
E0.1	ELECTRICAL SPECIFICATION	+	
E1.0	POWER PLAN - LVL 01	+	
E1.1	POWER PLAN - LVL 02	+	
E1.2	POWER PLAN - LVL 03	+	
E1.3	POWER PLAN - ROOF	+	
E2.0	EXT. LIGHTING PLAN - LVL 01	+	
E2.1	EXT. LIGHTING PLAN - LVL 02	+	
E2.2	EXT. LIGHTING PLAN - LVL 03	+	
E2.3	EXT. PHOTOMETRICS - LVL 01	+	
E3.0	ELECTRICAL DIAGRAM	+	
E4.0	ELEC. PANEL SCHEDULE	+	
E4.1	ELEC. PANEL SCHEDULE	+	
E4.2	ELEC. PANEL SCHEDULE	+	
E4.3	ELEC. PANEL SCHEDULE	+	
FIRE PROTECTION			
FP-1	PROJECT COVER SHEET	✗	
FP-2	FIRE SPRINKLER - LEVEL 01	✗	
FP-3	FIRE SPRINKLER - LEVEL 02	✗	
FP-4	FIRE SPRINKLER - LEVEL 03	✗	
FP-5	FIRE SPRINKLER - MODULAR UNITS	✗	
	REVISION LEGEND		
	PREVIOUSLY ISSUED, NO CHANGE	□	
	PREVIOUSLY ISSUED, REVISED	■	
	NEW SHEET	+	
	DELETED SHEET	⌀	
	DEFERRED SUBMITTAL	✗	

2 DRAWING INDEX

W-# WINDOW SCHEDULE REFERENCE
D-# DOOR SCHEDULE REFERENCE
WALL / FLOOR / ROOF ASSEMBLY REFERENCE
REVISION REFERENCE
FF&E SCHEDULE REFERENCE
FINISH SCHEDULE REFERENCE
Plan No. 1 / A6 Sheet No.
ELEVATION REFERENCE
KEYNOTE REFERENCE
Elev. No. 1 / A6 Sheet No. ELEVATION/ SECTION REFERENCE
Detail No. A / A6 Sheet No. DETAIL REFERENCE
ALIGN — ALIGN FINISH SURFACES

1 SYMBOLS

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

PROJECT INFORMATION

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THEEXPRESS WRITTEN PERMISSION OF **tobylongdesign**

SCALE
N.T.S.

SHEET
G-001.00

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SECTION 1: GENERAL CONDITIONS

1. ONLY THE HIGHEST QUALITY OF WORKMANSHIP SHALL BE CONSIDERED ACCEPTABLE AND SHALL BE FIRMLY SECURED AND RELATIVE TO ELEVATIONS AND DIMENSIONS AS SHOWN IN THE DRAWINGS; TRUE TO PLUMB, LEVEL, SQUARE, AND LINE.

2 . ALL WORK SHALL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES AND WITH ACCEPTED LOCAL STANDARDS OF THE TRADES.

3. ALL NAILING SHALL CONFORM TO THE BEFORE MENTIONED BUILDING CODE REGULATIONS, OR 2007 C.B.C. (2008 L.A.C.B.C), U.O.N.

4. INDIVIDUAL PRINTS OR PARTIAL SETS OF PRINTS SHALL BE CONSIDERED PART OF THE WHOLE SET OF THESE DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT. THE RECIPIENT OF INDIVIDUAL PRINTS OR PARTIAL SETS SHALL BE RESPONSIBLE FOR INFORMATION AND INTENT NOT REPRESENTED ON THE INDIVIDUAL SHEETS OR PARTIAL SETS BUT FOUND ELSEWHERE IN THESE DRAWINGS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL MAKE AVAILABLE ALL NECESSARY DRAWINGS (INCLUDING THESE GENERAL NOTES) TO SUBCONTRACTORS AND SUPPLIERS.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATIING ALLL ASPECTS OF THE WORK AND SHALL INFORM THE OWNER OF HIS WORK SCHEDULE AND ANY ANTICIPATED CHANGES THAT MAY OCCUR IN IT. PLACE ORDERS FOR ALL MATERIALS INCLUDED IN THE WORK BY GENERAL CONTRACTOR OR SUBCONTRACTORS IN TIME TO PREVENT ANY DELAYS IN THE CONSTRUCTION SCHEDULE OR COMPLETION OF THE WORK. LIKEWISE, THE CONTRACTOR SHALL ADVISE THE OWNER OF THE CRITICAL PATH FOR SCHEDULING FOR THE ORDERING OF ALL/ANY OWNER PROVIDED MATERIALS.

6. THE GENERAL CONTRACTOR SHALL NOT PROCEED WITH ANY WORK WHICH HE BELIEVES TO BE CONTRARY TO HIS KNOWLEDGE OF GOOD CONSTRUCTION STANDARDS AND PRACTICES AND SHALL NOT USE ANY SUBSTANDARD MATERIALS.

7. THE GENERAL CONTRACTOR SHALL INFORM THE OWNER OF ANY COSTS OF MATERIALS, LABOR, OVERHEAD AND PROFIT WHICH ARE CAUSED BY ANY CHANGES OR ADDITIONS IN THE WORK INTENDED BY THESE PLANS AND SPECIFICATIONS PRIOR TO ORDERING MATERIALS AND PROCEEDING WITH THE WORK.

8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS BY HIMSELF AND OF HIS EMPLOYEES AND SUBCONTRACTORS, INVOLVED IN THE COMPLETION OF WORK CONTRACTED.

9. THE GENERAL CONTRACTOR SHALL BE EXPECTED TO INSPECT THE SITE FOR CONDITIONS AFFECTING WORK AND FOR ANTICIPATING THE EFFECTS OF THOSE CONDITIONS UPON HIS WORK.

10. DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR THE PROPER INSTALLATION OR CONFORMANCE WITH CODES OR STANDARDS LISTED HEREIN SHALL BE INCLUDED IN THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF THE NEED FOR ANY ADDITIONAL INFORMATION OR MATERIALS NECESSARY FOR THE CONSTRUCTION OF THE DESIGN AS ILLUSTRATED IN THE DRAWINGS.

11. ALL WORK AND MATERIAL OR EQUIPMENT SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

12. RELATIVE REFERENCE ELEVATIONS SHALL BE ESTABLISHED AT THE SITE. PROTECT AND MAINTAIN BENCHMARKS FOR THE DURATION OF THE PROJECT, AS NEEDED FOR THE ACCURATE CONSTRUCTION OF THE PROJECT.

13. ITEMS NOTED "NOT IN CONTRACT", "N.I.C.", OR "PROVIDED BY OWNER" ARE TO BE NEITHER FURNISHED NOR INSTALLED UNDER THIS CONTRACT, BUT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. VERIFY THESE REQUIREMENTS WITH THE OWNER TO RESOLVE THE NEED FOR ANY ADDITIONAL WORK FOR OWNER PROVIDED MATERIALS THAT MAY BE UNANTICIPATED BY THESE DRAWINGS. CONTACT THE ARCHITECT FOR CLARIFICATION OR ASSISTANCE WITH THIS EVALUATION.

14. THE GENERAL CONTRACTOR SHALL COMPLETLEY FAMILIARIZE HIM/HERSELF WITH THE EXISTING CONIDTIONS AND THE DESIGN AS ILLUSTRATED AND SPECIFIED IN THE DRAWINGS. THE GENERAL CONTRACTOR WILL REPORT ANY AND ALL DISCREPANCIES OR OMISSIONS FOUND IN THE DRAWINGS AND SPECIFICATIONS TO ARCHITECT. ALL WORK AFFECTED SHALL NOT PROCEED UNTIL ANY CLARIFICATION OR REVISION HAS BEEN COMPLETED OR PERMISSION TO CONTINUE IS GIVEN.

15. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO ARCHITECT SO THAT PROPER REVISIONS CAN BE MADE.

16. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHODS OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.

17. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES, AND THESE VISITS SHALL NOT BE CONSTRUED AS SUCH. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND/OR STRUCTURAL ENGINEER DURING THE CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES AS FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND/OR STRUCTURAL ENGINEER, WHETHER OF MATERIAL OR WORK AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHEIVING GENERAL CONFORMITY WITH CONTRACT DOCUMENTS, BUT DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

SECTION 2: DIMENSIONS, MEASUREMENTS, AND LAYOUT

1. DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. SCALING OF THE DRAWINGS FOR DIMENSIONS OR LOCATIONS OF MATERIALS OR EQUIPMENT IS CONSIDERED UNACCEPTABLE.

2. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND TYPICAL DETAILS. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION OF MATERIALS AND ITEMS AS WELL AS THEIR LOCATIONS.

4. DIMENSIONS TO SIDE OR CENTER OF DOORS OR WINDOWS ARE TO ROUGH OPENINGS. LOCATE ROUGH OPENINGS NOT DIMENSIONED FRAMING DISTANCE (KING AND TRIM STUDS) FROM CLOSEST WALLS OR CENTER BETWEEN WALLS.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND LAYING OUT THE WORK (INCLUDING GRADES AND ELEVATIONS). THE GENERAL CONTRACTOR WILL EXERCISE PROPER PRECAUTION TO VERIFY FIGURES SHOWN ON THE DRAWINGS WHILE LAYING OUT THE WORK, AND BE RESPONSIBLE FOR ALL ERRORS RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTION.

SECTION 3: SUBCONTRACTORS

1. EACH SUBCONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE TO THE GENERAL CONTRACTOR INDICATING POLICY CONDITIONS AND LIMITS OF LIABILITY INSURANCE PRIOR TO STARTING THE WORK. EACH SUBCONTRACTOR SHALL PROVIDE THE GENERAL CONTRACTOR WITH PROOF OF WORKMAN'S COMPENSATION FOR EACH OF HIS EMPLOYEES.

2. EACH TRADE SHALL COORDINATE ITS WORK AS IS PRACTICAL AND WILL INTERFERE AS LITTLE AS POSSIBLE WITH THE WORK OF OTHER TRADES AND PERSONS. IT WILL BE ASSUMED THAT EACH TRADE HAS ACCEPTED THE QUALITY OF THE WORK OF OTHERS UPON WHICH HIS WORK MUST BE APPLIED.

3. DURING PROGRESS OF WORK MAINTAIN PREMISES FREE OF UNNECESSARY ACCUMULATION OF TOOLS, EQUIPMENT, SURPLUS MATERIALS, AND DEBRIS. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP AFTER THEIR RESPECTIVE WORK, AS WELL AS MAINTAINING A CLEAN AND ORDERLY SITE.

4. STORE AND HANDLE MATERIALS AND EQUIPMENT SO AS TO PREVENT DAMAGE AFFECTING APPEARANCES, PERFORMANCE OF MATERIAL, EQUIPMENT OR FINISHED WORK. IN THE EVENT OF DAMAGE, PROMPTLY MAKE REPAIRS OR REPLACEMENTS AND BE RESPONSIBLE FOR COSTS INCURRED AND TIME REQUIRED FOR REPAIRS OR REPLACEMENTS AT NO ADDITIONAL COST TO THE OWNER.

5. ALL SUBCONTRACTORS SHALL REMOVE AND REDO DEFECTIVE WORK AS DETERMINED BY THE GENERAL CONTRACTOR OR THE DESIGNER AT NO ADDITIONAL COST TO THE GENERAL CONTRACTOR OR OWNER.

6. EACH SUBCONTRACTOR SHALL GUARANTEE MATERIALS AND WORKMANSHIP AGAINST DEFECTS WHICH MAY OCCUR UNDER NORMAL USAGE FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE.

SECTION 4: PERMITS, FEES, INSPECTIONS, REGULATIONS, AND COVENANTS

1. PERMITS AND LICENSES NECESSARY TO PERFORM THE WORK SHALL BE SECURED BY THE GENERAL CONTRACTOR.

2. THE GENERAL CONTRACTOR SHALL OBTAIN ALL CODE CHECKS, INSPECTIONS, AND LABORATORY INVESTIGATIONS REQUIRED BY ORDINANCES, CODES, RULES AND REGULATIONS, BUILDING INSPECTORS, CITY OR COUNTY ENGINEERS, ETC.

3. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COMPLY WITH ALL COVENANTS AND REQUIREMENTS OF THE SUBDIVISION (IF ANY) AS IF INCLUDED IN THESE DOCUMENTS.

SECTION 5: TEMPORARY FACILITIES AND CONTROLS

1. ALL CONSTRUCTION EQUIPMENT REQUIRED TO PERFORM THE WORK TO BE FURNISHED BY THE GENERAL CONTRACTOR.

2. THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR POWER, LIGHT, WATER, AND HEAT AS REQUIRED DURING CONSTRUCTION.

3. SUBCONTRACTORS AND THEIR EMPLOYEES SHALL BE PROVIDED AND ALLOWED USE OF SANITARY FACILITIES ON THE PREMISES.

SECTION 6: GENERAL SITE WORK

1. PROTECT ALL EXISTING TREES, VEGETATION, OBJECTS, AND STRUCTURES FROM DAMAGE OR REMOVAL EXCEPT THOSE DESIGNATED FOR REMOVAL ON THE DRAWINGS, OR BY THE OWNER, OR THE LANDSCAPE DESIGNER AND ARCHITECT.

2. MINIMIZE ACCESS AND MATERIAL STORAGE AREAS AS INDICATED BY THE OWNER, OR LANDSCAPE DESIGNER AND ARCHITECT.

3. THE GENERAL CONTRACTOR WILL CHECK WITH UTILITY COMPANIES AND THE OWNER FOR ACTUAL LOCATIONS OF ANY UNDERGROUND UTILITIES BEFORE STARTING OPERATIONS. ACTIVE UNDERGROUND UTILITIES SHALL BE ADEQUATELY PROTECTED FROM DAMAGE AND IF DAMAGED SHALL BE IMMEDIATELY REPAIRED AT NO EXTRA COST TO THE OWNER.

4. THE LOCATIONS AND ROUTING OF UTILITIES AS SHOWN ON THE SITE PLAN ARE DIAGRAMMATIC IN NATURE AND SHOWS APPROXIMATE LOCATION OF UTILITIES AND EQUIPMENT. EXACT ROUTING OR LOCATIONS OF EQUIPMENT TO BE GOVERNED BY SITE CONDITIONS AND MINOR CHANGES REQUIRED AND DETERMINED ON SITE.

5. ANY SOILS DATA, INCLUDING SOILS REPORT, IN ITS ENTIRETY SHALL BE INCLUDED AS PART OF THESE CONTRACT DOCUMENTS. FOR RECOMMENDED SOIL BEARING PRESSURE FOUNDATION MATERIAL, AND SITE GRADING, SEE SOILS REPORT AND GEOLOGICAL REPORT, IF APPLICABLE.

SECTION 7: GRADING

1. ROUGH GRADING WORK AND FINISH GRADING SHALL BE BY THE EXCAVATING CONTRACTOR AND COORDINATED BY THE LANDSCAPE DESIGNER AND ARCHITECT.

2. GRADE TO SMOOTH, UNIFORM SURFACE TO ELEVATIONS, SHOWN OR REQUIRED FOR POSITIVE DRAINAGE, FROST PROTECTION, AND CLEARANCES.

3. SLOPE ALL GRADES A MINIMUM 1/4" PER FOOT AWAY FROM FOUNDATIONS, WALLS, WALKWAYS, DECKS, ETC.

4. NEW TOPSOIL, IF REQUIRED, SHALL BE REASONABLY FREE OF OBNOXIOUS WEEDS, STONES, LUMPS, PLANTS OR THEIR ROOTS, STICKS OR OTHER EXTRANEOUS MATTER, AND SHALL NOT BE WORKED IN A FROZEN OR MUDDY CONDITION.

5. REFER TO GEOTECH REPORT FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS

SECTION 8: EXCAVATION

1. EXCAVATE TO GRADES INDICATED IN THE DRAWINGS AND TO ALLOW FOOTINGS TO BEAR DIRECTLY ON UNDISTURBED SOIL AT THE MINIMUM REQUIRED DEPTH TO PROVIDE FROST PROTECTION.

2. IF EXCAVATION TO DESIGN ELEVATIONS DISCLOSES UNSUITABLE BEARING SOIL AT THAT LEVEL, OBTAIN AUTHORIZATION FROM THE SOILS OR STRUCTURAL ENGINEER OR ARCHITECT BEFORE PROCEEDING WITH ADDITIONAL EXCAVATION. ADDITIONAL EXCAVATION COSTS SHALL BE DETERMINED AND AGREED TO WITH THE OWNER PRIOR TO PROCEEDING WITH ADDITIONAL WORK.

3. IF DURING THE COURSE OF EXCAVATION, SOLID ROCK FORMATIONS ARE ENCOUNTERED, REQUIRING DRILLING AND/OR BLASTING, THE ADDITIONAL COSTS SHALL BE THE OWNER'S RESPONSIBILITY AND SHALL BE DETERMINED AND AGREED TO WITH THE OWNER PRIOR TO PROCEEDING WITH ADDITIONAL WORK.

4. THE GENERAL CONTRACTOR SHALL PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER, OR SEEPAGE AS NECESSARY.

5. BARRICADE OPEN HOLES, TRENCHES, AND DEPRESSIONS OCCURRING AS PART OF THE WORK. PROVIDE AND INSTALL ALL CRIBBING, SHORING AND BRACING REQUIRED TO SAFELY RETAIN EARTH EMBANKMENTS.

SECTION 9: BACKFILLING

1. THESE NOTES ARE TO BE FOLLOWED UNLESS DIRECTED OTHERWISE BY THE SOILS ENGINEER, STRUCTURAL ENGINEER, ARCHITECT, OR BUILDING OFFICIAL. CONTACT THE ARCHITECT FOR CLARIFICATION AND/OR ADDITIONAL INFORMATION REGARDING THIS ISSUE.

2. ALL FILL SHALL BE FREE-DRAINING, PREDOMINATELY GRANULAR MATERIAL AND FREE OF ORGANIC AND EXPANSIVE MATERIAL AND CAREFULLY PLACED TO PROTECT ALL WORK AND MECHANICALLY COMPACTED IN 6" LIFTS AROUND FOUNDATION, UNDER SLABS, AND ADJACENT STEM WALLS, TO 90% OF ASTM D1557-78.

3. ALL FILL UNDER FOOTINGS TO BE COMPACTED TO 95% OF ASTM D698.

4. BACKFILL SHALL NOT BE PLACED AGAINST BASEMENT AND RETAINING WALLS UNTIL CONCRETE OR MASONRY GROUT HAS REACH ITS 28 DAY STRENGTH AND WALLS ARE STABILIZE WITH COMPLETED AND ANCHORED STRUCTURAL FLOOR FRAMING.

SECTION 10: TREES, PLANTS, AND GROUND COVER

1. RESEEDING OF DAMAGED PORTIONS OF THE LAWN AROUND EXCAVATED AREAS AS REQUIRED TO REFURBISH TO ITS ORIGINAL CONDITION AND APPEARANCE SHALL BE THE OWNERS RESPONSIBILITY UNLESS AGREED TO OTHERWISE, WHERE APPLICABLE

SECTION 11: GENERAL CONCRETE WORK

1. NO CONCRETE WORK SHALL BE PLACED ON FROZEN, SOFT, LOOSE, WET, OR SOGGY SOIL.

2. BOTTOM OF EXCAVATIONS SHALL BE CLEAN, FLAT, AND FREE OF ANY LOSE DIRT, DEBRIS, OR ORGANIC MATERIAL.

3. PROVIDE AND INSTALL BLOCK-OUTS, UTILITY SLEEVES, CONNECTORS, ETC. AS SHOWN AND AS NECESSARY.

4. PROVIDE AND INSTALL INSULATION, VAPOR BARRIERS EXPANSION JOINTS, LEVELING BED, REINFORCEMENT, ETC. AS SHOWN AND REQUIRED.

5. VERIFY ALL SOIL CONDITIONS. ALL FOOTING SIZES ARE CALCULATED FOR A SOIL BEARING CAPACITY AS SHOWN.

6. PROVIDE OVER-EXCAVATION AND COMPACTED BACKFILL AS REQUIRED.

7. CHAMFER ALL EXPOSED EDGES OF CONCRETE 3/4" (MIN), U.O.N.

8. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS (1" RIGID FOAM AT INSULATED AND RADIANT SLABS) AND ABUTTING CONCRETE OR MASONRY WALLS.

SECTION 12: CONCRETE REINFORCEMENT

1. REINFORCING STEEL SHALL BE DEFORMED BARS IN ACCORDANCE WITH ASTM A-615; GRADE 40 FOR REINFORCED SIZES #4 AND SMALLER, GRADE 60 FOR REINFORCED SIZES #5 AND LARGER.

2. CONCRETE SLAB REINFORCEMENT SHALL BE 6 X 6 10/10 WELDED WIRE FABRIC OR FIBER MESH REINFORCING; U.O.N. LAP WWF 12" AT SPLICES.

3. STEEL REINFORCEMENT SHALL BE CLEAN AND FREE OF RUST, SCALE, DIRT OR GREASE.

4. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURELY FASTENED IN THE FORMS PRIOR TO INSPECTION TO INSURE MINIMUM CONCRETE COVER AS FOLLOWS:FOOTINGS: CONCRETE PLACED AGAINST EARTH3" CONCRETE PLACED AGAINST FORMS EXPOSED TO EARTH2"WALLS: INTERIOR FACE3/4" ;EXTERIOR FACE1-1/2". SLABS: TOP OR BOTTOM1". PIERS: EXTERIOR FACE1-1/2"

5. MINIMUM LAP AND BEND FOR ALL REBAR SHALL BE 48 DIAMETERS.

6. MINIMUM 48 HOUR NOTICE SHALL BE GIVEN ARCHITECT PRIOR TO EACH DAY OF POUR FOR STEEL INSPECTION.

7. SILLS SHALL BE BOLTED TO CONCRETE WITH 1/2" DIAMETER ANCHOR BOLTS FOR SDC D OR 5/8" DIAMETER FOR SDC E OR F. FOUNDATION BOLTS SHALL BE EMBEDDED AT LEAST 7" IN THE CONCRETE OR MASONRY FOUNDATION WITHSPACED NOT MORE THAN 6' APART AND PROVIDED WITH 0.229" X 3" X 3" PLATE WASHERS.

SECTION 13: CONCRETE

1. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150 (TYPE II) UNLESS ALKALINE SOILS ARE PRESENT.

2. WATER SHALL BE FIT TO DRINK.

3. FINE AGGREGATES SHALL BE NATURAL SAND OR CRUSHED STONE OR GRAVEL TO 1/4" MAXIMUM. COARSE AGGREGATES SHALL BE CRUSHED STONE OR GRAVEL 1/4" TO 1-1/2" AND NOT GREATER THAN 1/5 OF THICKNESS AT WALLS AND FOOTINGS, AND NOT GREATER THAN 1/3 OF THICKNESS AT SLABS.

4. CONCRETE SHALL BE PLACED WITH A MAXIMUM SLUMP OF 4". USE PLASTICIZERS WHERE MORE WORKABLE CONCRETE IS DESIRED.

5. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE (5) DAYS AFTER PLACEMENT. ALTERNATE METHODS OF CURING WILL BE APPROVED IF SATISFACTORY PERFORMANCE CAN BE DEMONSTRATED.

6. CONCRETE SHALL ACHIEVE A MINIMUM OF 3,000 PSI COMPRESSION STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE IN THE ARCHITECTURAL OR STRUCTURAL DRAWINGS.

SECTION 14: PROTECTION AND CURING

1. ALL CONCRETE SHALL BE PROTECTED FROM INJURIOUS ACTION OF THE ELEMENTS AND DEFACEMENT OF ANY NATURE DURING CONSTRUCTION OPERATIONS.

2. PROVIDE AND MAINTAIN PROPER CURING CONDITIONS REQUIRED FOR ALL CONCRETE WORK IN ACCORDANCE WITH ACI 301-72 (REVISED 1975), U.O.N. IN ARCHITECTURAL OR STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS.

SECTION 15: NON-SHRINK GROUT

1. NON-SHRINK GROUT SHALL BE CEMENT BASED WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C-109.

2. GROUT SHALL BE MIXED AND PLACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SECTION 16: GENERAL MASONRY WORK

1. REMOVE ALL MORTAR STAINS AS A RESULT OF NEW MASONRY WORK.

2. SEE CONCRETE NOTES FOR REINFORCING DESCRIPTION.

SECTION 17: MORTAR AND GROUT

1. ALL MORTAR FOR REINFORCED MASONRY WALLS SHALL BE AS PER C.B.C 2007 (L.A.C.B.C. 2008) TABLE 2103A.8(2) AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI AT 28 DAYS, U.O.N. IN THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS.

2. ALL MORTAR SHALL BE MIXED BY MECHANICAL MEANS AND PROPORTIONED BY ACCURATE MEASUREMENT.

3. ALL GROUT FOR GROUTED VOIDS SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2,000 PSI. FINE GROUT SHALL BE A MIX OF ONE PART PORTLAND CEMENT AND 2 1/4 TO 3 PARTS SAND. COARSE GROUT SHALL BE ONE PART PORTLAND CEMENT AND 2 1/4 TO 3 PARTS SAND, AND 2 PARTS (MAX) PEA GRAVEL (3/8"). SEE C.B.C 2007 (L.A.C.B.C. 2008) TABLE 2103A.12.

4. CEMENT SHALL CONFORM TO ASTM C-150. THE USE OF PLASTIC/MASONRY CEMENTS WILL NOT BE ALLOWED.

5. WATER SHALL BE FIT TO DRINK.

SECTION 18: UNIT MASONRY AND STONE/BRICK VENEER

1. CONCRETE MASONRY UNITS TO BE ASTM C 90-70 GRADE N TYPE 1, 1000 PSI, ASTM C331 AND C33 MOISTURE CONTENT 30% MAXIMUM OF TOTAL ABSORPTION.

2. ALL VENEER SHALL BE ANCHORED TO STRUCT. ELEMENTS USING CORROSION RESISTANT ANCHOR TIES. TIES SHALL BE A MIN 22 GA X 1" WITH MAX VERT AND HORIZ SPACING OF 16" O.C.

3. NO MASONRY WORK SHALL BE LAID WHEN THE TEMPERATURE OF THE OUTSIDE AIR IS BELOW THAT REQUIRED BY THE MORTAR PRODUCT FOR PROPER INSTALLATION AND CURING, UNLESS PROVISION IS MADE TO MAINTAIN THE MASONRY ABOVE THIS TEMPERATURE AND KEEP IT FROM FREEZING.

SECTION 19: GENERAL METAL WORK

1. PROVIDE AND INSTALL ALL STRUCTURAL STEEL, CONNECTORS, FASTENERS AND ACCESSORIES AS SHOWN ON THE DRAWINGS, MATERIALS LIST, AND AS REQUIRED FOR PROPER INSTALLATION OF STRUCTURAL MEMBERS.

2. PRIME ALL EXPOSED STEEL MEMBERS WITH RUSTOLEUM #5769 PRIOR TO FINISH COAT.

3. MATERIALS, STANDARDS, AND DETAILS SHALL CONFORM TO APPLICABLE AISC STANDARDS.

SECTION 20: STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36.

2. TUBE AND PIPE COLUMNS SHALL CONFORM TO ASTM A-500 GRADE B AND ASTM A-53.

3. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS, CERTIFIED FOR THE TYPE OF WELDS REQUIRED FOR THE JOB.

4. ALL STEEL TO STEEL CONNECTIONS SHALL BE MADE WITH A-325 HIGH STRENGTH BOLTS.

SECTION 21: PREFABRICATED METAL CONNECTORS

1. PROVIDE AND INSTALL ALL METAL CONNECTORS AS SHOWN AND REQUIRED FOR PROPER INSTALLATION OF STRUCTURAL MEMBERS.

2. USE SIMPSON STRONG-TIE CONNECTORS OR EQUAL. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR FASTENERS. C.ALL FABRICATED BEAM AND POST CONNECTORS SHALL BE OF SAME WIDTH OF STRUCTURAL MEMBER PLUS 1/16" TO 1/8" MAXIMUM.

3. HOLES IN FABRICATED CONNECTORS FOR BOLTS SHALL BE THE SAME DIAMETER OF THE BOLT PLUS 1/16" MAXIMUM.

SECTION 22: GENERAL CARPENTRY

A.TAKE CARE TO AVOID SPLITTING OF FRAMING AND FINISH MATERIALS DURING INSTALLATION.

B.APPROPRIATE CONNECTORS AND FASTENERS SHALL BE USED (WHETHER INDICATED OR NOT) TO PROVIDE PROPER INSTALLATION OF STRUCTURAL MEMBERS AND FINISH PIECES TO DEVELOP THEIR STRENGTH, RIGIDITY, AND PROPER INSTALLATION AND APPEARANCES FOR THE PURPOSES FOR WHICH THEY ARE INTENDED.

SECTION 23: FASTENERS

1. FRAMING: COMMON WIRE NAILS AS SHOWN AND REQUIRED.

2. EXTERIOR TRIM AND SIDING: RUST RESISTANT STAINLESS STEEL; HOT-DIPPED GALVANIZED, OR HIGH-TENSION STRENGTH ALUMINUM NAILS. MINIMUM EMBEDMENT OF 1-1/2" INTO SOLID NAILING.

3. DECKING: 2 (MIN)-3" DECK SCREWS, AT EACH JOIST PER PIECE; COUNTERSUNK.

4. INTERIOR TRIM: FINISH NAILS; BLIND NAIL WHERE PRACTICAL; COUNTERSINK HEADS WHERE FACE NAILING.

5. POST AND BEAM: BOLT, SCREW OR NAIL AS SHOWN OR REQUIRED.

6. ROOF DECKING: 10D AT 6" O.C. AT EDGES, 10D AT 10" O.C. FIELD.

7. FLOOR DECKING: GLUE WITH CONSTRUCTION ADHESIVE AT EACH JOIST, 10D AT 6" O.C. AT EDGES; 10D AT 10" O.C. FIELD.

8. .LEDGERS: LAG SCREWS AS INDICATED.

9. FABRICATED CONNECTORS: AS INDICATED OR AS REQUIRED OR PER MANUFACTURER REQM.TS.

SECTION 24: FRAMING CARPENTRY AND MATERIALS

1. ALL DIMENSION LUMBER SHALL BE S4S, UNO. USE ONLY GRADED LUMBER AND WOOD PRODUCTS AS NOTED AND APPROPRIATE. MATERIALS MUST BE SOUND, SEASONED, WELL MANUFACTURED, FREE FROM WARP WITH MAXIMUM MOISTURE CONTENT OF 19%. JOISTS TO HAVE 1 1/2" (MIN) BEARING ON WOOD OR METAL OR 3" (MIN) ON MASONRY.

2. ALL MANUFACTURED 'I-JOIST' (LPI, BCI, TJI, ETC) MEMBERS TO BE INSTALLED PER MANUFACTURER REQUIREMENTS. PROVIDE 1 3/4" BEARING (MIN) AT JOIST AND RAFTER ENDS AND 3 1/2" (MIN) AT INTERMEDIATE SUPPORTS. SUBSTITUTIONS FOR SPECIFIED MEMBERS MUST MEET DESIGN CRITERIA . PROVIDE WEB STIFFENERS AS NECESSARY.

3. ALL GLULAMINATED BEAMS AND COLUMNS SHALL BE OF COMBINATION 24F-V4 (24F-V8 FOR CONTINUOUS OR CANTILEVERED BEAMS), AND SHALL BE FABRICATED OF DOUGLAS FIR LAMINATIONS AND EXTERIOR GLUES, PER AITC STANDARD 117. CAMBER SHALL BE AS SHOWN. ARCHITECTURAL FINISH STANDARDS SHALL BE APPLIED FOR EXPOSED BEAMS. PROVIDE 1 1/2" (MIN) BEARING AT ENDS; U.O.N.

4. ALL TRUSSES TO BE ENGINEERED AND PREFABRICATED BY THE TRUSS MANUFACTURER. VERIFY ALL LAYOUTS, BEARING CONDITIONS, SPANS, SIZES, ETC PRIOR TO PLACING ORDER.

5. ALL HEADERS BELOW 6'-0" SPAN TO BE PROVIDED WITH 1 1/2" (MIN) BEARING. ALL HEADERS OVER 6'-0" SPAN TO BE PROVIDED WITH 3" (MIN) BEARING; U.O.N.

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3046
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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SCALE

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SECTION 24: FRAMING CARPENTRY AND MATERIALS - CONTINUED FROM SHEET A0.1

6. SILL PLATES AND OTHER STRUCTURAL WOOD MEMBERS TO BE IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED HEM-FIR. FOUNDATION GRADE REDWOOD (AN ENDANGERED SPECIES) SHALL BE USED ONLY AS INDICATED ON THE DRAWINGS OR AS NECESSARY FOR APPEARANCE.

7. FLOOR AND ROOF DECKING SHALL BE INSTALLED WITH GRAIN PERPENDICULAR TO JOISTS OR RAFTERS, WHILE BEARING ON A MINIMUM OF THREE JOISTS OR RAFTERS.

8. LAY OUT PLUMBING LINES PRIOR TO JOIST LAYOUT. ADJUST JOIST LAYOUT AND HEADER-OFF FOR PLUMBING REQUIREMENTS AS REQUIRED.

9. POSTS SHALL BE AS SHOWN AND AS NECESSARY, AND SHALL PROVIDE SECURE, SOLID, AND FULL BLOCKING AT ALL BEARING POINTS DOWN TO THE FOUNDATION.

10. STAGGER TOP AND DOUBLE PLATE JOINTS 4'-0" (MINIMUM) AT EXTERIOR WALLS AND BEARING PARTITIONS. OVERLAP PLATES AT ALL CORNERS.

11. INSTALL A MINIMUM OF THREE STUDS WITH BLOCKING AT EVERY CORNER FOR WALL AND FINISH CONNECTIONS AND INSTALLATIONS.

12. ALL LOAD BEARING STUDS AND FLOOR JOISTS SHALL BE STACK-FRAMED, U.O.N.

13. DOUBLE JOISTS AND RAFTERS AT ALL OPENINGS UNLESS SHOWN OTHERWISE.

14. PROVIDE CONTINUOUS SOLID BRIDGING AT 8'-0" O.C. (MAX.) BETWEEN ALL FLOOR JOISTS AND RAFTERS, UNLESS INDICATED OTHERWISE.

15. PROVIDE CONTINUOUS BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING POINTS.

16. PROVIDE BLOCKING UNDER PARALLEL EXTERIOR WALLS AND WALL PARTITIONS @ 4'-0" O.C. (MAX) AND AS NECESSARY.

17. PROVIDE 2 X BLOCKING, FURRING, NAILERS, SHIMS, ETC REQUIRED FOR INSTALLATION OF WALL FINISH MATERIALS, CABINETS, CLOSET SHELVING AND RODS, BATHROOM ACCESSORIES, SOFFITS, TRIM, ETC.

18. ALL WALLS SHALL BE FIRE STOPPED WITH 2 X BLOCKING OR OTHER APPROVED MATERIAL @ FLOOR, CEILING, AND AT INTERVALS NOT TO EXCEED 8 FEET (VERTICALLY BETWEEN FLOOR AND CEILING).

19. PROVIDE SWAY BRACING AS REQUIRED; PER UBC 2517 (G) 3 AND AS SHOWN.

20. INSULATE ALL FRAMING CAVITIES WITH FIBERGLASS (I.E., PARTITION NAILERS, RIMS, CORNERS, ETC) DURING FRAMING AND BEFORE COVERING THESE CAVITIES TO RENDER INACCESSIBLE.

SECTION 25: EXTERIOR SIDING AND TRIM CARPENTRY

1. CAULK ALL EXTERIOR JOINTS AROUND SIDING JOINTS, WINDOWS AND DOORS.

2. INSTALL 15# FELT, BUILDING PAPER, OR TYVEK OVER WALL SHEATHING PRIOR TO SIDING INSTALLATION.

3. INSTALL SIDING PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.

SECTION 26: EXTERIOR DECKS, STAIRS, AND RAILINGS

1. ALL STRUCTURAL MEMBERS SHALL BE PRESSURE-TREATED HEM-FIR.

2. INSTALL SHEET METAL FLASHING BEHIND WALL AND UNDER DECKING.

3. INSTALL 2X DECKING WITH 3/16" SPACING BETWEEN MEMBERS.

SECTION 27: FINISH CARPENTRY

1. INTERIOR TRIM MATERIAL SHALL BE INSTALLED AS PER THE HIGHEST STANDARDS OF CRAFTSMANSHIP READY FOR FINISHES AS SPECIFIED.

2. SAND, STAIN, AND FINISH INTERIOR TRIM PRIOR TO INSTALLATION.

3. FILL ALL NAIL HOLES WITH COLOR PUTTY TO MATCH STAIN COLOR.

SECTION 28: INTERIOR STAIRS AND RAILINGS

1. STAIRS SHALL CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS AND SHALL BE AS PER OWNER INPUT DURING THE CONSTRUCTION PROCESS. VERIFY THE DESIGN AND SPECIFICATIONS OF THE STAR CONSTRUCTION WITH THE OWNER PRIOR TO CONSTRUCTION.

2. STAIR PARTS SHALL BE SITE BUILT AND INSTALLED BY THE GENERAL CONTRACTOR AS SHOWN IN THE DRAWINGS.

3. PROVIDE BLOCKING AS REQUIRED FOR RIGID AND SOLID BEARING FOR STAIR TREADS.

4. SCREW AND PLUG BALUSTERS, RAILS, AND CAP WITH DECK SCREWS AND CONTRASTING PLUGS AS REQUIRED.

SECTION 29: CUSTOM CASEWORK

A. PERFORM WORK TO CUSTOM QUALITY IN ACCORDANCE WITH "QUALITY STANDARDS" OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI).

B. HARDWARE SHALL BE AS SELECTED BY OWNER TO MATCH EXISTING.

C. PROVIDE AND SECURELY INSTALL 3/4" CDX, EXTERIOR GRADE PLYWOOD TOPS FOR THINSET COUNTER TOPS.

D. PROVIDE CUTOUTS FOR PLUMBING FIXTURES, INSERTS, APPLIANCES, OUTLET BOXES, AND OTHER FIXTURES AND
FITTINGS. VERIFY LOCATIONS OF CUTOUTS FROM ON-SITE DIMENSIONS. SEAL CONTACT SURFACES OF CUT EDGES.

E. SAND WORK SMOOTH AND SET EXPOSED NAILS. APPLY WOOD FILLER IN EXPOSED NAIL INDENTATIONS. ON ITEMS TO RECEIVE TRANSPARENT FINISHES, USE WOOD FILLER WHICH MATCHES SURROUNDING SURFACES AND OF TYPES RECOMMENDED FOR APPLIED FINISHES. STAIN AND FINISH ALL EXPOSED EXTERIOR SURFACES. SEAL, CONCEALED AND SEMI-CONCEALED SURFACES.

F. SET AND SECURE CASEWORK IN PLACE RIGID, PLUMB, AND LEVEL. USE PURPOSE DESIGNED FIXTURE ATTACHMENTS AT CONCEALED LOCATIONS FOR WALL MOUNTED COMPONENTS. SECURE CABINET AND COUNTER BASES TO FLOOR USING APPROPRIATE ANGLES AND ANCHORAGES. COUNTER-SINK ANCHORAGE DEVICES AT EXPOSED LOCATIONS USED TO WALL MOUNT COMPONENTS, AND CONCEAL WITH SOLID PLUGS OF SPECIES TO MATCH SURROUNDING WOOD. FINISH FLUSH WITH SURROUNDING SURFACES.

G. ADJUST DOORS, DRAWERS, HARDWARE, FIXTURES AND OTHER MOVING OR OPERATING PARTS TO FUNCTION SMOOTHLY AND CORRECTLY. CLEAN CASEWORK, COUNTERS, SHELVES, HARDWARE, FITTINGS AND FIXTURES.

SECTION 30: GENERAL THERMAL AND MOISTURE PROTECTION

A. PROVIDE AND MAINTAIN CONTINUOUS AND CLEAR PASSAGE OF AIR ABOVE INSULATION AND BELOW ROOF DECKING,
FROM SOFFIT TO RIDGE, HIP, OR END WALL VENTS. PROVIDE LATERAL FLOW @ VALLEYS, SKYLIGHTS, ETC.
B.PROVIDE AND INSTALL ALL INSULATIONS, CAULKING, SEALANTS, VAPOR BARRIERS, ROOFING, VENTILATION, SIDINGS AND TRIMS, AND FLASHING, ETC. AND THEIR ACCESSORIES AS SHOWN AND REQUIRED TO PROVIDE A WEATHER-TIGHT SEAL, ELIMINATE INFILTRATION, MINIMIZE HEAT LOSS AND TO PROVIDE A PROTECTED, ENERGY EFFICIENT STRUCTURE.

SECTION 31: DAMP PROOFING & MEMBRANE WATERPROOFING

A. MAINTAIN AMBIENT AND SURFACE TEMPERATURES ABOVE 40° FOR 24 HOURS BEFORE APPLICATION, AND CONTINUOUSLY UNTIL DAMP PROOFING HAS CURED.

B. DO NOT APPLY DAMP PROOFING TO DAMP, FROZEN, DIRTY, DUSTY, OR DECK SURFACES UNACCEPTABLE TO APPLICATOR. CLEAN AND PREPARE SURFACES TO RECEIVE DAMP PROOFING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PRIME SURFACES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PERMIT PRIMER TO DRY.

C. VERIFY SURFACES ARE SOLID, FREE OF FROZEN MATTER, LOOSE PARTICLES, CRACKS, PITS, ROUGH PROJECTIONS, AND FOREIGN MATTER DETRIMENTAL TO ADHESION AND APPLICATION OF DAMP PROOFING.

D. VERIFY ITEMS WHICH PENETRATE SURFACES TO RECEIVE DAMP PROOFING ARE SECURELY INSTALLED. APPLY MEMBRANE TO SEAL PENETRATIONS, SMALL CRACKS, AND HONEYCOMB IN SUBSTRATE. USE ONLY MEMBRANE WATERPROOFING AT HIGH WATER AREAS.

E. APPLY 2 COATS OF COLD APPLIED ASPHALT BITUMEN DAMP PROOFING ON ALL EXTERIOR FOUNDATION WALLS., U.O.N. APPLY EACH COAT OF COLD BITUMEN WITH ROLLER OR BRUSH AT A CONTINUOUS AND UNIFORM RATE AS PER MANUFACTURER'S INSTRUCTIONS. APPLY FROM 2 INCHES BELOW FINISH GRADE ELEVATION TO TOP OF FOOTINGS.

F. PROTECT FINISHED DAMP PROOFING FROM DAMAGE DURING BACKFILL OPERATIONS.

SECTION 32: VENTILATION

A. PROVIDE CONTINUOUS 2" VENTILATION SPACE ABOVE ROOF INSULATION AND BELOW ROOF DECKING, FROM CONTINUOUS SOFFIT VENTS TO RIDGE VENTS, AS SHOWN AND NECESSARY.

B. PROVIDE ATTIC AND CRAWL SPACE VENTILATION AT A RATIO OF 1 SQUARE FOOT OF VENT PER 150 SQUARE FEET OF FLOOR AREA. A PROPERLY SIZED, HUMIDITY CONTROLLED FAN WITH INTAKE AND EXHAUST VENTS IS ALSO CONSIDERED ACCEPTABLE AT CRAWL SPACE AREAS.

SECTION 33: VAPOR AND AIR RETARDERS

A. CAREFULLY INSTALL ALL VAPOR BARRIERS TO PROVIDE A CONTINUOUS SEAL AGAINST WATER VAPOR.

B. OVERLAP ALL SEAMS AND THOROUGHLY STAPLE WHILE AVOIDING WRINKLES IN THE SHEETING.

C. AVOID PENETRATIONS AND UNNECESSARY CUTTING OF THE BARRIER OR UNDERLAYMENT.

D. CLOSELY CUT BARRIER AT WINDOW, DOOR, AND SKYLIGHT OPENINGS. INSTALL VAPOR BARRIER PIECES AT INSIDE CORNERS OF FRAMING.

E. CLOSELY CUT BARRIER AT ELECTRICAL OUTLETS AND SWITCHES, ETC. RESEAL PERIMETER WITH CAULK OR SPRAY FOAM INSULATION.

F. LAP PERMEABLE ROOFING AND WALL UNDERLAYMENTS A MINIMUM OF 2".

G. ALL VAPOR BARRIERS TO CRAWL SPACE FLOORS IN WET LOCATIONS.

SECTION 34: INSULATION

A. INSULATE ALL EXTERIOR FRAMING CAVITIES THAT WILL BECOME INACCESSIBLE WHILE FRAMING (IE. HEADERS, CORNERS. PARTITION NAILERS, ETC.) WITH FIBERGLASS., U.O.N.

B. INSTALL 1 X 6 SILL SEALER AT ALL EXTERIOR INTERFACES BETWEEN WOOD FRAMING AND STONE MASONRY.

C. LOOSELY INSTALL FIBERGLASS OR OTHER INSULATION BETWEEN DOOR, WINDOW, AND SKYLIGHT JAMBS AND FRAMING TO AVOID BENDING OF JAMBS.

D. INSTALL ALL INSULATION TO MAINTAIN A CONTINUOUS THERMAL LAYER BETWEEN THE INTERIOR AND EXTERIOR.

E. INSULATE ALL HEATING AND PLUMBING DUCTS AND PIPING TO MINIMIZE HEAT LOSS FOR THE LENGTH OF THEIR RUNS. PROVIDE ADEQUATE INSULATION AND TO PREVENT THE FREEZING OF WATER PIPING IN UNHEATED AREAS.

SECTION 35: ROOFING

A. INSTALL NEW FELT PAPER UNDERLAYMENT AS SHOWN. LAP A MINIMUM OF 2" AND THOROUGHLY STAPLE WHILE AVOIDING WRINKLES IN THE SHEETING. AVOID PENETRATIONS AND UNNECESSARY CUTTING OF THE UNDERLAYMENT.

B. INSTALL ROOFING, RIDGE VENTILATION, AND FLASHING, ETC. AND THEIR ACCESSORIES AS SHOWN AND REQUIRED TO PROVIDE A WEATHER-TIGHT SEAL, STRAIGHT AND TRUE, AND WITH FASTENERS SET.

SECTION 36: SIDING

A. CAULKING SHALL BE APPLIED AT ALL JOINTS BETWEEN SIDING AND SIDING, AND BETWEEN SIDING AND TRIM.

B. GALVANIZED (U.O.N.) DRIP CAP FLASHING SHALL BE PROVIDED AND INSTALLED AT TOPS OF ALL WINDOWS, DOORS, HORIZONTAL JOINTS BETWEEN SIDING, TRIM, AND OTHER EXTERIOR FINISHES AND AS REQUIRED.

C. INSTALL 15# FELT, BUILDING PAPER, OR TYVEK OVER WALL SHEATHING PRIOR TO SIDING INSTALLATION.

SECTION 39: SHEET METAL FLASHING AND TRIM

A. EXERCISE CARE WHEN WORKING ON OR ABOUT ROOF SURFACES, OR OTHER WATER IMPERVIOUS MEMBRANES, TO AVOID DAMAGING OR PUNCTURING UNDERLAYMENT, ROOFING, OR FLASHINGS.

B. VERIFY ROOF OPENINGS, CURBS, PIPES, SLEEVES, DUCTS, OR VENTS THROUGH ROOF ARE SOLIDLY SET. BEGINNING OF INSTALLATION MEANS ACCEPTANCE OF EXISTING CONDITIONS.

C. PROVIDE AND INSTALL 26 GAUGE GALVANIZED SHEET METAL FLASHING AS SHOWN AND REQUIRED AT CONCEALED AND EXPOSED AREAS. COLOR AT EXPOSED AREAS TO MATCH ROOFING; UNO.

D. INSTALL FLASHING SLEEVES AND COLLARS (PROVIDED BY THE GENERAL CONTRACTOR) FOR ELECTRICAL AND PLUMBING ITEMS PROTRUDING THROUGH ROOFING MATERIAL. INSTALL STARTER AND EDGE STRIPS, AND CLEATS BEFORE STARTING INSTALLATION. FIT FLASHINGS TIGHT IN PLACE. MAKE CORNERS SQUARE, SURFACES TRUE AND STRAIGHT IN PLANES, AND LINES ACCURATE TO PROFILES.

E. SECURE FLASHINGS IN PLACE USING CONCEALED FASTENERS. WHEN USING EXPOSED FASTENERS, THEY ARE TO BE OF THE SAME FINISH AS THE FLASHINGS. APPLY PLASTIC CEMENT COMPOUND BETWEEN METAL FLASHINGS AND FELT FLASHINGS.

SECTION 40: CAULKING AND SEALANTS

A. CAULK ALL EXTERIOR JOINTS AROUND SIDING JOINTS, WINDOWS AND DOORS.

B. USE COLORED CAULK AT EXPOSED AREAS TO BLEND WITH ADJACENT MATERIALS OR CAULK TO ACCEPT MATERIAL FINISH.

C. WARM ALL CAULKING AND SEALANTS PRIOR TO USE, PER THE MANUFACTURERS RECOMMENDATIONS.

SECTION 41: GENERAL WINDOW, DOORS, SKYLIGHTS, AND HARDWARE

A. PROVIDE PROPER ROUGH OPENINGS FOR ALL WINDOWS AND DOORS. PREPARE OPENING TO PERMIT CORRECT INSTALLATION OF WINDOW UNIT AND AIR AND VAPOR BARRIER SEAL.

B. PROVIDE AND INSTALL ALL WINDOWS, DOORS, AND HARDWARE AND THEIR ACCESSORIES AS SHOWN AND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR COMPLETE AND PROPER INSTALLATION.

C. ALL BEDROOM EGRESS WINDOWS SHALL HAVE A NET CLEAR OPENING HEIGHT DIMENSION NO LESS THAN 24" AND A NET CLEAR
OPENING WIDTH NO LESS THAN 20" AND THE NET CLEAR OPENING MUST EQUAL 5.7 SQ. FT. MIN.
THE MAXIMUM FINISHED SILL HEIGHT MUST BE NO GREATER THAN 44" ABOVE THE FINISHED FLOOR.

D. CONTRACTOR SHALL PROVIDE A COPY OF THE WINDOW ORDER TO THE ARCHITECTS PRIOR TO PLACING ORDERS FOR THE WINDOWS FOR VERIFICATION OF REQUIRED DIMENSIONAL CRITERIA PER THE APPROVED PLANS

SECTION 42: DOORS

A. ALL INTERIOR AND EXTERIOR DOORS SHALL BE PREHUNG, BORED, AND DRILLED UNLESS NOTED OTHERWISE ON THE DOOR SCHEDULE AND INSTALLED BY THE GENERAL CONTRACTOR.

B. ALL EXTERIOR DOORS TO INCLUDE FULL WEATHERSTRIPPING AND ADJUSTABLE THRESHOLD AS PROVIDED BY THE DOOR
MANUFACTURER.

C. PROVIDE SOLID CORE, 1HR. RATED DOOR WITH CLOSER FOR SEPARATION BETWEEN GARAGE AND LIVING AREAS.

SECTION 43: SECTIONAL OVERHEAD DOORS

A. OVERHEAD SECTIONAL DOOR, DOOR OPERATOR, HARDWARE, TRACK, CONTROLS, AND ALL ACCESSORIES TO BE PROVIDED AND INSTALLED BY A QUALIFIED AND EXPERIENCED COMPANY

B. OVERHEAD SECTION DOOR SHALL BE INSULATED WITH RIGID FOAM INSULATION AND TO INCLUDE FULL PERIMETER WEATHERSTRIPPING AS PROVIDED BY THE DOOR MANUFACTURER, INCLUDING 'ADJUSTABLE' BOTTOM.

SECTION 44: WOOD WINDOWS

A. ALL WOOD WINDOWS SHALL BE PRE-MANUFACTURED WITH EXTRUDED ALUMINUM CLADDING, HIGH-ALTITUDE INSULATING GLAZING, WEATHERSTRIPPING, INSECT SCREENS (OPERABLE UNITS ONLY), OPERATING AND LOCKING HARDWARE (AS SELECTED BY THE OWNER) AND WITHOUT JAMB EXTENSIONS. ALL WINDOWS TO BE PROVIDE AND INSTALLED BY THE GENERAL CONTRACTOR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MAXIMUM DIAGONAL DISTORTION TO BE: 1/16" MEASURED WITH STRAIGHT EDGE, CORNER TO CORNER. ADJUST FOR SMOOTH AND BALANCED WINDOW MOVEMENT. WINDOW UNITS SHALL BE FABRICATED TO MANUFACTURER'S STANDARD FABRICATION REQUIREMENTS.

B. SEE THE WINDOW AND DOOR SCHEDULE FOR INFORMATION AND SPECIFICATION REGARDING THE WINDOWS IN THIS PROJECT.

SECTION 45: DOOR HARDWARE

A .PACKAGE HARDWARE ITEMS INDIVIDUALLY; LABEL AND IDENTIFY PACKAGE WITH DOOR OPENING CODE TO MATCH HARDWARE SCHEDULE.

B. MAINTAIN ALIGNMENT WITH ADJACENT WORK. SECURE ASSEMBLY TYPE WITHOUT DISUNION OR STRESS.

C. PROVIDE SPECIAL WRENCHES AND TOOLS APPLICABLE TO EACH DIFFERENT OR SPECIAL HARDWARE COMPONENTS. PROVIDE MAINTENANCE TOOLS AND ACCESSORIES SUPPLIED BY HARDWARE COMPONENT MANUFACTURER.

D. ALL DOOR LOCKS TO BE MASTER KEYED AS DIRECTED BY OWNER. SUPPLY TWO KEYS FOR EACH LOCK.

E. ALL HARDWARE AND TRIM ITEMS SHALL BE SELECTED BY THE OWNER AND PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR; UNO.

F. MOUNTING HEIGHTS FOR HARDWARE FROM FINISHED FLOOR TO CENTER LINE OF HARDWARE ITEM SHALL BE AS INDICATED BELOW. VERIFY ALL MOUNTING HEIGHTS WITH MANUFACTURER OF HARDWARE ITEM TO INSURE COMPLIANCE WITH APPLICABLE CODES.

H. 1. LOCK SETS:38" 2.DOOR PULLS:42" 3.DEAD LOCKS:60"

SECTION 46: GENERAL PLUMBING AND MECHANICAL

A. THE DRAWINGS ARE CONSIDERED SCHEMATIC AND ARE SHOWN AS A GUIDE FOR THE PLUMBING AND HEATING SYSTEMS. SUBMIT A PLUMBING AND HEATING DESIGN, WITH POSSIBLE OPTIONS, TO THE ARCHITECT, GENERAL CONTRACTOR, OR OWNER, ALONG WITH THE BID FOR WORK TO BE PERFORMED, IN IT'S ENTIRETY, AS SHOWN ON THE SUBMITTED PLUMBING AND HEATING DESIGN.

B. PROVIDE AND INSTALL SHUT-OFF VALVE ON COLD WATER LINE AT THE WATER HEATER.

C. VERIFY ROUTING AND SIZES OF ALL NEW EQUIPMENT, FIXTURES, AND PLUMBING PRIOR TO BEGINNING WORK.

D. PROVIDE AND INSTALL ALL FIXTURES, PIPING, AND FITTINGS FOR TIE-IN TO NEW PLUMBING FIXTURES FOR COMPLETE MECHANICAL SYSTEM.

E. OFFSET PIPING, ETC. AS NECESSARY TO ACCOMMODATE STRUCTURE, BEAMS, COLUMNS, ETC. AND EXISTING PLUMBING LINES. COORDINATE CUTTING OR DRILLING OF STRUCTURAL MEMBERS WITH THE GENERAL CONTRACTOR TO FACILITATE PIPING RUNS AND TO AVOID DAMAGE.

F. THE PLUMBING AND HEATING CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY IN THE FORM OF PAYMENT TO THE GENERAL CONTRACTOR FOR COSTS INCURRED TO REPAIR, TO THE SATISFACTION OF THE OWNER, ANY COMPROMISING OF STRUCTURAL MEMBERS, WORK OF OTHER TRADES, FINISHES, OR OTHER DAMAGE CAUSED WHILE ON SITE AND PERFORMING PLUMBING AND HEATING WORK.

G. COORDINATE THE INSTALLATION OF THE HEATING SYSTEM AND HOT WATER SYSTEM WITH THE GENERAL CONTRACTOR TO INSURE ALL COMPONENTS OF EQUIPMENT AND CONTROLS ARE INCLUDED AND CONNECTED AS WELL AS LOCATIONS OF HEATING UNITS AND FLOOR TUBING.

H. PROVIDE AND INSTALL ALL GAS PIPING VERIFYING REQUIRED SIZE AND STUB-IN LOCATION.

I. COORDINATE ALL OPENINGS REQUIRED THROUGH ROOFS OR WALLS WITH THE GENERAL CONTRACTOR. PROVIDE THESE OPENINGS AND WEATHER-TIGHT SEALS FOR ALL BUILDING PENETRATIONS. ASSIST THE GENERAL CONTRACTOR IN THE INSTALLATION OF THESE SEALS.

J. PROVIDE AND INSTALL RANGE HOOD AND CLOTHES DRYER VENTS TO THE OUTSIDE, PER CODE REQUIMENTS.

K. INSPECT WATER SUPPLY MAIN TO DETERMINE WATER PRESSURE LEVEL AND SYSTEM BEST SUITED FOR INCREASING PRESSURE LEVEL TO SATISFACTION OF THE OWNER.

SECTION 47: PLUMBING FIXTURES

A.ALL PLUMBING FIXTURES TO BE PROVIDED AND INSTALLED BY THE PLUMBING CONTRACTOR; UNLESS OTHER ARRANGEMENTS ARE MADE WITH THE OWNER.

SECTION 48: GENERAL ELECTRICAL

A. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.

B. THE ELECTRICAL CONTRACTOR SHALL GUARANTEE MATERIALS AND WORKMANSHIP AGAINST DEFECTS WHICH MAY OCCUR UNDER NORMAL USAGE FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE. ALL GUARANTEE TIME PERIODS PROVIDED BY EQUIPMENT MANUFACTURER'S SHALL CONTINUE TO BE IN EFFECT.

C. THE ELECTRICAL WORK SHALL INCLUDE THE SUPPLY AND INSTALLATION OF ALL ROUGH-IN MATERIALS, DEVICES, TRIM, AND SCHEDULED FIXTURES AS REQUIRED AND NECESSARY FOR ALL ELECTRICAL, TELEPHONE, APPLIANCES, AND EQUIPMENT, ETC; UNO.

D. THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE MECHANICAL SYSTEMS WITH THE MECHANICAL CONTRACTOR TO INSURE ALL COMPONENTS OF EQUIPMENT AND CONTROLS ARE INCLUDED AND WIRED. ALL ELECTRICAL POWER WIRING, LOW VOLTAGE CONTROL WIRING, FUSES, CONDUIT, AND SWITCHES SHALL BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. THERMOSTATS SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR.

E. CUTTING, DRILLING, AND CHASING OF THE BUILDING SURFACES AS REQUIRED FOR SUPPORT, ANCHORAGE, AND PASSAGE OF ELECTRICAL EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR. WHERE STRUCTURAL MEMBERS ARE INVOLVED, THE GENERAL CONTRACTOR'S APPROVAL SHALL BE FIRST OBTAINED.

F. THE ELECTRICAL CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY IN THE FORM OF PAYMENT TO THE GENERAL CONTRACTOR FOR COSTS INCURRED TO REPAIR, TO THE SATISFACTION OF THE OWNER, ANY COMPROMISING OF STRUCTURAL MEMBERS, WORK OF OTHER TRADES, FINISHES, OR OTHER DAMAGE CAUSED WHILE ON SITE AND PERFORMING ELECTRICAL WORK.

G. PROVIDE AND INSTALL BATHROOM EXHAUST FANS VENTED TO THE OUTSIDE.

H. PROVIDE AND INSTALL A MINIMUM OF ONE SWITCHED LIGHT IN EACH ATTIC SPACE AND THREE SWITCHED LIGHTS IN THE UNDER FLOOR CRAWL SPACE; UNO.

I.PROVIDE AND INSTALL BATTERY POWERED SMOKE DETECTORS AS SHOWN AND REQUIRED.

SECTION 49: PANEL CONSTRUCTION

A. CONTRACTOR SHALL CAREFULLY REVIEW THE PANEL DRAWINGS TO EVALUATE THE APPROPRIATE STORAGE AND ASSEMBLY PROCESS. ANY ERRORS OR DISCREPANCIES IDENTIFIED IN THE PANEL DRAWINGS RELATIVE TO THE DESIGN/ENGINEERING OF THE BUILDING, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

B. CONTRACTOR SHALL PROVIDE ADEQUATE SITE AREA FOR THE PROPER RECEIVING, UNLOADING AND STORAGE OF ALL PANELS ON THE JOB SITE. THE CONTRACTOR SHALL INSPECT ALL PANELS, CONNECTORS, AND TOOLS AT THE TIME OF DELIVERY AND ALERT THE ARCHITECT AND MANUFACTURER OF ANY DEFICIENT OR DAMAGED PANELS.
CONTRACTOR SHALL ACCEPT ALL RESPONSIBILITY FOR THE PANELS FOLLOSWING THE DELIVERY OF THE PANELS AND SHALL PAY FOR ANY REPLACEMENT PANELS REQUIRED

FOR THE PROJECT. ALL PANELS AND CONNECTORS/SPLINES SHALL BE STORED IN ACCORADACE WITH THE REQUIRMENTS OF THE MANUFACTURER.

C. PANELS SHALL BE UNLOADED TO FACILITATE THE CONSTRUCTION PROCESS, AND SHALL BE STACKED TO ALLOW FOR ACCESS TO EACH PANEL IN ACCORDANCE WITH THE SEQUENCE FOR ASSEMBLY.

D. THE CONTRACTOR SHALL COORDINATE WITH ALL M/E/P SUB-CONTRACTORS/LABOR FOR THE INSTALLATION OF ALL ELECTRICAL AND UTILITY DISTRIBUTION IN THE PANELS WALLS PRIOR TO THE ASSEMBLY OF THE PANELS.

E. ALL ROUGH M/E/P CONTAINED IN THE PANELS SHALL BE REVIEWED WITH THE LOCAL BUILDING INSPECTOR PRIORTO THE ASSEMBLY OF THE WALLS.

F. VERIFY ALL BUILDING AND PANEL DIMENSIONS W/ P-DWGS. BEFORE & DURING INSTALLATION OF STRUCTURAL PANELS

G. ALL PENETRATIONS AND MODIFICATIONS TO THE PANELS MADE IN THE FIELD SHALL BE IN ACCORADANCE WITH THE STRUCTURAL DRAWINGS AND THE LIMITATIONS/REQUIREMENTS OF THE MANUFACTURER.

H. VERIFY ALL OPENINGS IN PANEL ASSEMBLIES W/ P-DWGS. & WINDOW SHEDULE BEFORE AND DURING INSTALLATION OF STRUCTURAL PANELS.

I. ALL PANELS SHALL BE CONNECTED AND INSTALLED PER THE MANUFACTURER REQUIREMENTS AND THE STRUCTURAL DRAWINGS.

J. PANELS SHALL BE SEALED AND CAULKED IN ACCORANCE WITH ALL MANUFACTURER RECOMMENDATIONS.

K. DO NOT FINAL NAIL OR SET FINAL CONNECTIONS IN SECTIONS OF THE PANEL ASSEMBLY UNTIL ALL DIMENSIONS HAVE BEEN CONFIRMED.

L. CONTACT PANEL MANUFACTURER OR ARCHITECT WITH ANY QUESTIONS RELATED TO THE CONTRUCTION AND FINISHING PROCESSES.

M. CONTACT PROJECT ARCHITECT OR CLEVER HOMES IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES AND STOP STRUCTURAL PANEL INSTALLATION UNTIL RESOLVED.

N. THERE SHALL BE NO SEALANT BEADS APPLIED AT THE WOOD-TO-WOOD, WOOD-TO-OSB, OR OSB-TO-OSB INTERFACES. SEALANT MAY BE APPLIED AT FOAM-TO-WOOD INTERFACES AND WITH 'SIP' TAPE. FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS.

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3046
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 - OAKLAND, CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

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SCALE

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SHEET

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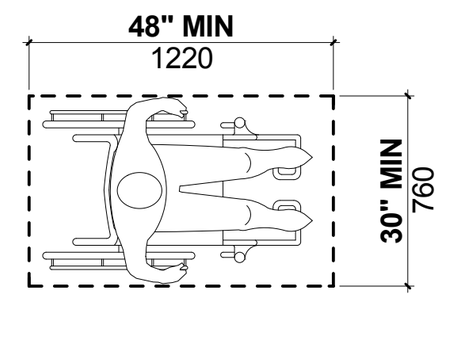
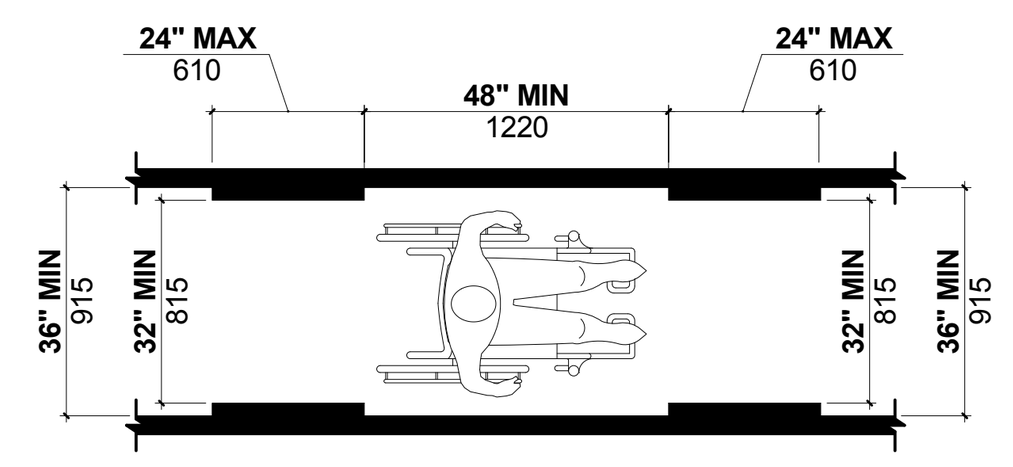
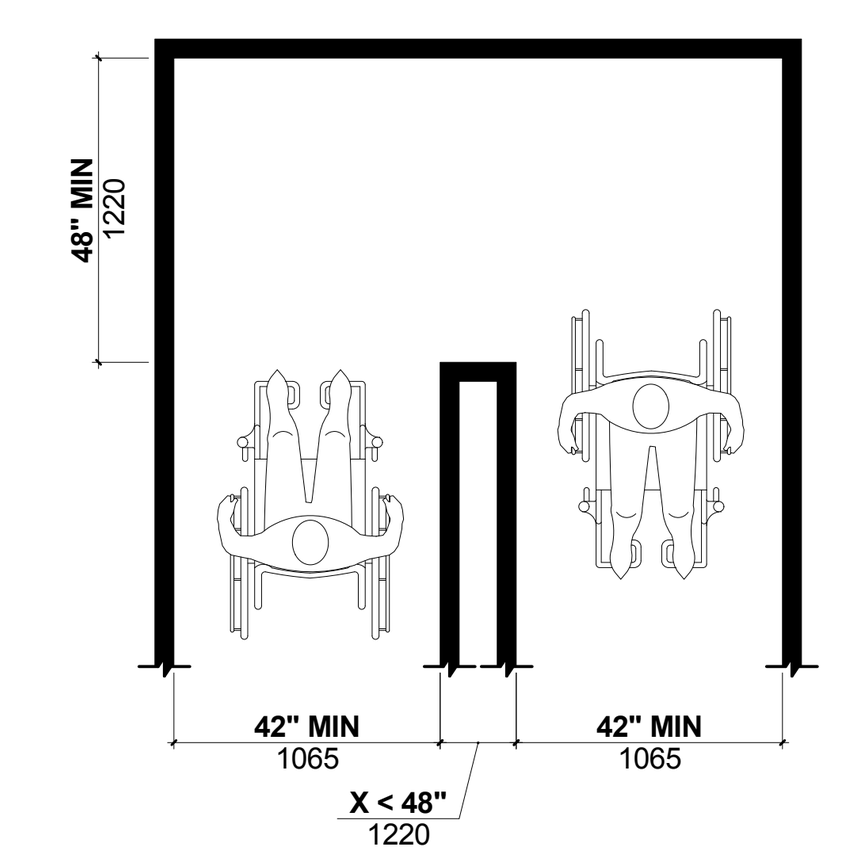


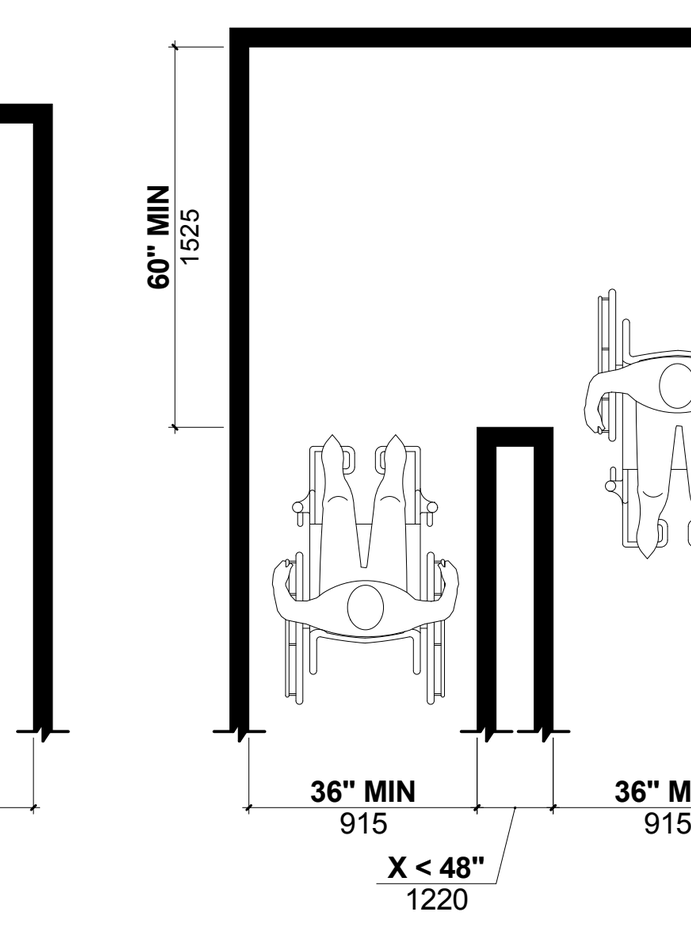
FIGURE 1104.1.1
CLEAR FLOOR SPACE
FOR TYPE B UNITS



1104.4.1 CLEAR WIDTH
EXCEPTION 1: FIGURE 403.5.1(C)
CLEAR WIDTH OF AN ACCESSIBLE ROUTE



1104.4.1 CLEAR WIDTH
EXCEPTION 2: FIGURE 403.5.2.2(A)
CLEAR WIDTH AT 180-DEGREE TURN



1104.4.1 CLEAR WIDTH
EXCEPTION 3: FIGURE 403.5.2.2(B)
CLEAR WIDTH AT 180-DEGREE
TURN

1 ACCESSIBLE ROUTE

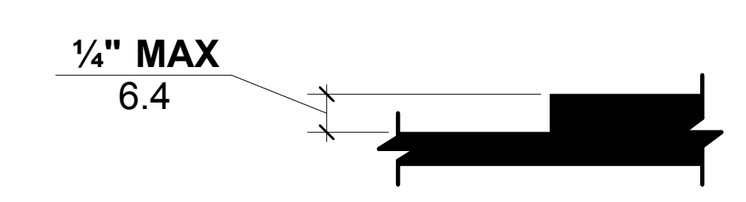


FIGURE 303.2
VERTICAL CHANGE IN
LEVEL

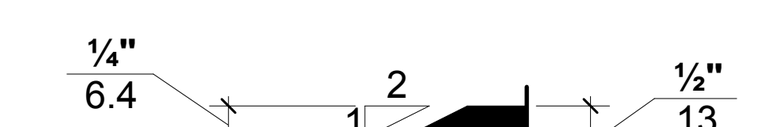


FIGURE 303.3
BEVELED CHANGE IN
LEVEL

2 ACCESSIBLE LEVEL CHANGE

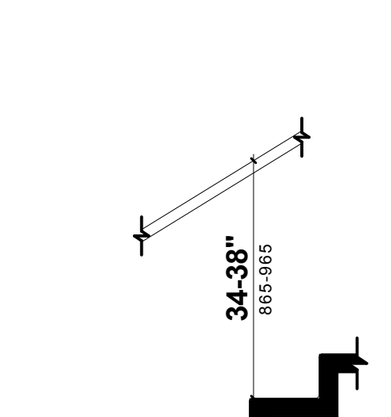
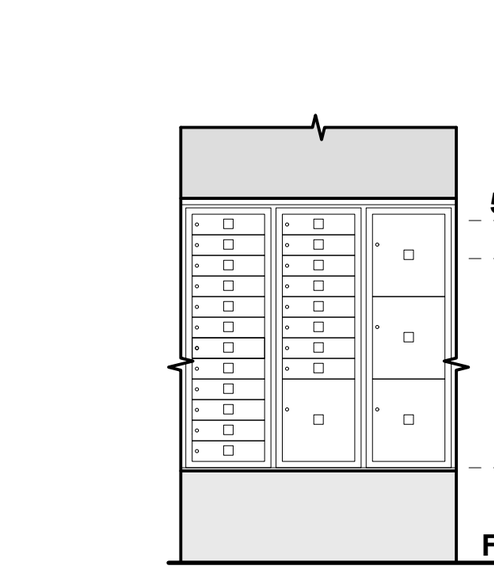


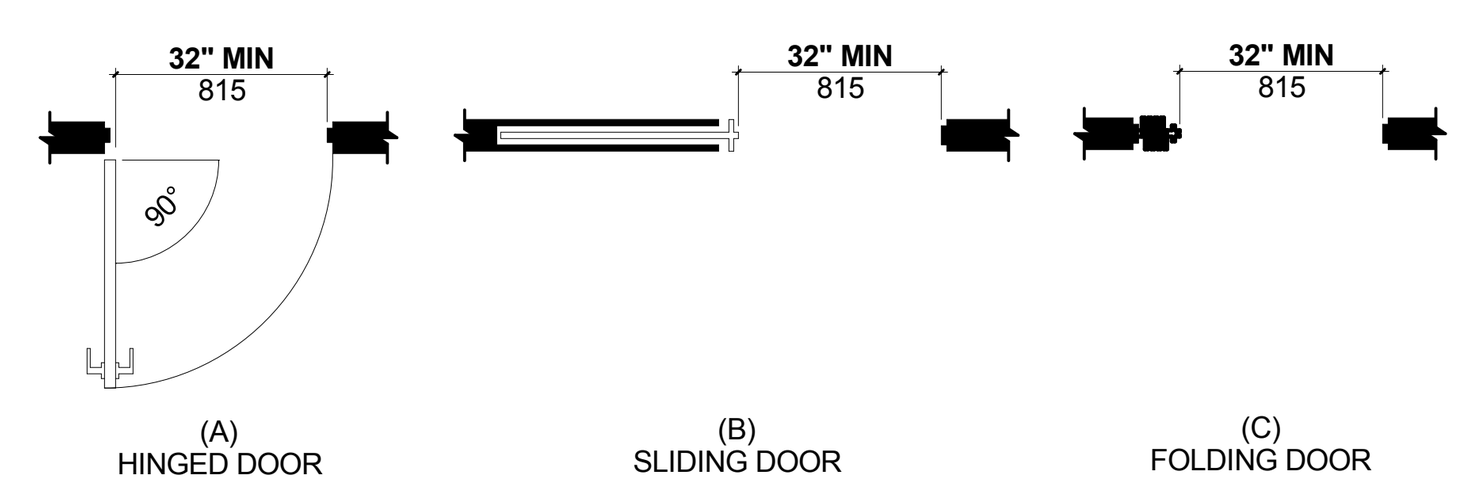
FIGURE 505.4 (A)
HANDRAIL HEIGHT - STAIRS



NOTE: MAILBOXES SERVING TYPE B UNITS SHALL BE PERMITTED AN UNOBSTRUCTED SIDE REACH RANGE AT 54 INCHES (1370 MM) MAXIMUM ABOVE THE FLOOR.

1104.1.2 MAILBOXES
SERVING TYPE B UNITS

3 ACCESSIBLE STAIR & MAILBOX



404.2.2 CLEAR WIDTH

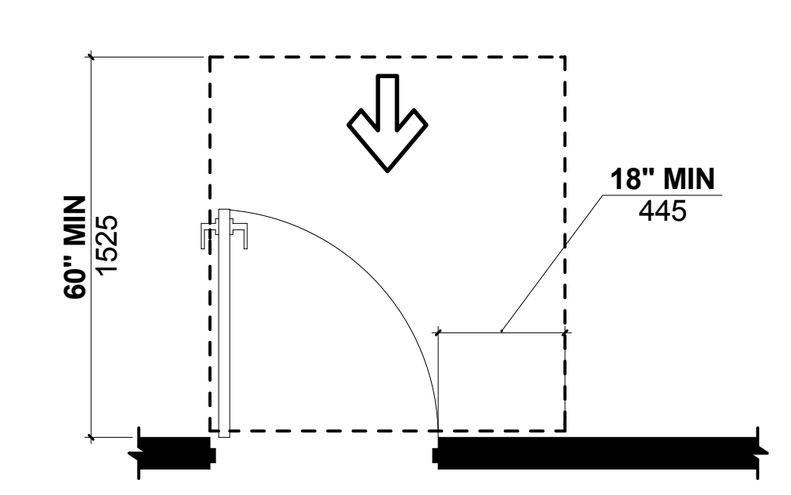
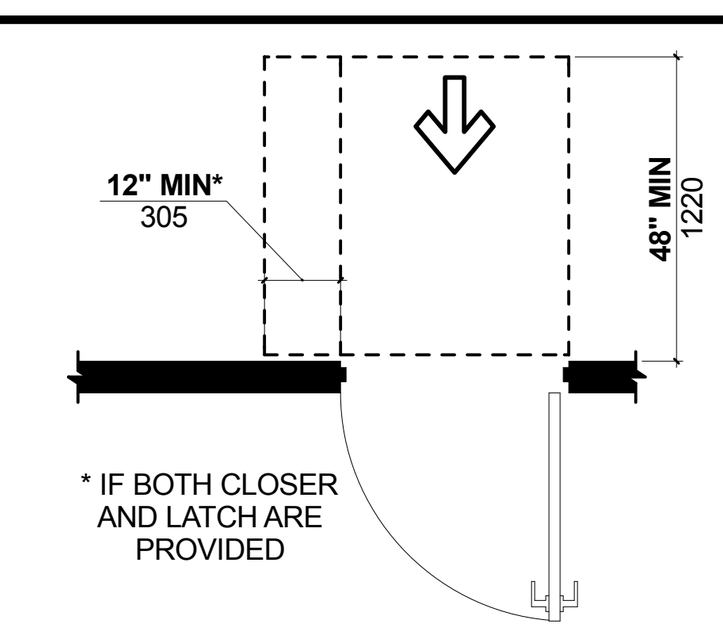


FIGURE 404.2.3.2(A)
MANEUVERING CLEARANCE AT
MANUAL SWINGING DOORS FRONT
APPROACH - PULL SIDE



1104.5.1 DOORS AND DOORWAYS
EXCEPTION 2: FIGURE 404.2.3.2(C)
MANEUVERING CLEARANCE AT
MANUAL SWINGING DOORS FRONT
APPROACH - PUSH SIDE

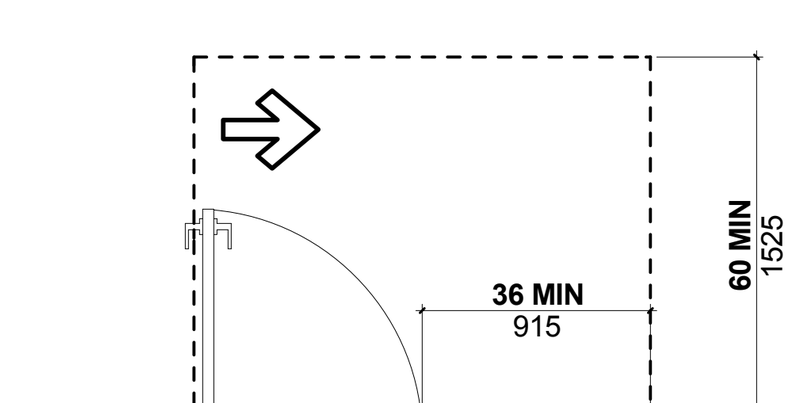
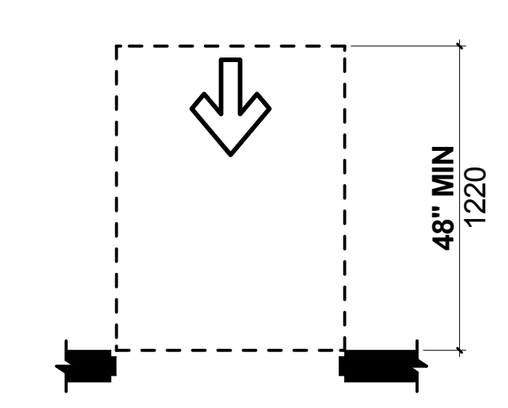


FIGURE 404.2.3.2(D)
MANEUVERING CLEARANCE AT
MANUAL SWINGING DOORS HINGE
APPROACH - PULL SIDE



1104.5.1 DOORS AND DOORWAYS
EXCEPTION 4: FIGURE 404.2.3.4(B)
MANEUVERING CLEARANCES FOR
DOORWAYS WITHOUT DOORS OR
GATES - FRONT APPROACH

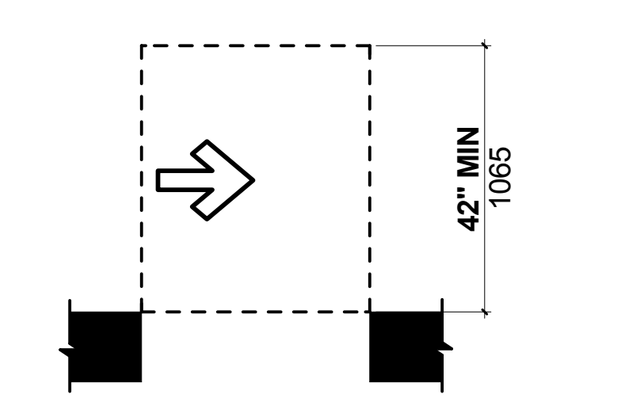


FIGURE 404.2.3.4(C)
MANEUVERING CLEARANCES
FOR DOORWAYS WITHOUT
DOORS OR GATES - SIDE
APPROACH

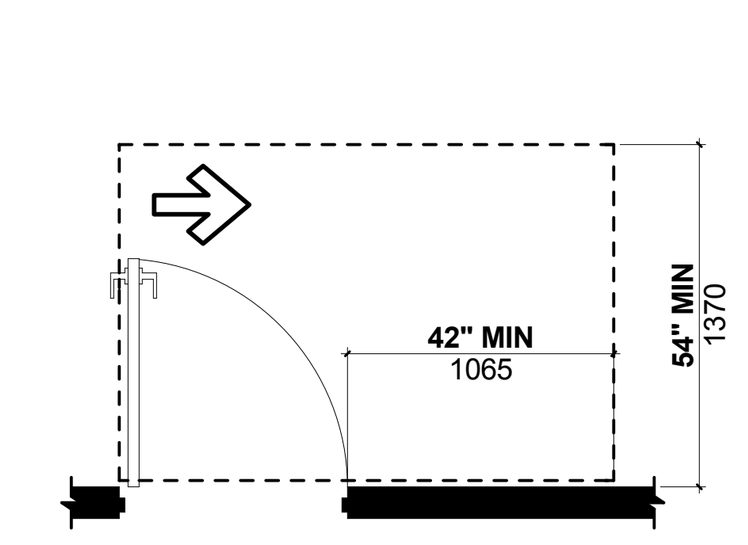


FIGURE 404.2.3.2(E)
MANEUVERING CLEARANCE AT
MANUAL SWINGING DOORS HINGE
APPROACH - PULL SIDE

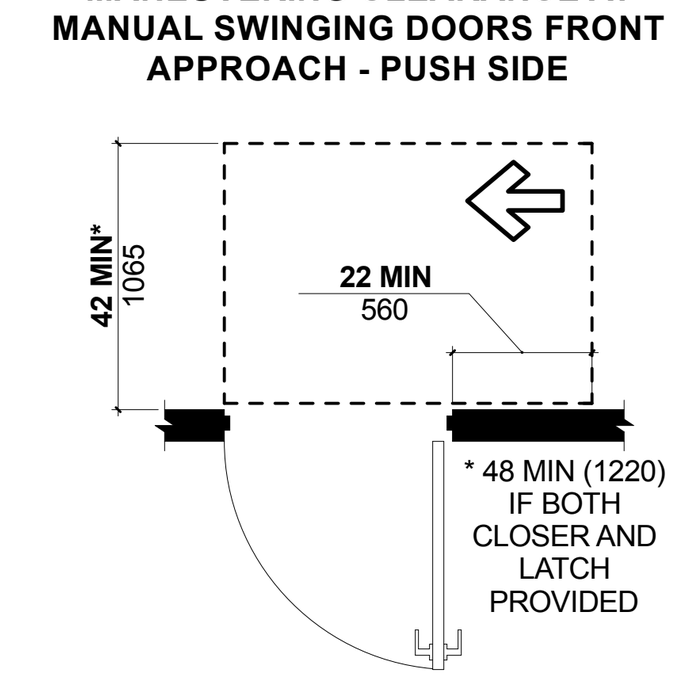
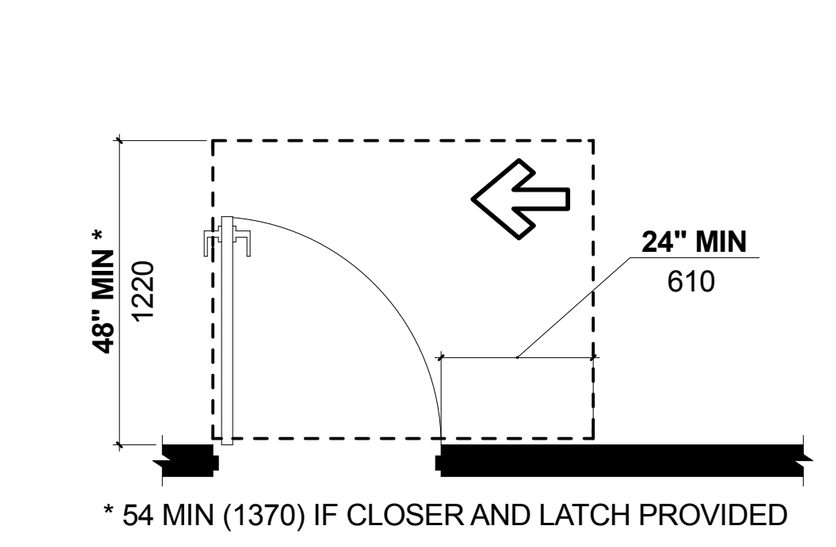


FIGURE 404.2.3.2(F)
MANEUVERING CLEARANCE AT
MANUAL SWINGING DOORS HINGE
APPROACH - PUSH SIDE



* 54 MIN (1370) IF CLOSER AND LATCH PROVIDED

FIGURE 404.2.3.2(G)
MANEUVERING CLEARANCE AT MANUAL
SWINGING DOORS LATCH APPROACH -
PULL SIDE

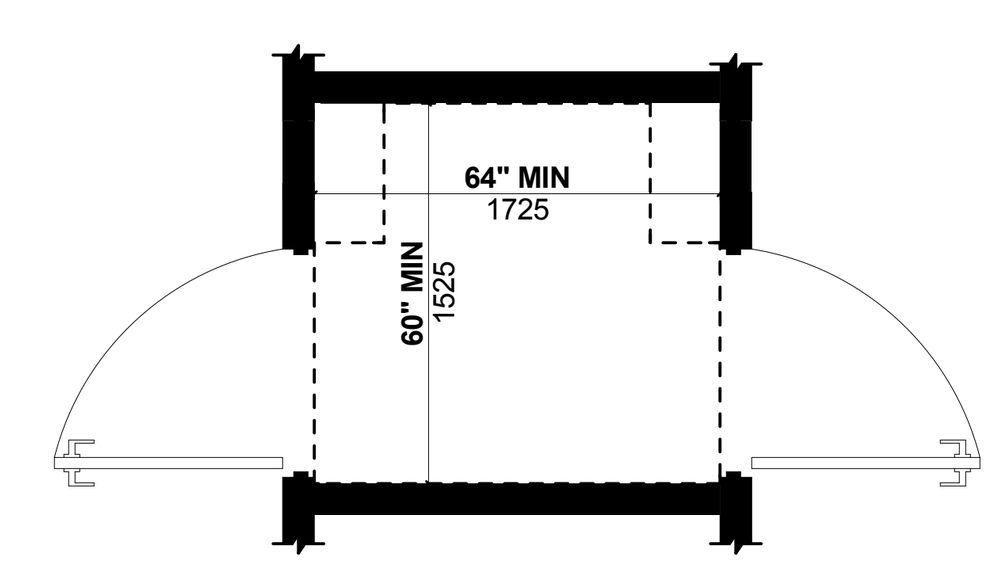


FIGURE 404.2.5(A)
TWO DOORS OR GATES IN
A SERIES - NEW BUILDINGS

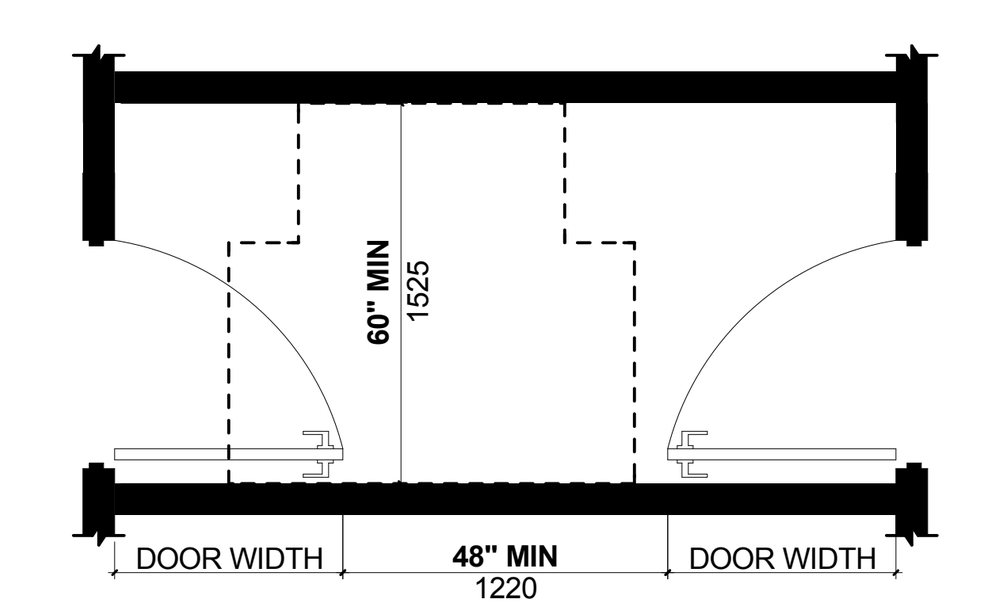


FIGURE 404.2.5(B)
TWO DOORS OR GATES IN A SERIES - NEW
BUILDINGS

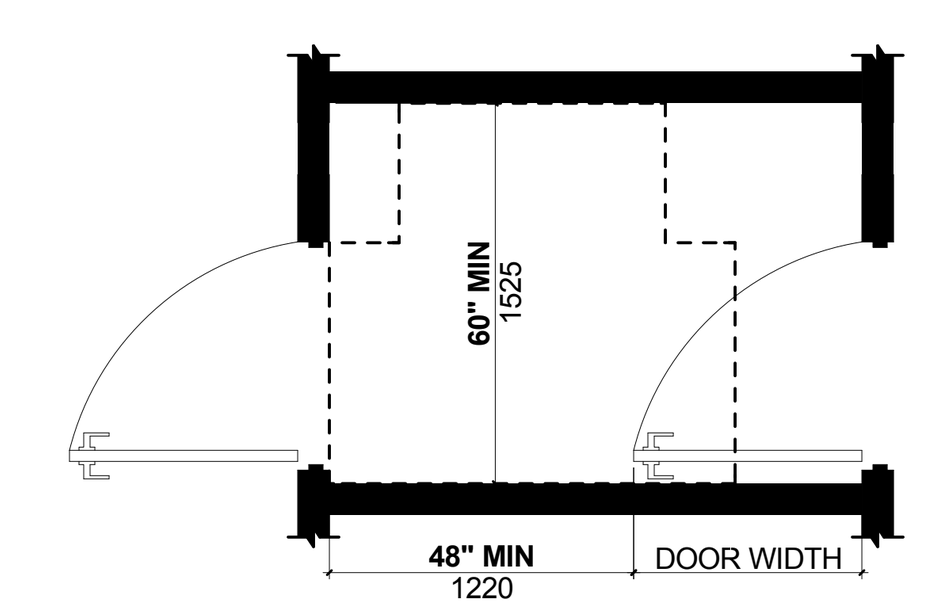
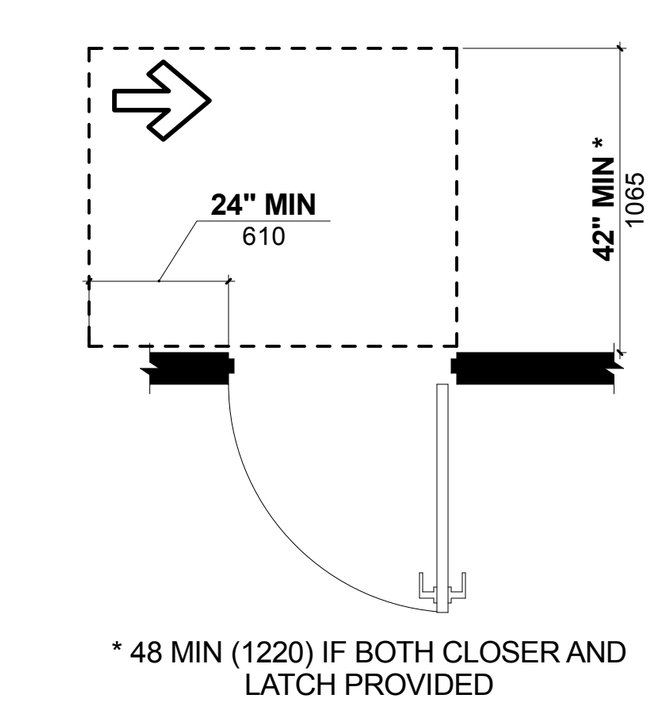


FIGURE 404.2.5(C)
TWO DOORS OR GATES IN A
SERIES - NEW BUILDINGS



* 48 MIN (1220) IF BOTH CLOSER AND
LATCH PROVIDED

FIGURE 404.2.3.2(H)
MANEUVERING CLEARANCE AT MANUAL
SWINGING DOORS LATCH APPROACH - PUSH SIDE

4 ACCESSIBLE DOORWAY MANEUVERING

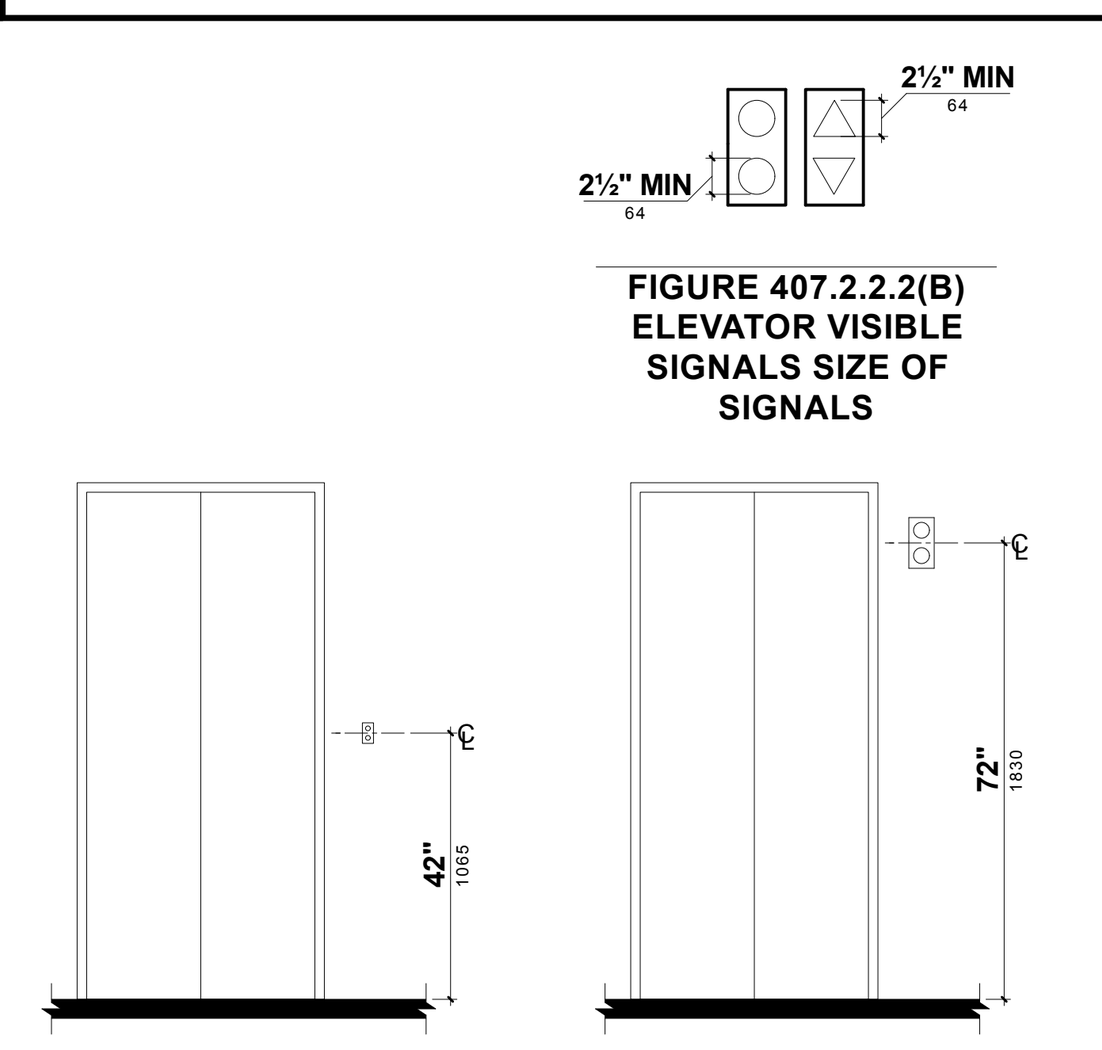


FIGURE 407.2.2.2(B)
ELEVATOR VISIBLE
SIGNALS SIZE OF
SIGNALS

FIGURE 407.2.1.1
HEIGHT OF ELEVATOR
CALL BUTTONS

FIGURE 407.2.2.2(A)
ELEVATOR VISIBLE
SIGNALS HEIGHT OF
SIGNALS

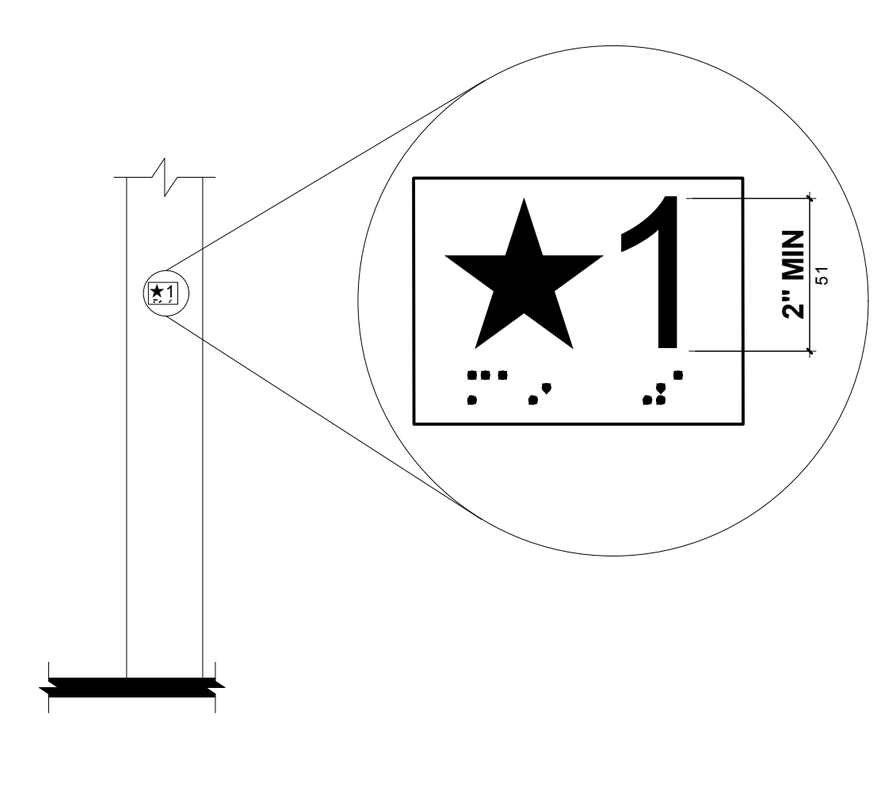


FIGURE 407.2.3.1
FLOOR DESIGNATION

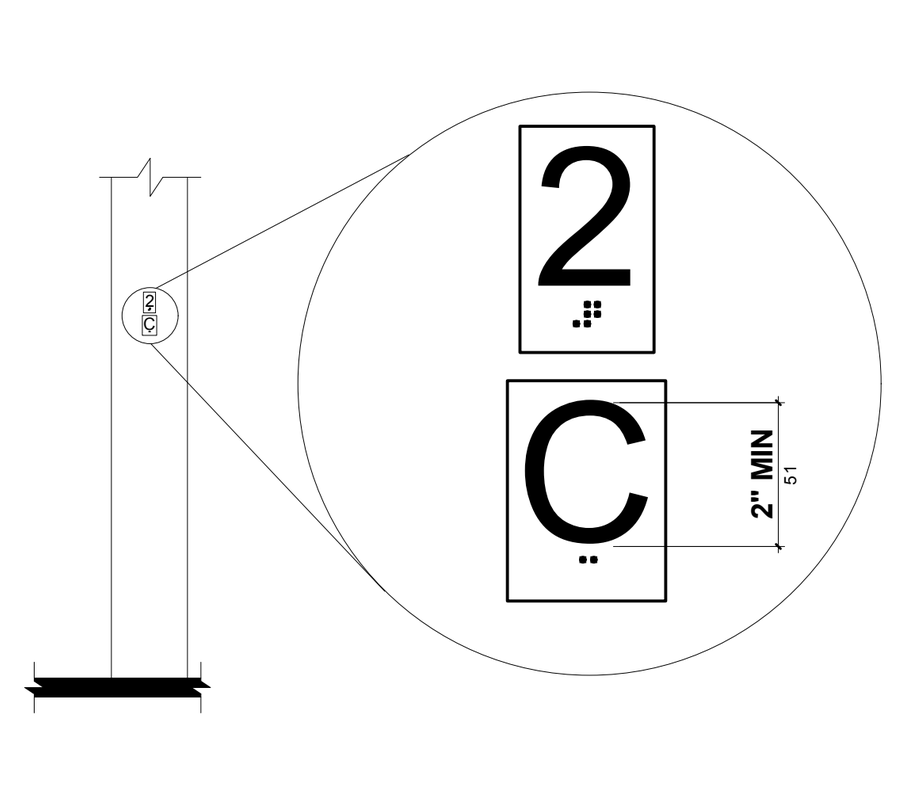


FIGURE 407.2.3.2 DESTINATION-ORIENTED
ELEVATOR CAR IDENTIFICATION

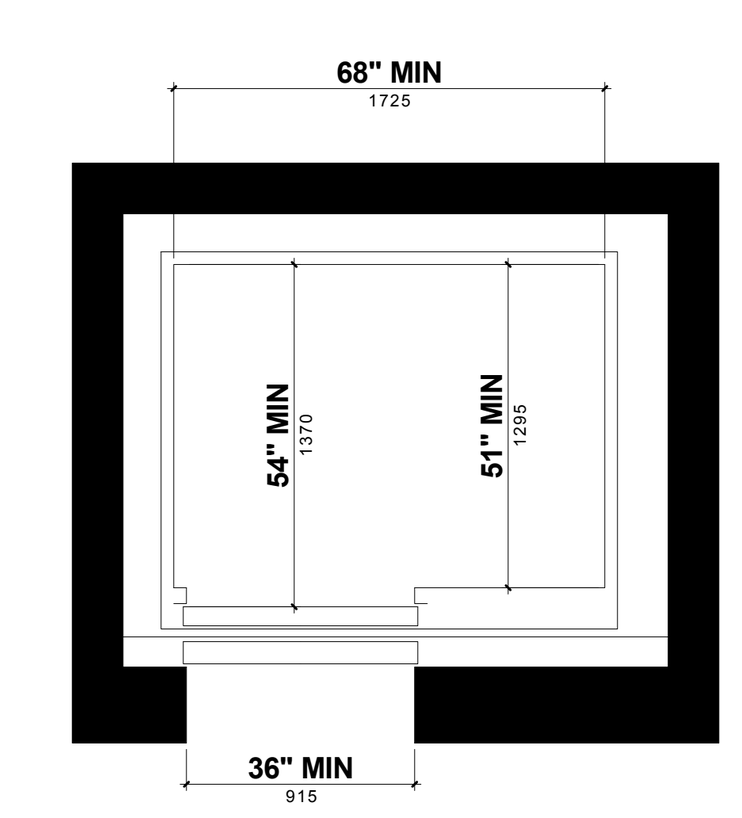


FIGURE 407.4.1(B)
INSIDE DIMENSIONS OF ELEVATOR CARS
SIDE (OFF-CENTERED DOOR) LOCATION

5 ACCESSIBLE ELEVATOR

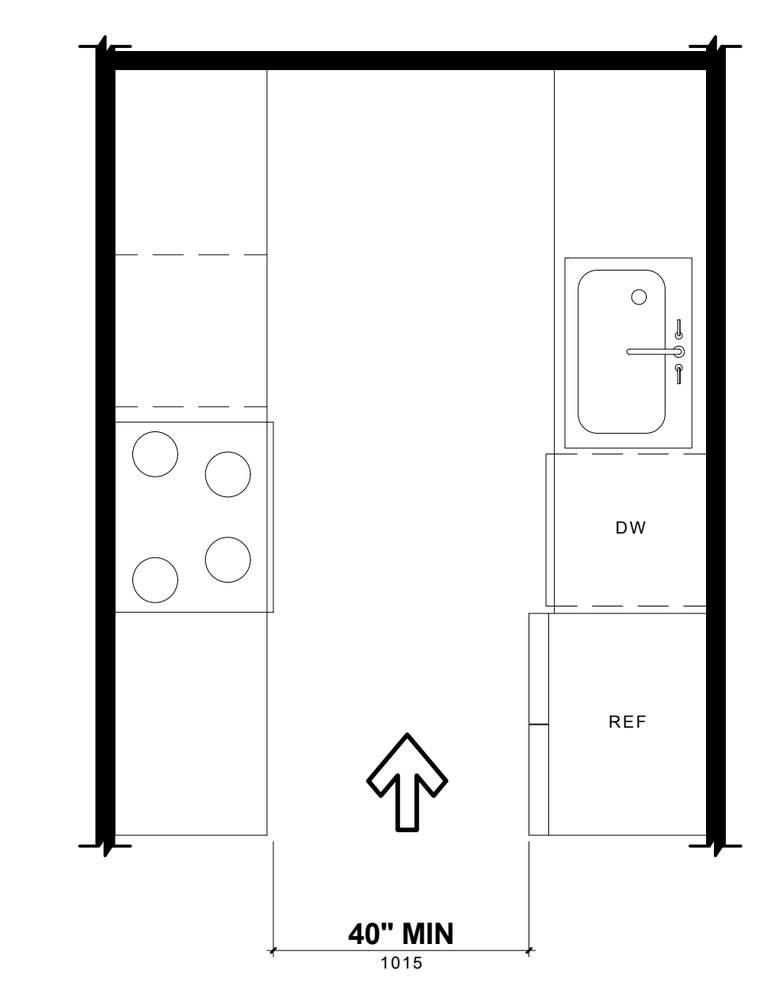


FIGURE 1104.12.1.1
MINIMUM CLEARANCE IN TYPE B UNITS

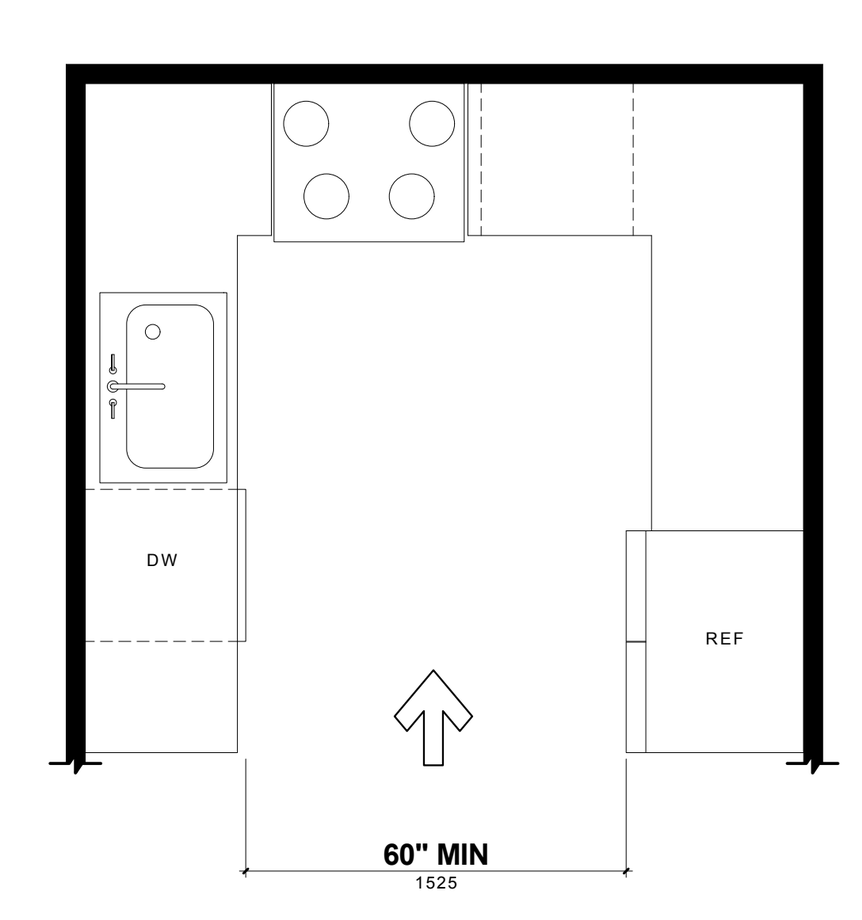


FIGURE 1104.12.1.2(A)
U-SHAPED KITCHEN CLEARANCE IN
TYPE B UNITS

6 ACCESSIBLE KITCHENS

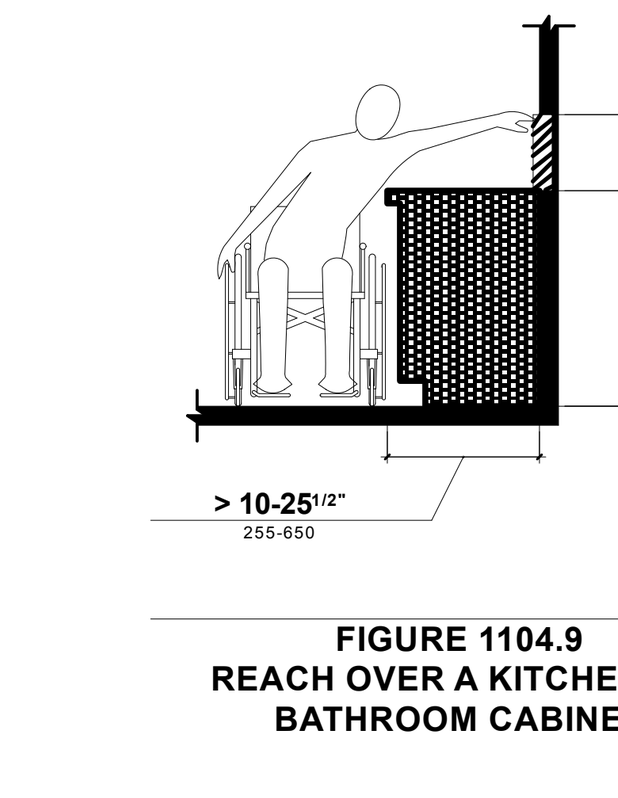


FIGURE 1104.9
REACH OVER A KITCHEN OR
BATHROOM CABINET

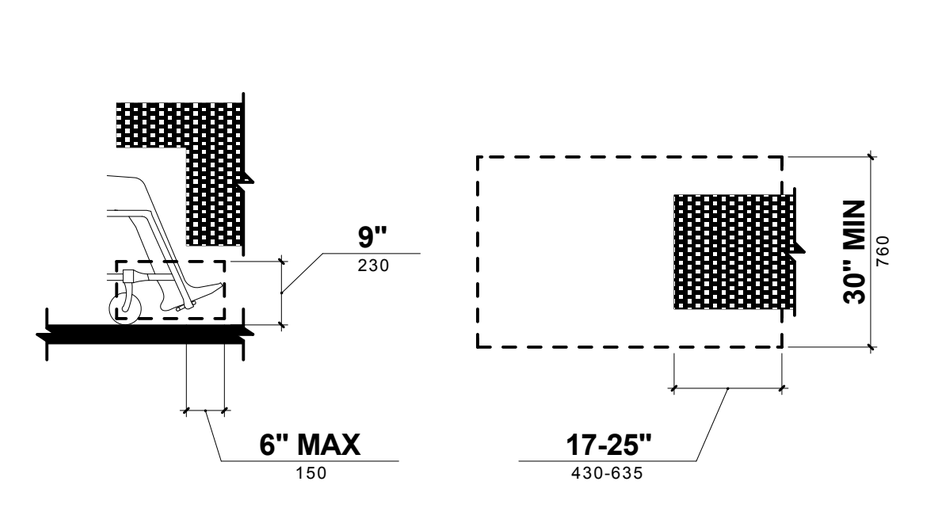


FIGURE 306.2(A) (B)
TOE CLEARANCE - ELEVATION & PLAN

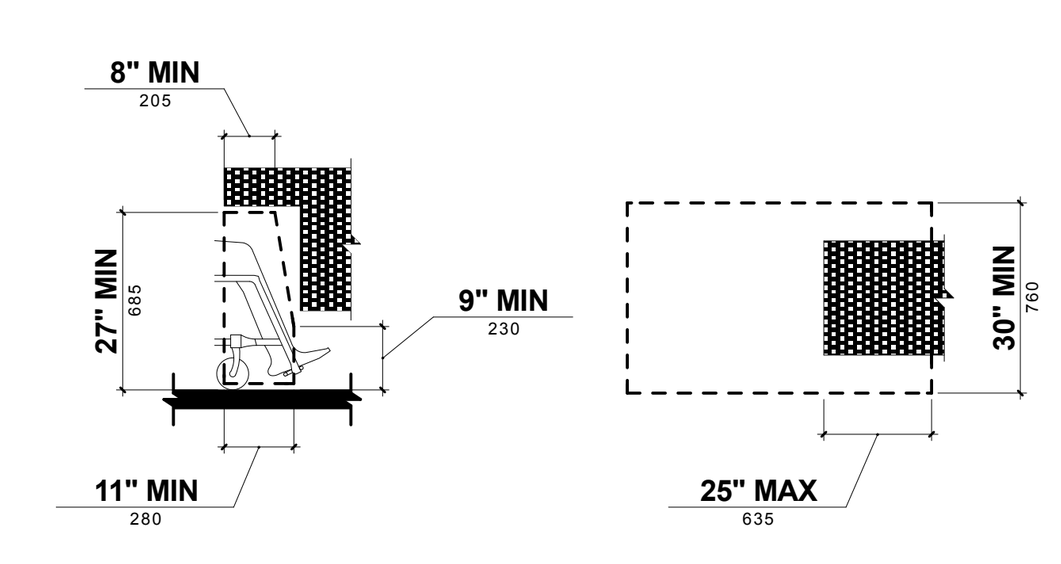


FIGURE 306.3(A) (B)
KNEE CLEARANCE - ELEVATION & PLAN

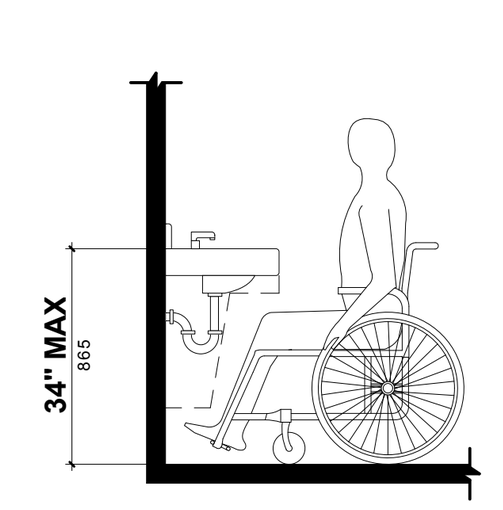


FIGURE 606.3
HEIGHT OF LAVATORIES
AND SINKS

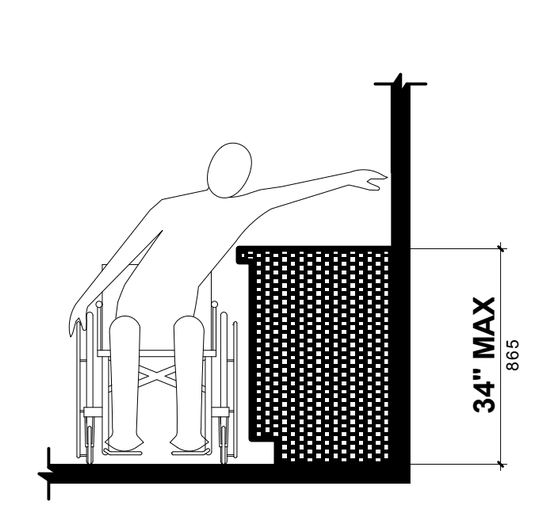
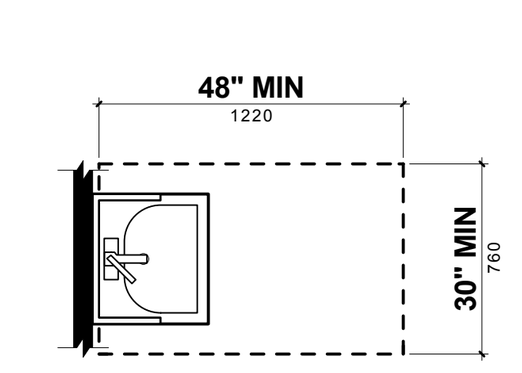
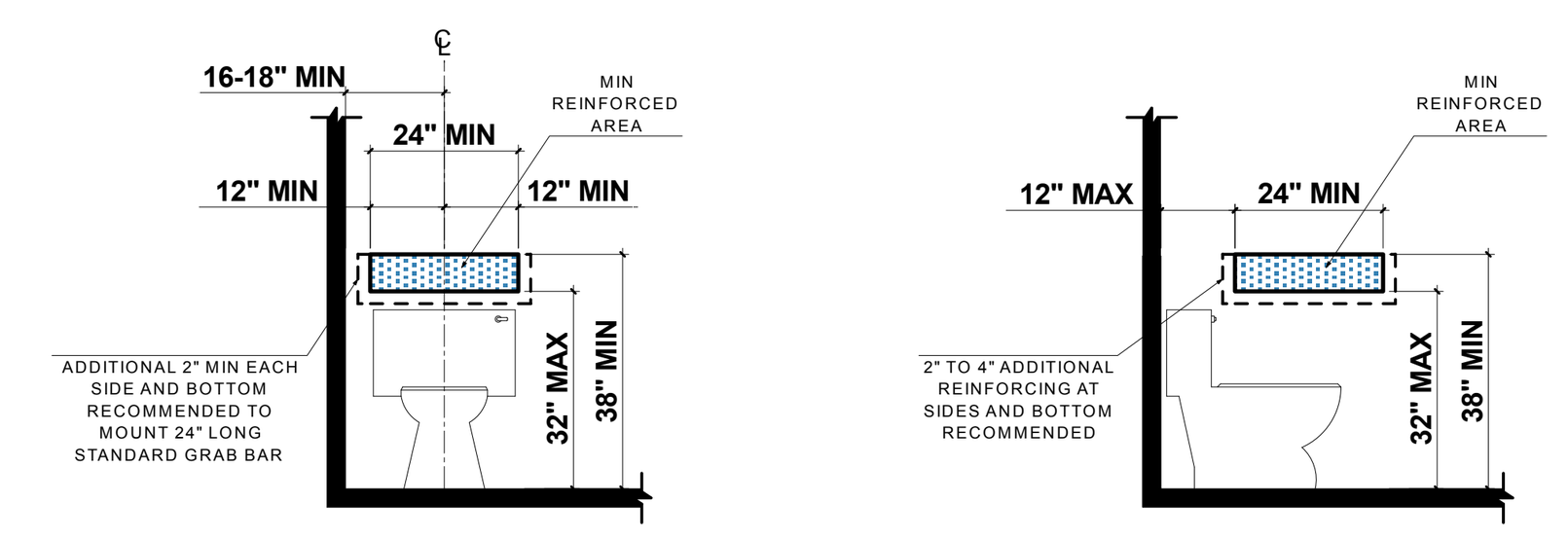


FIGURE 1104.11.3.2.1
LAVATORY IN TYPE B
UNITS - OPTION B
BATHROOM



606.2 LAVATORIES AND
SINKS CLEAR FLOOR
SPACE - FORWARD
APPROACH

7 ACCESSIBLE LAVATORIES



FHA: GRAB BARS ARE NOT REQUIRED TO BE INSTALLED IN BATHROOMS. HOWEVER, IT IS REQUIRED THAT WALLS BE SUFFICIENTLY STRONG ENOUGH TO ALLOW FOR LATER INSTALLATION.GRAB BARS, TO BE WITHIN THE RANGES PRESENTED IN MOST ACCESSIBILITY STANDARDS, ARE MOUNTED SO THEIR CENTERLINE IS 33" TO 36" ABOVE THE FINISH FLOOR.

1104.11.1 GRAB BAR AND SHOWER SEAT
REINFORCEMENT
EXCEPTION 3: FIGURE 604.5.2
REAR-WALL GRAB BAR FOR WATER
CLOSET

1104.11.1 GRAB BAR AND SHOWER
SEAT REINFORCEMENT
EXCEPTION 2 & 4: FIGURE 604.5.1
SIDE-WALL GRAB BAR FOR WATER
CLOSET

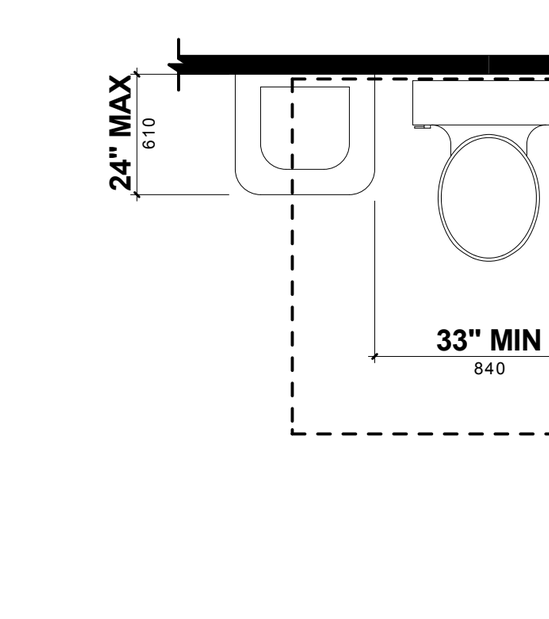


FIGURE 1104.11.3.1.2(D)
CLEARANCE AT WATER CLOSETS
IN TYPE B UNITS CLEARANCE
WITH LAVATORY OVERLAP

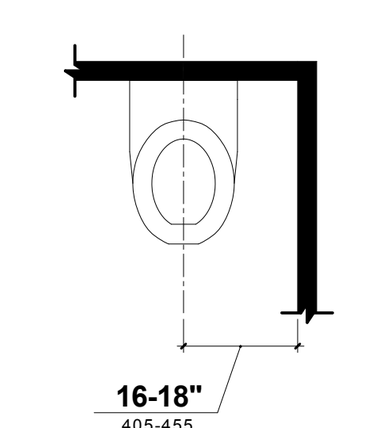


FIGURE 1104.11.3.1.2(A)
CLEARANCE AT WATER CLOSETS
IN TYPE B UNITS WATER CLOSET
LOCATION

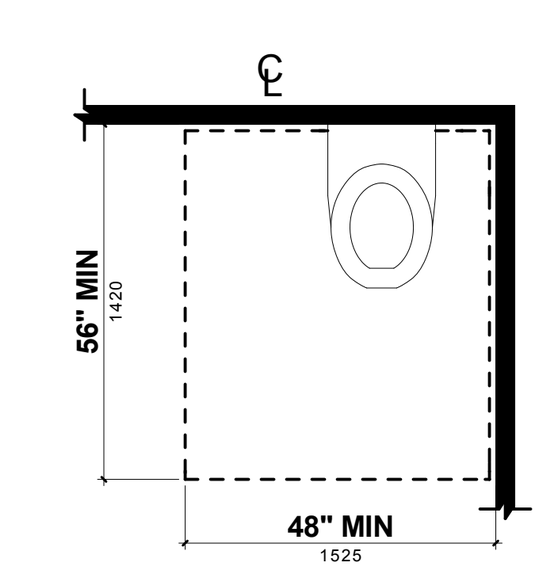


FIGURE 1104.11.3.1.2(B)
CLEARANCE AT WATER
CLOSETS IN TYPE B UNITS
CLEARANCE WIDTH AND
DEPTH

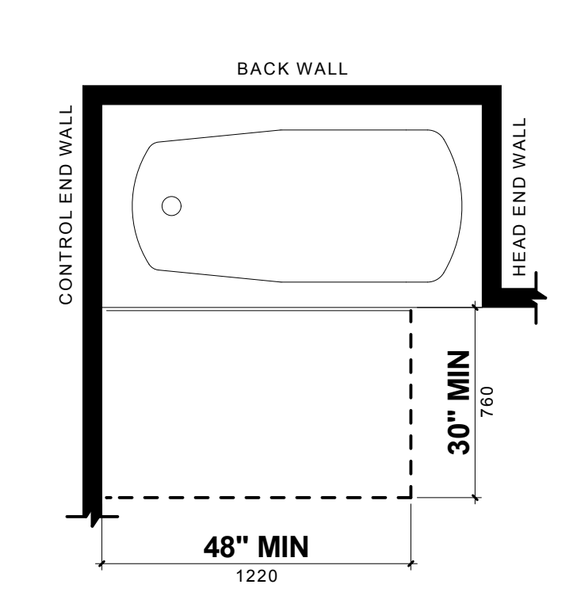


FIGURE 1104.11.3.2.3.1
BATHROOM CLEARANCE IN
TYPE B UNITS OPTION B
BATHROOM

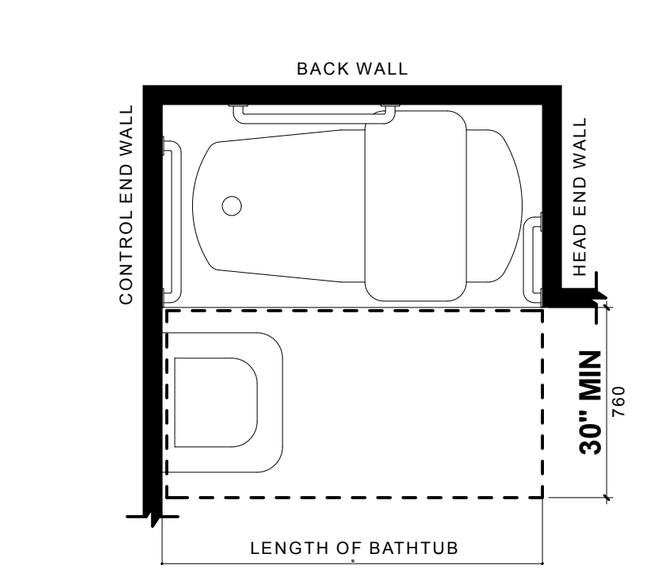
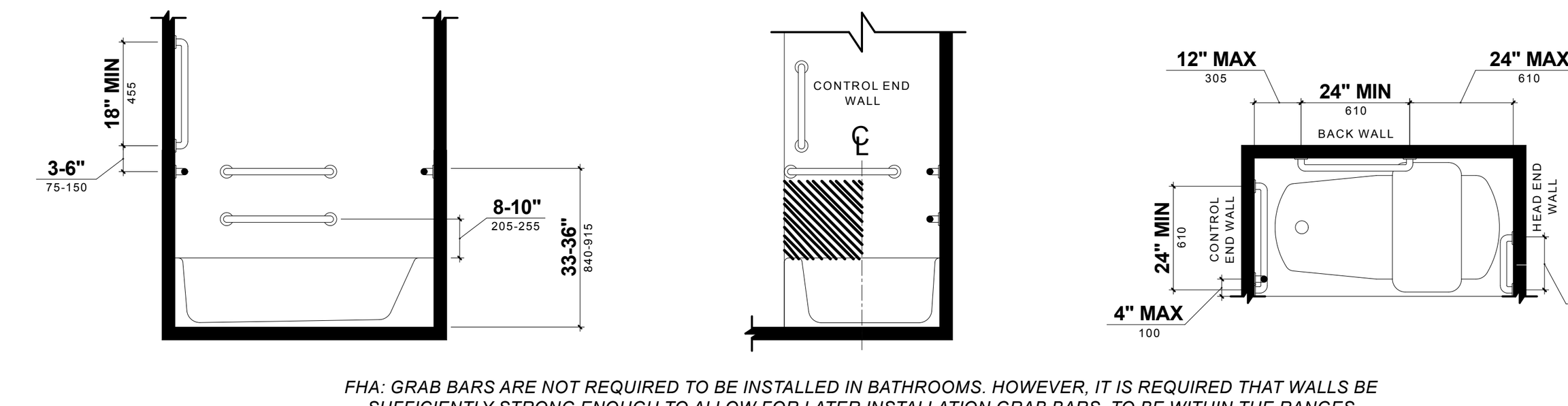


FIGURE 607.2(A)
CLEARANCE FOR BATHTUBS
WITH REMOVABLE IN TUB
SEATS



FHA: GRAB BARS ARE NOT REQUIRED TO BE INSTALLED IN BATHROOMS. HOWEVER, IT IS REQUIRED THAT WALLS BE SUFFICIENTLY STRONG ENOUGH TO ALLOW FOR LATER INSTALLATION.GRAB BARS, TO BE WITHIN THE RANGES PRESENTED IN MOST ACCESSIBILITY STANDARDS, ARE MOUNTED SO THEIR CENTERLINE IS 33" TO 36" ABOVE THE FINISH FLOOR.

FIGURE 607.4.2(A)
GRAB BARS FOR BATHTUBS WITH
REMOVABLE SEATS - ELEVATION

FIGURE 607.5
LOCATION OF BATHTUB
CONTROLS

FIGURE 607.4.2(B)
GRAB BARS FOR BATHTUBS WITH
REMOVABLE SEATS - PLAN

8 ACCESSIBLE TOILETS & TUBS

ACCESSIBILITY REQUIREMENTS

THE FOLLOWING NOTES AND REQUIRMENTS ARE PER:
2024 INTERNATIONAL BUILDING CODE CHAPTER 11: ACCESSIBILITY
REFERENCE STANDARD ICC/ANSI A117.1-2017

SECTION 1102 COMPLIANCE
1102.1 DESIGN. BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CODE AND ICC A117.1.

SECTION 1104 ACCESSIBLE ROUTE
1104.1 SITE ARRIVAL POINTS. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE SERVED.
1104.2 WITHIN A SITE. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
1104.4 MULTISTORY BUILDINGS AND FACILITIES. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH ACCESSIBLE STORY, MEZZANINE AND OCCUPIED ROOFS IN MULTILEVEL BUILDINGS AND FACILITIES.

SECTION 1105 ACCESSIBLE ENTRANCES
1105.1 PUBLIC ENTRANCES. IN ADDITION TO ACCESSIBLE ENTRANCES REQUIRED BY SECTIONS 1105.1.2 THROUGH 1105.1.8, AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE.

SECTION 1108 DWELLING UNITS AND SLEEPING UNITS
1108.3 ACCESSIBLE SPACES. ROOMS AND SPACES AVAILABLE TO THE GENERAL PUBLIC OR AVAILABLE FOR USE BY RESIDENTS AND SERVING ACCESSIBLE UNITS, TYPE A UNITS OR TYPE B UNITS SHALL BE ACCESSIBLE. ACCESSIBLE SPACES SHALL INCLUDE TOILET AND BATHING ROOMS, KITCHEN, LIVING AND DINING AREAS AND ANY EXTERIOR SPACES, INCLUDING PATIOS, TERRACES AND BALCONIES.
1108.6.2 GROUP R-2. ACCESSIBLE UNITS, TYPE A UNITS AND TYPE B UNITS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH SECTIONS 1108.6.2.1 THROUGH 1108.6.2.3.
1108.6.2.2.2 TYPE B UNITS. WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT.

REFERENCE STANDARD: SECTION 1104 TYPE B UNITS
1104.1.1 CLEAR FLOOR SPACE. FOR TYPE B UNITS, CLEAR FLOOR SPACES SHALL BE 48 INCHES (1220 MM) MINIMUM IN LENGTH AND 30 INCHES (760 MM) MINIMUM IN WIDTH.
1104.1.2 MAILBOXES. MAILBOXES SERVING TYPE B UNITS SHALL BE PERMITTED AN UNOBSTRUCTED SIDE REACH RANGE AT 54 INCHES (1370 MM) MAXIMUM ABOVE THE FLOOR.
1104.2 PRIMARY ENTRANCE. THE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS. THE PRIMARY ENTRANCE SHALL NOT BE TO A BEDROOM UNLESS IT IS THE ONLY ENTRANCE.
1104.3.1 LOCATION. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARE A PART OF THE UNIT. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH.
1104.3.2 COMPONENTS. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, ELEVATORS, AND PLATFORM LIFTS.
1104.4.2 CHANGES IN LEVEL. CHANGES IN LEVEL SHALL COMPLY WITH SECTION 303.
1104.5.1 PRIMARY ENTRANCE DOOR. THE PRIMARY ENTRANCE DOOR TO THE UNIT SHALL COMPLY WITH SECTION 404.

EXCEPTIONS:

2. FOR THE MANEUVERING CLEARANCE AT SWINGING DOORS FOR THE FRONT APPROACH DIRECTION ON THE PUSH SIDE, THE DIMENSION PERPENDICULAR TO THE DOOR SHALL BE 48 INCHES (1220 MM) MINIMUM.
3. FOR THE MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS FOR THE FRONT APPROACH DIRECTION, THE DIMENSION PERPENDICULAR TO THE DOOR SHALL BE 48 INCHES (1220 MM) MINIMUM.
4. FOR DOORWAYS WITHOUT DOORS, THE DIMENSION PERPENDICULAR TO THE DOORWAY FOR THE FRONT DIRECTION SHALL BE 48 INCHES (1220 MM) MINIMUM.

1104.5.2 USER PASSAGE DOORWAYS. DOORWAYS INTENDED FOR USER PASSAGE SHALL COMPLY WITH SECTION 1104.5.2.
1104.5.2.1 CLEAR WIDTH. DOORWAYS SHALL HAVE A CLEAR OPENING OF 313/4 INCHES (805 MM) MINIMUM. CLEAR OPENING OF SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.
1104.5.2.2 THRESHOLDS. THRESHOLDS SHALL COMPLY WITH SECTION 303.
1104.5.2.3 AUTOMATIC DOORS. AUTOMATIC DOORS SHALL COMPLY WITH SECTION 404.3.
1104.7 ELEVATORS. ELEVATORS SERVING THE UNIT SHALL COMPLY WITH SECTIONS 407, 408 OR 409.
1104.9 OPERABLE PARTS. LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH SECTIONS 309.3 AND 1104.1.1.
1104.10 LAUNDRY EQUIPMENT. WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH SECTION 1104.10.
1104.10.1 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE SHALL BE PROVIDED FOR EACH WASHING MACHINE AND CLOTHES DRYER. A PARALLEL APPROACH SHALL BE PROVIDED FOR A TOP LOADING MACHINE. A FORWARD OR PARALLEL APPROACH SHALL BE PROVIDED FOR A FRONT LOADING MACHINE.
1104.11.1 GRAB BAR AND SHOWER SEAT REINFORCEMENT. REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. WHERE WALLS ARE LOCATED TO PERMIT THE INSTALLATION OF GRAB BARS AND SEATS COMPLYING WITH SECTION 604.5 AT WATER CLOSETS; GRAB BARS COMPLYING WITH SECTION 607.4 AT BATHTUBS; AND FOR GRAB BARS AND SHOWER SEATS COMPLYING WITH SECTIONS, 608.3, 608.2.1.3, 608.2.2.3 AND 608.2.3.2 AT SHOWER COMPARTMENTS; REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SEATS COMPLYING WITH THOSE REQUIREMENTS.

EXCEPTIONS:

2. AT WATER CLOSETS REINFORCEMENT FOR THE SIDE WALL VERTICAL GRAB BAR COMPONENT REQUIRED BY SECTION 604.5 IS NOT REQUIRED.
3. AT WATER CLOSETS WHERE WALL SPACE WILL NOT PERMIT A GRAB BAR COMPLYING WITH SECTION 604.5.2, REINFORCEMENT FOR A REAR WALL GRAB BAR 24 INCHES (610 MM) MINIMUM IN LENGTH CENTERED ON THE WATER CLOSET SHALL BE PROVIDED.
4. AT WATER CLOSETS WHERE A SIDE WALL IS NOT AVAILABLE FOR A 42-INCH (1065 MM) GRAB BAR COMPLYING WITHSECTION 604.5.1, REINFORCEMENT FOR A SIDEWALL GRAB BAR, 24 INCHES (610 MM) MINIMUM IN LENGTH, LOCATED 12 INCHES (305 MM) MAXIMUM FROM THE REAR WALL, SHALL BE PROVIDED.

1104.11.3 TOILET AND BATHING AREAS. EITHER ALL TOILET AND BATHING AREAS PROVIDED SHALL COMPLY WITH SECTION 1104.11.3.1 (OPTION A), OR ONE TOILET AND BATHING AREA SHALL COMPLY WITH SECTION 1104.11.3.2 (OPTION B).
1104.11.3.2 OPTION B. ONE OF EACH TYPE OF FIXTURE PROVIDED SHALL COMPLY WITH SECTION 1104.11.3.2. THESE FIXTURES SHALL BE IN A SINGLE TOILET/BATHING AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL THROUGH OTHER PARTS OF THE UNIT.
1104.12 KITCHENS. KITCHENS SHALL COMPLY WITH SECTION 1104.12.

9 ACCESSIBLE REQUIREMENTS

LICENSED ARCHITECT
ROSSE E LONG III
C-3556
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

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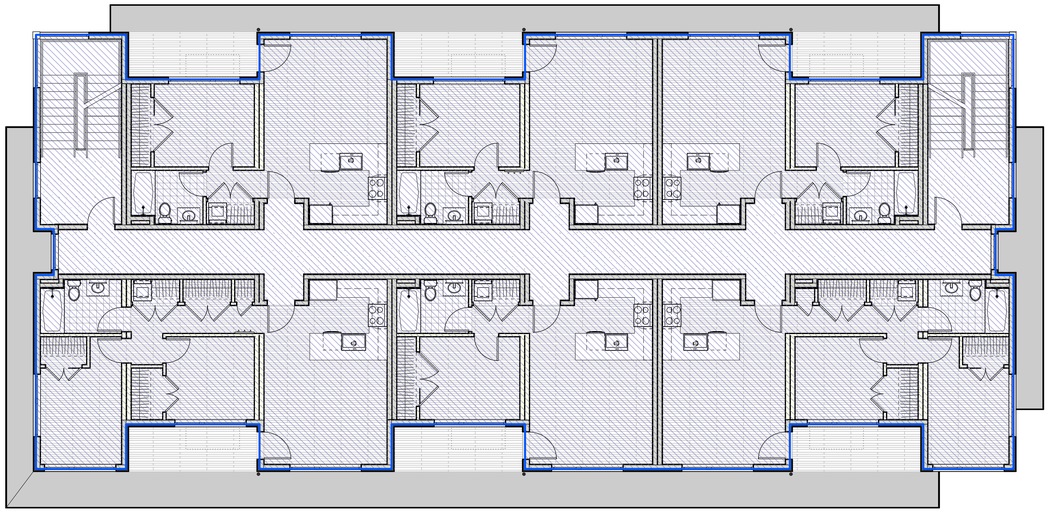

2 G-010 LEVEL 02 PLAN Scale: 1/8" = 1'-0"

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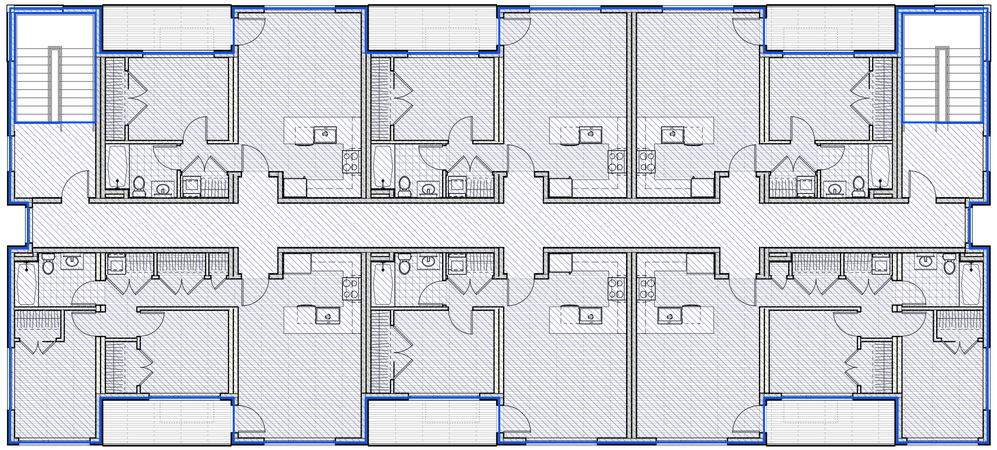

3 G-010 LEVEL 03 PLAN Scale: 1/8" = 1'-0"

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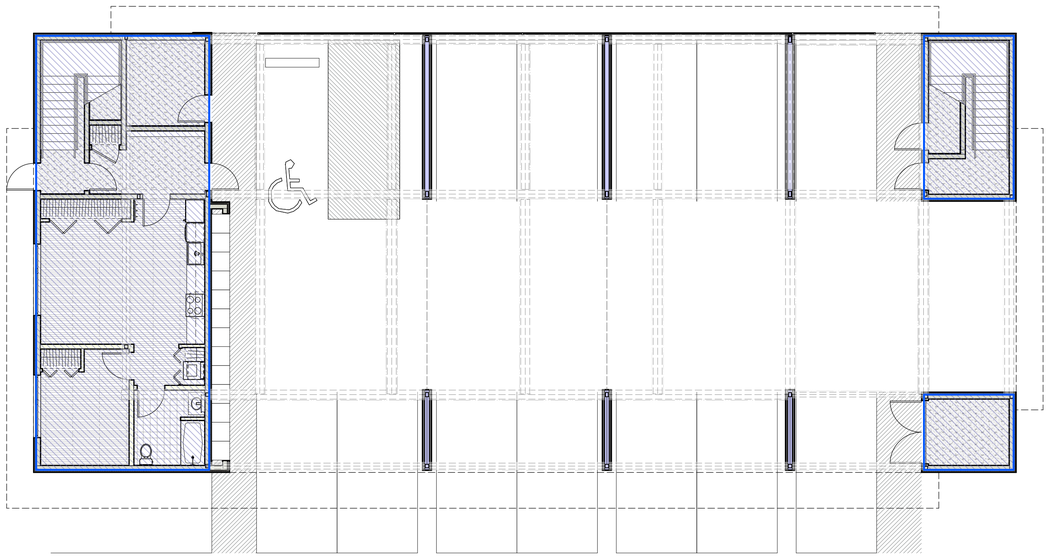

1 G-010 LEVEL 01 PLAN Scale: 1/8" = 1'-0"

0 4 8 12 16 FT

FLOOR AREA RATIO / MAXIMUM FLOOR AREA (SECTION 9.4.6)

LEVEL	HABITABLE FLOOR AREA	REMARKS
LEVEL 01	1,206 SQ FT	
LEVEL 02	4,836 SQ FT	
LEVEL 03	4,615 SQ FT	
TOTAL HABITABLE FLOOR AREA	10,657 SQ FT	

FLOOR AREA (SEC. 9.4.5.)

FLOOR AREA IS THE AREA OF ALL FLOORS INTERIOR TO AN ENCLOSED BUILDING THAT HAVE AT LEAST 5 FEET OF CLEARANCE BETWEEN FLOOR AND CEILING. FLOOR AREA SHALL BE MEASURED TO THE EXTERIOR FACE OF THE STRUCTURAL MEMBERS OF THE WALL. ROOFED ARCHITECTURAL RECESSES AND OPEN COVERED PORCHES ARE NOT CONSIDERED INTERIOR TO THE BUILDING. A BUILDING WITH AT LEAST 50% OF ITS PERIMETER OPEN TO THE OUTSIDE SHALL NOT BE CONSIDERED ENCLOSED.

SCALE OF DEVELOPMENT (SEC. 9.4.13.)

FLOOR AREA MEETING THE APPLICABILITY STANDARDS OF THIS SECTION IS EXEMPT FROM CALCULATION OF THE MAXIMUM FLOOR AREA RATIO (FAR). SEE SECTION 9.4.13 ON DETAIL #3/G-001.

DEFINED TERMS (DIV. 9.5)

HABITABLE FLOOR AREA. HABITABLE FLOOR AREA IS THE FLOOR AREA THAT CAN BE USED FOR LIVING PURPOSES, USUALLY HAVING ACCESS TO HEAT, PLUMBING, AND ELECTRICITY. HABITABLE FLOOR AREA INCLUDES STUDIOS, EXERCISE ROOMS, OFFICES, AND SIMILAR SPACES. IT ALSO INCLUDES FOYERS, HALLWAYS, RESTROOMS, STORAGE, AND OTHER COMMON AREAS WITHIN A BUILDING. HABITABLE FLOOR AREA DOES NOT INCLUDE BARNS, GARAGES, OR UNFINISHED ATTIC SPACE.

LEGEND

HABITABLE FLOOR AREA

NORTH ARROW

N

4 SCHEDULES & LEGEND

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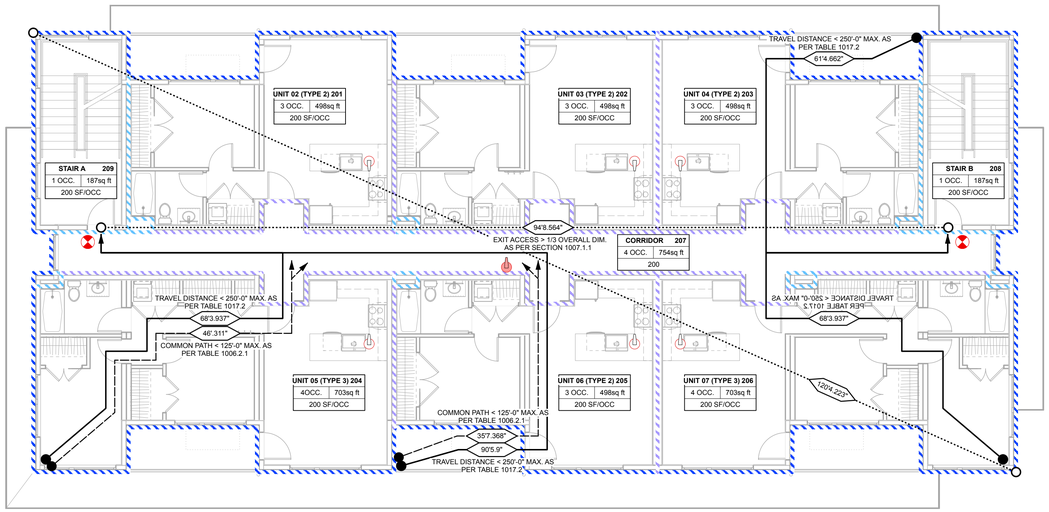

2 G-020 LEVEL 02 PLAN Scale: 1/8" = 1'-0"

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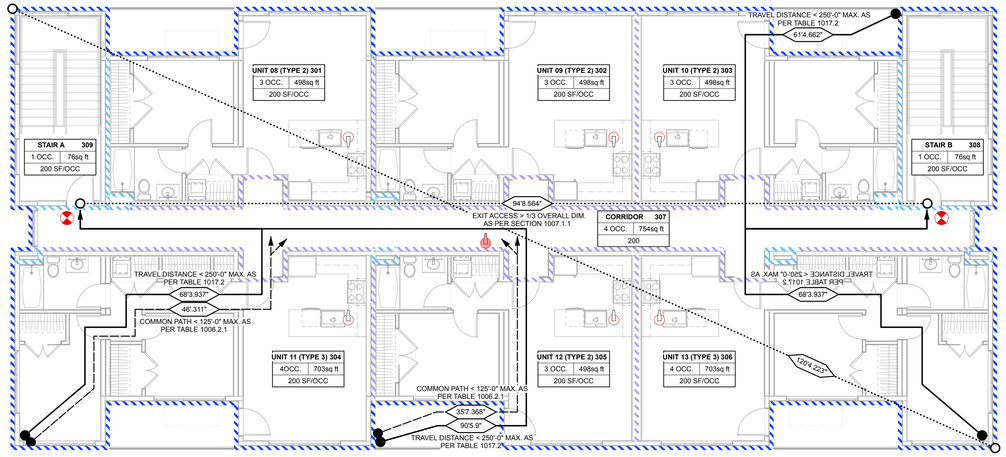

3 G-020 LEVEL 03 PLAN Scale: 1/8" = 1'-0"

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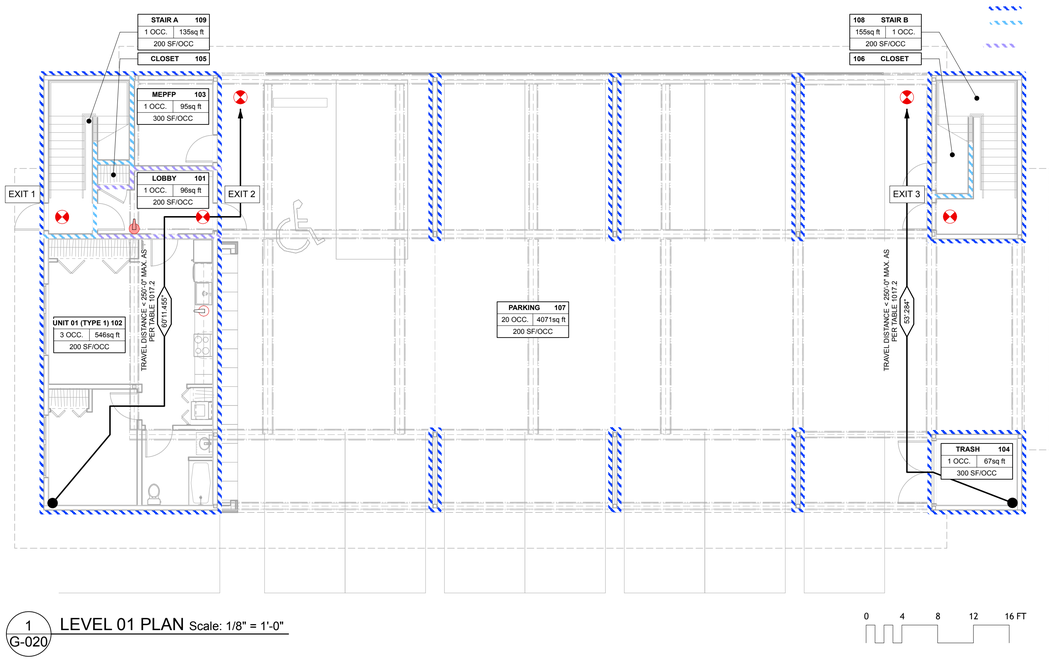

1 G-020 LEVEL 01 PLAN Scale: 1/8" = 1'-0"

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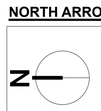
NORTH ARROW



MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (TABLE 1004.5)

OCCUPANCY SUMMARY: LEVEL 1

NAME	GROSS AREA	OCCUPANCY	FUNCTION OF SPACE	GROSS AREA/ OCCUPANCY	OCCUPANT LOAD	REMARKS
LOBBY	96 SQ FT	R-2	RESIDENTIAL	200	1	
STAIR A	135 SQ FT	R-2	RESIDENTIAL	200	1	
STAIR B	155 SQ FT	R-2	RESIDENTIAL	200	1	
M E P FP	95 SQ FT	R-2	ACC. STORAGE	300	1	
TRASH	67 SQ FT	R-2	ACC. STORAGE	300	1	
APARTMENT - UNIT 1 (TYPE 1)	546 SQ FT	R-2	RESIDENTIAL	200	3	
PARKING	4071 SQ FT	S-2	PARKING	200	20	ENCLOSED
LEVEL 1 TOTAL OCCUPANT LOAD	**5,163 SQ FT**				**28 OCC.**	
STAIR EGRESS CAPACITY (AS PER SECTION 1005.3.1)	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
STAIR A	42	0.3	140			
STAIR B	42	0.3	140			
PROVIDED			280			
DOOR EGRESS CAPACITY (AS PER SECTION 1005.3.2	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
RESIDENTIAL STAIR A EXIT DOOR	36	0.2	180			EXIT 1
RESIDENTIAL LOBBY EXIT DOOR	36	0.2	180			EXIT 2
RESIDENTIAL STAIR B EXIT DOOR	36	0.2	180			EXIT 3
M E P FP EXIT DOOR	36	0.2	180			
TRASH EXIT DOOR	84	0.2	420			
PROVIDED			1140			
CORRIDOR EGRESS CAPACITY (AS PER SECTION 1005.3.2)	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
CORRIDOR	47	0.2	235			

OCCUPANCY SUMMARY: LEVEL 2

NAME	GROSS AREA	OCCUPANCY	FUNCTION OF SPACE	GROSS AREA/ OCCUPANCY	OCCUPANT LOAD	REMARKS
APARTMENT - UNIT 2 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 3 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 4 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 5 (TYPE 3)	703 SQ FT	R-2	RESIDENTIAL	200	4	
APARTMENT - UNIT 6 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 7 (TYPE 3)	703 SQ FT	R-2	RESIDENTIAL	200	4	
STAIR A	187 SQ FT	R-2	RESIDENTIAL	200	1	
STAIR B	187 SQ FT	R-2	RESIDENTIAL	200	1	
CORRIDOR	754 SQ FT	R-2	RESIDENTIAL	200	4	
LEVEL 2 TOTAL OCCUPANT LOAD	**4,527 SQ FT**				**26 OCC.**	
STAIR EGRESS CAPACITY (AS PER SECTION 1005.3.1)	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
STAIR A	42	0.3	140			
STAIR B	42	0.3	140			
PROVIDED			280			
DOOR EGRESS CAPACITY (AS PER SECTION 1005.3.2	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
STAIR DOOR A	36	0.2	180			
STAIR DOOR B	36	0.2	180			
PROVIDED			360			
CORRIDOR EGRESS CAPACITY (AS PER SECTION 1005.3.2)	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
CORRIDOR	59	0.2	295			

OCCUPANCY SUMMARY: LEVEL 3

NAME	GROSS AREA	OCCUPANCY	FUNCTION OF SPACE	GROSS AREA/ OCCUPANCY	OCCUPANT LOAD	REMARKS
APARTMENT - UNIT 8 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 9 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 10 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 11 (TYPE 3)	703 SQ FT	R-2	RESIDENTIAL	200	4	
APARTMENT - UNIT 12 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 13 (TYPE 3)	703 SQ FT	R-2	RESIDENTIAL	200	4	
STAIR A	76 SQ FT	R-2	RESIDENTIAL	200	1	
STAIR B	76 SQ FT	R-2	RESIDENTIAL	200	1	
CORRIDOR	754 SQ FT	R-2	RESIDENTIAL	200	4	
LEVEL 3 TOTAL OCCUPANT LOAD	**4,305 SQ FT**				**26 OCC.**	
STAIR EGRESS CAPACITY (AS PER SECTION 1005.3.1)	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
STAIR A	42	0.3	140			
STAIR B	42	0.3	140			
PROVIDED			280			
DOOR EGRESS CAPACITY (AS PER SECTION 1005.3.2	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
STAIR DOOR A	36	0.2	180			
STAIR DOOR B	36	0.2	180			
PROVIDED			360			
CORRIDOR EGRESS CAPACITY (AS PER SECTION 1005.3.2)	**WIDTH (INCH)**	**CAPACITY FACTOR**	**CAPACITY**			
CORRIDOR	59	0.2	295			
TOTAL OCCUPANT LOAD	**13,995 SQ FT**				**80 OCC.**	

2021 IBC : TABLE 601 FIRE-RESISTANCE RATING REQUIRMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	VA
PRIMARY STRUCTURAL FRAME	1
EXTERIOR BEARING WALLS	1
INTERIOR BEARING WALLS	1
EXTERIOR NONBEARING WALLS AND PARTITIONS	SEE TABLE 705.5
INTERIOR NONBEARING WALLS AND PARTITIONS	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS	1
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS	1

2021 IBC : TABLE 705.5 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP R, S-2
10 ≤ X < 30	VA	1
X ≥ 30	VA	0

LEGEND

- 1-HR FIRE RATED EXT. WALL
- 1-HR FIRE BARRIER; SEC. 707
- NON-RATED PARTITION
- 1-HR FIRE PARTITION; SEC. 708
- SEPARATION OF EXIT
- TRAVEL DISTANCE
- COMMON PATH
- 2-A:10-B:C PORTABLE FIRE EXTINGUISHER.
- 1-A:10-B:C PORTABLE FIRE EXTINGUISHER @ EACH DWELLING UNIT.
- EXIT SIGN; AS PER IBC SECTION 1013.

GENERAL NOTES

1. AS PER SEC. 202: AREA, BUILDING: THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS, OR EXTERIOR WALLS AND FIRE WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.
2. AS PER SEC. 202: FLOOR AREA, GROSS: THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.

4 SCHEDULES & LEGEND

LICENSED ARCHITECT
JOSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2023	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

ARCHITECT

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

EGRESS & OCCUPANCY DIAGRAMS

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SCALE

AS NOTED

SHEET

G-020.00

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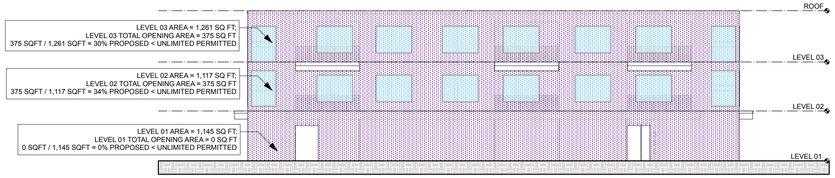
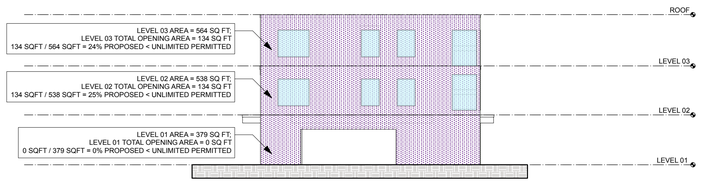
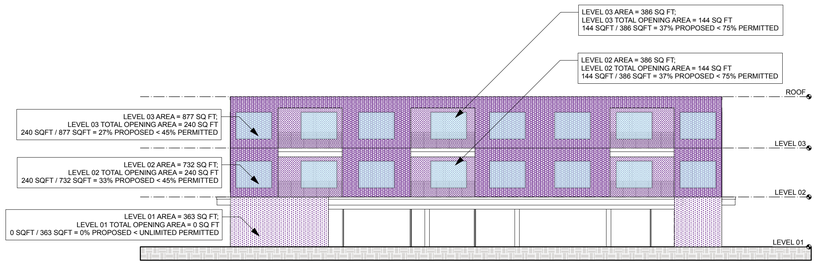


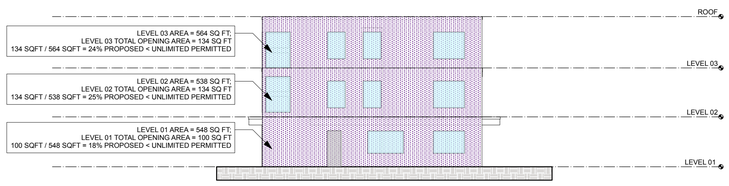
6 G-021 EAST ELEVATION Scale: 1/16" = 1'-0"



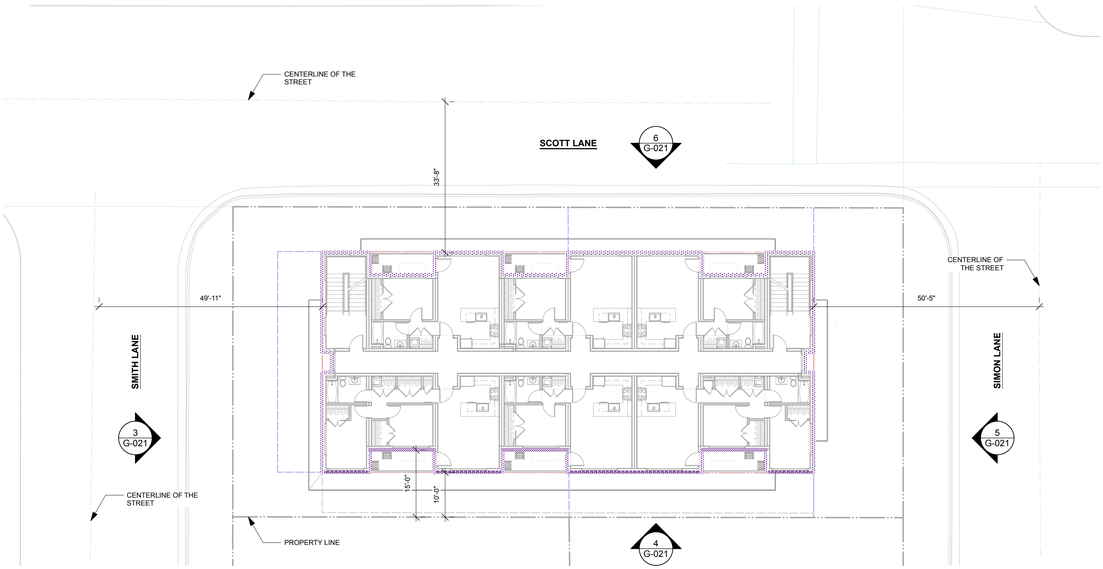
5 G-021 SOUTH ELEVATION Scale: 1/16" = 1'-0"



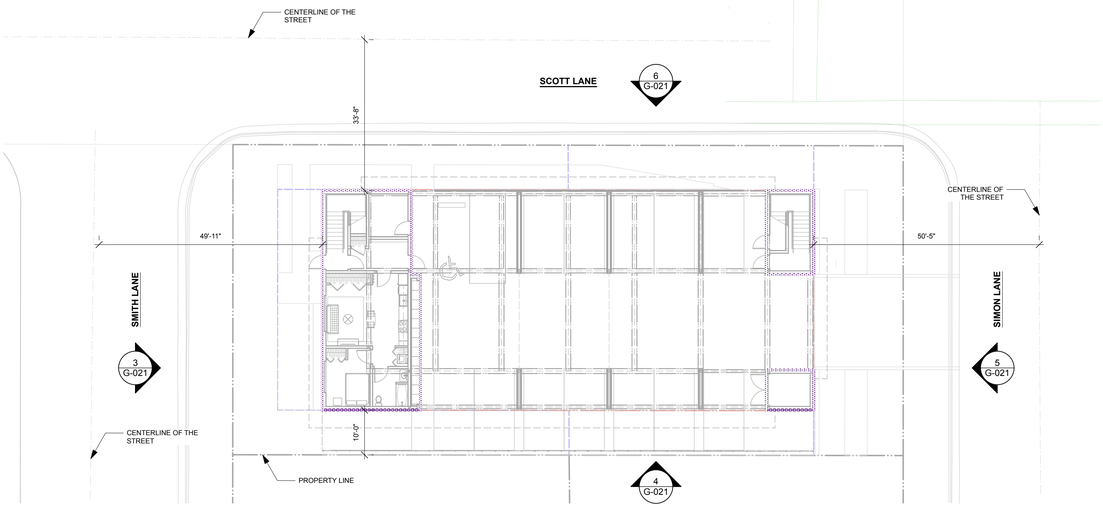
4 G-021 WEST ELEVATION Scale: 1/16" = 1'-0"



3 G-021 NORTH ELEVATION Scale: 1/16" = 1'-0"

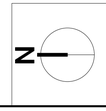


2 G-021 FIRE SEPARATION DISTANCE: SHOWING LEVEL 02 PLAN (LEVEL 03 SIM.) Scale: 1/16" = 1'-0"



1 G-021 FIRE SEPARATION DISTANCE: LEVEL 01 PLAN Scale: 1/16" = 1'-0"

NORTH ARROW



2021 IBC : TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

KEY	FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
	10 TO LESS THAN 15	UNPROTECTED, SPRINKLERED (UP, S)	45%
	15 TO LESS THAN 20	UNPROTECTED, SPRINKLERED (UP, S)	75%
	25 TO LESS THAN 30	UNPROTECTED, SPRINKLERED (UP, S)	NO LIMIT
	30 OR GREATER	UNPROTECTED, SPRINKLERED (UP, S)	NO LIMIT

UP, S = UNPROTECTED OPENINGS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUOTMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

DEFINITIONS (IBC SEC. 202)

FIRE SEPARATION DISTANCE.

THE DISTANCE MEASURED FROM THE BUILDING FACE TO ONE OF THE FOLLOWING:

1. THE CLOSEST INTERIOR LOT LINE.
2. TO THE CENTERLINE OF A STREET, AN ALLEY OR PUBLIC WAY.
3. TO AN IMAGINARY LINE BETWWEN TWO BUILDINGS ON THE LOT.

THE DISTANCE SHALL BE MEASURED AT RIGHT ANGLES FROM THE FACE OF THE WALL.

7 SCHEDULES & LEGEND

LICENSED ARCHITECT
JOSE E. LONG, JR.
C-3046
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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WALL OPENING DIAGRAMS

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SCALE

AS NOTED

SHEET

G-021.00

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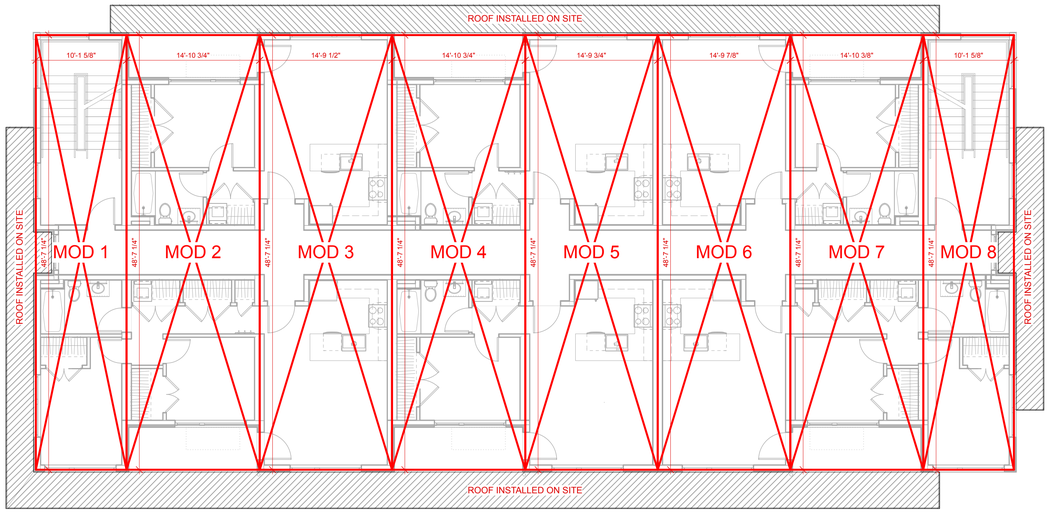
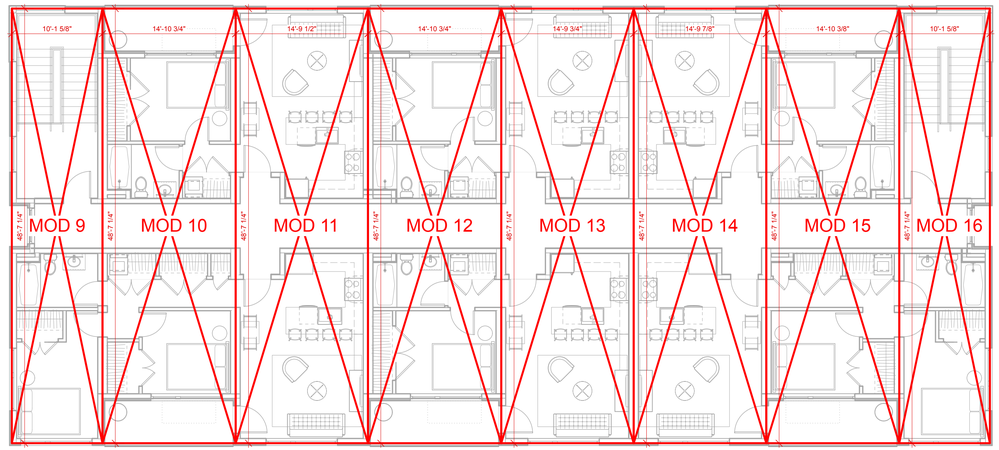


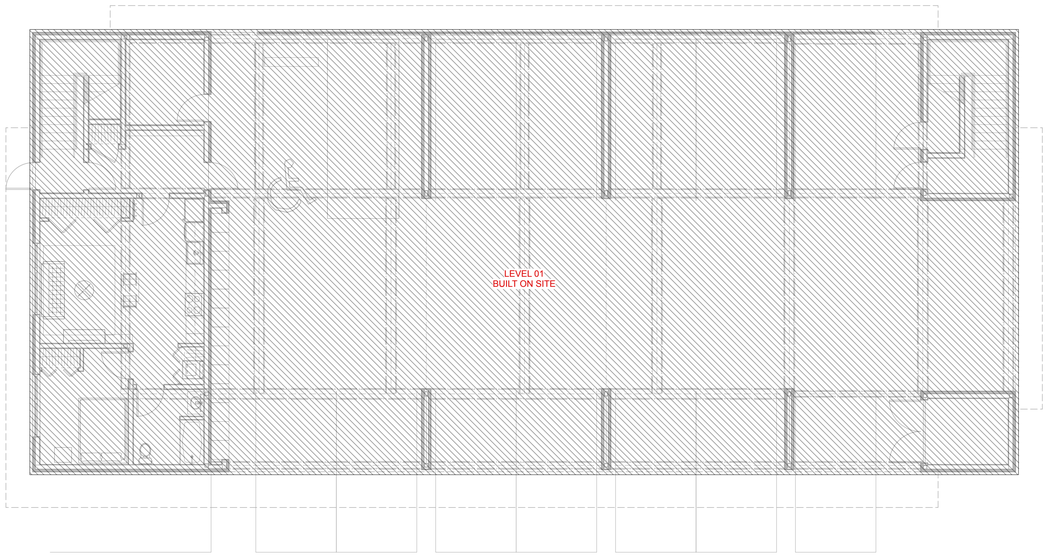
2 G-022 LEVEL 02 PLAN Scale: 1/8" = 1'-0"

0 4 8 12 16 FT



3 G-022 LEVEL 03 PLAN Scale: 1/8" = 1'-0"

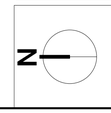
0 4 8 12 16 FT



1 G-022 LEVEL 01 PLAN Scale: 1/8" = 1'-0"

0 4 8 12 16 FT

NORTH ARROW



GENERAL MODULAR NOTES

1. THE PROJECT IS CONSTRUCTED USING 16 MODULES OF TYPE VA CONSTRUCTION.
2. 10,630 SQFT OF MODULAR AREA.
3. DIMENSIONS SHOWN FOR APPROXIMATE REFERENCE ONLY.
4. DIMENSIONS OF MODULES WILL BE DOCUMENTED IN FABRICATION SHOP DRAWINGS.

4 SCHEDULES & LEGEND

LICENSED ARCHITECT
JESSE E. LONG, III
C-3696
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
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05/12/2024	.	PERMIT SUBMISSION

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G-022.00

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AXONOMETRIC VIEW FACING NORTHWEST



AXONOMETRIC VIEW FACING SOUTHWEST



AXONOMETRIC VIEW FACING NORTHEAST



AXONOMETRIC VIEW FACING SOUTHEAST

1 MASSING DIAGRAMS

LICENSED ARCHITECT
STATE OF WYOMING
REN. 12/31/25

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
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04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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MASSING DIAGRAMS

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SCALE
N.T.S

SHEET
G-030.00

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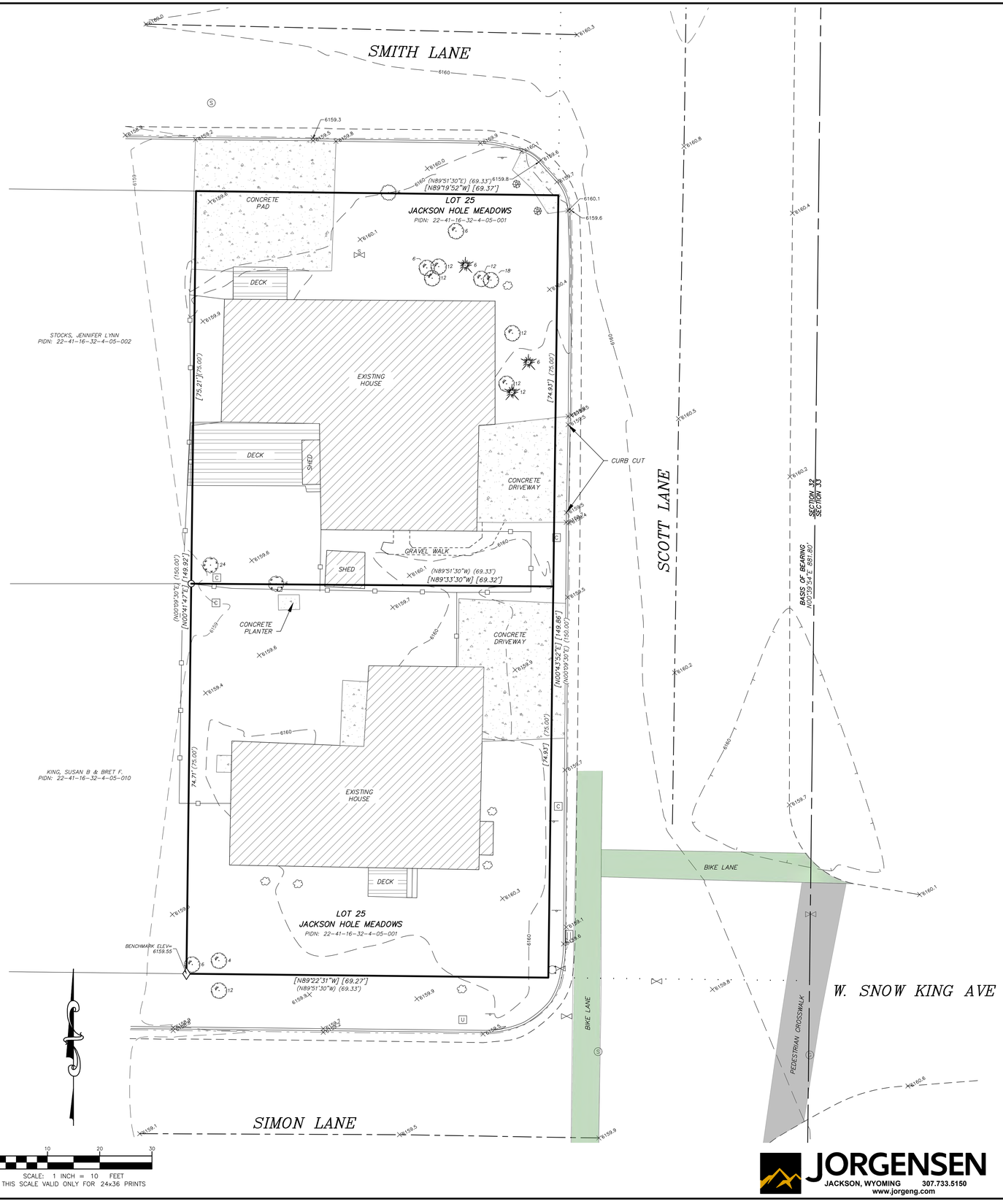
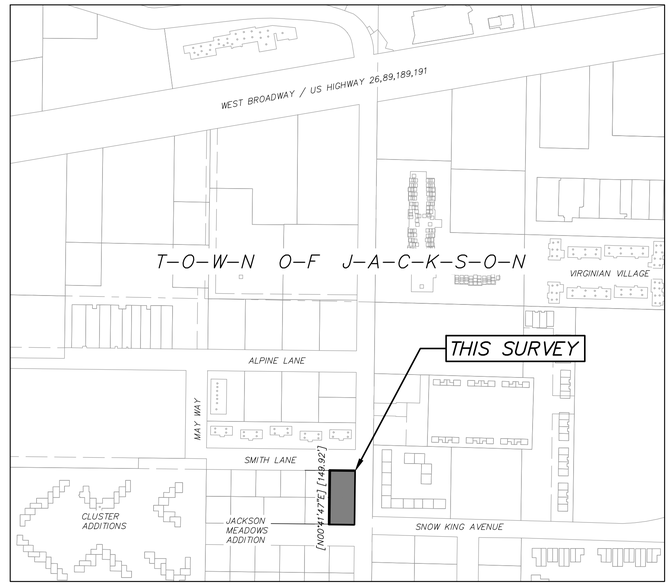




VICINITY MAP
SCALE: 1" = 200'

LEGEND

○	reinforcing steel bar with 2 1/2" diameter aluminum cap inscribed "PLS 3889"
	reinforcing steel bar with 1 1/2" diameter aluminum cap inscribed "PLS 4270"
◇	T-stake without cap
◎	reinforcing steel bar without cap
	boundary, subject property
	boundary, adjoining property
N25°25'25"E 100.00'	measured bearing & distance or curve geometry
[N25°25'25"E] [100.00']	calculated bearing & distance or curve geometry
(N25°25'25"E) (100.00')	record bearing & distance or curve geometry
	flow line gutter
	edge of asphalt
	centerline road
6205	index contour, 5' interval
6208	intermediate contour, 1' interval
6201.5	spot elevation
	rock
	sign
	fence
C	communications pedestal
	sprinkler control valve
U	utility vault
G	gas manhole
S	sewer manhole
	storm drain inlet
D	storm drain manhole
	hydrant, fire suppression
	water valve
	aspen tree, caliper X"
	cottonwood tree, caliper X"
	conifer tree, caliper X"
	shrub

NOTES

This survey was conducted in July 2022 and prepared under the direction of Matthew Gotham, Wyoming PLS 13002, and does not include an engineering review.

Locations of utilities depicted hereon are limited to visible structures; underground locations must be located prior to any construction activity.

A title report has not been provided and easements of sight or record may exist that are not shown hereon.

Elevations were derived using GPS RTK observation methods and reference NAVD88. Site benchmark elevation is 6159.55' at SW corner of Lot 36.

Record dimensions shown are from that Plat of record in the Office of the Clerk of Teton County as 0191.

BASIS OF BEARING for this survey is N00°39'54"E along the east line of Section 32.

V-100.00

TOPOGRAPHIC SURVEY
LOTS 25 & 36
JACKSON HOLE MEADOWS
ADDITION TO THE
TOWN OF JACKSON

LOCATED WITHIN
NE1/4SE1/4 Section 32
T.41N., R.116W., 6th P.M.
Teton County, Wyoming

JORGENSEN
JACKSON, WYOMING 307.733.5150
www.jorgeng.com

PREPARED BY: DSD MAP PREPARED: 10/12/2022 PROJECT NUMBER: 22132

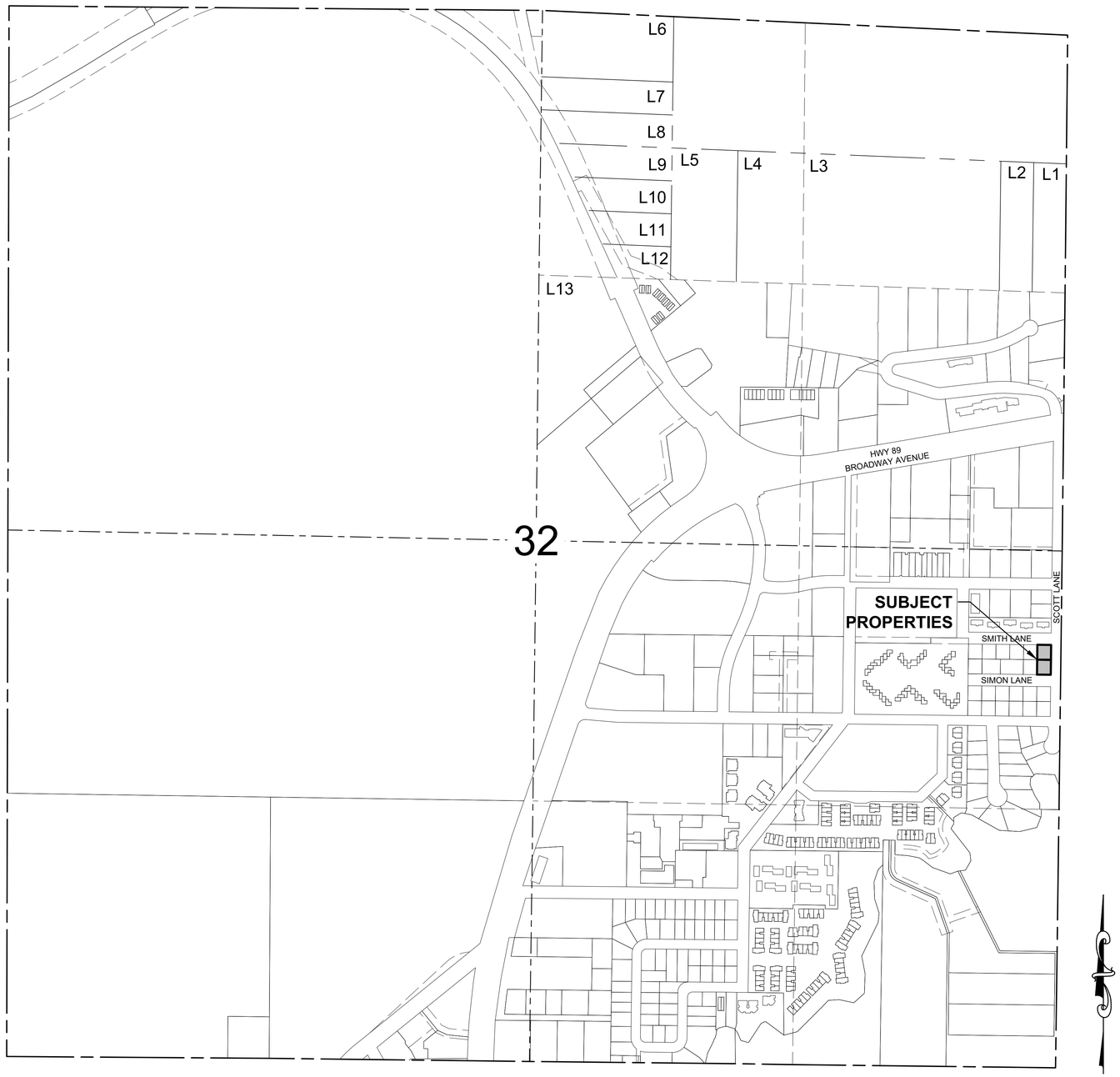
Ver. 18.0 Plotted by JCisneros on May 16, 2025 - 4:05pm

SCOTT LANE WORKFORCE HOUSING
910 SMITH LAND AND 915 SIMON LANE
GRADING AND EROSION CONTROL PLAN

LOCATED WITHIN
NE1/4SE1/4, SECTION 32
TOWNSHIP 41 NORTH, RANGE 116 WEST, 6TH P.M.
JACKSON, WYOMING

Sheet List Table

Sheet Number	Sheet Title
C1.0	TITLE, VICINITY,AND SHEET INDEX
C1.1	NOTES
C2.0	EXISTING CONDITIONS
C3.0	PROPOSED CONDITIONS OVERVIEW
C3.1	SEWER SERVICE
C3.2	WATER SERVICE
C3.3	STORMWATER SYSTEM
C3.4	DRY UTILITY PLAN
C3.5	GRADING PLAN
C4.0	TRENCH AND WATER DETAILS
C4.1	SEWER AND STORM DETAILS
C4.2	STORM AND HARDSCAPE DETAILS
C4.3	HARDSCAPE DETAILS
C4.4	PARKING, SIGN, AND SILT FENCE DETAILS



VICINITY MAP
1" = 300' for 24x36 Prints

OWNER
Town of Jackson
150 E. Pearl Avenue
P.O. Box 1687
Jackson, WY 83001-1687
(307) 733-3932

ENGINEER
Jorgensen Associates, Inc.
1315 S. Highway 89, #201
P.O. Box 9550
Jackson, WY 83002-9550
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ARCHITECT
CleverHomes
6114 Lasalle Avenue, #552
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(415) 905-9030

JORGENSEN
JACKSON, WYOMING
307.733.5150
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Professional Engineer
PATRICK J. DAVIES
19062
State
WYOMING

PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
TITLE, VICINITY,AND SHEET INDEX

DRAFTED BY:	UC/KB
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C1.0

P:\2022\22132-Toby Long-Scott Lane Workforce Housing\16-Civil\CAD\SET\22132_C1.0-C1.1_COVER AND NOTES.dwg

Plotted by UCisneros on May 16, 2025 - 4:00pm
Ver. 18.0

GENERAL PROJECT NOTES:

1. PROJECT SCOPE: CONSTRUCTION WILL INCLUDE A 3-STORY COMMERCIAL CONDOMINIUM WITH 13 UNITS DESIGNATED FOR AFFORDABLE HOUSING AND WORKFORCE HOUSING.

2. PROJECT LOCATION: 910 SMITH LANE AND 915 SIMON LANE, JACKSON, WY (PIDN 22-41-16-32-4-05-001 AND 22-41-16-32-4-05-011)

3. PROPERTY ZONING, OVERLAYS AND FLOODWAYS:

ZONE:	NEIGHBORHOOD HIGH DENSITY 1 (NH-1)
SCENIC OVERLAY:	NOT WITHIN
NATURAL RESOURCES OVERLAY:	NOT WITHIN
WILDLAND-URBAN INTERFACE:	NOT WITHIN
FLOOD ZONE:	WITHIN ZONES X

4. PROJECT SCHEDULE: CONSTRUCTION TO BEGIN FALL 2024 AND TO BE COMPLETE FALL 2026.

5. PROPERTY AREA: 10,390 SF±

   TOTAL AREA OF DISTURBANCE: 14,318 SF±
   - CONSTRUCTION OF ROADWAY AND RESIDENCES

   AREA OF DISTURBANCE WITHIN SLOPES OF:

5% OR LESS	11,387 SF±
MORE THAN 5% UP TO 15%	2,531 SF±
MORE THANK 15%	400 SF±

   IMPERVIOUS SURFACE:
   DRIVEWAY AND PARKING 5,927 SF (57% OF LOT)

6. SNOW STORAGE REQUIREMENT: 2.5% * 5,927 SF = 148 SF
   -LANDSCAPE AREA ON NORTHERN PORTION OF PROPERTY TO BE USED

7. BASE MAPPING PREPARED FROM GROUND SURVEY PERFORMED BY JORGENSEN ASSOCIATES, INC. IN JULY 2022. ELEVATIONS WERE DERIVED USING GPS RTK OBSERVATION METHODS AND REFERENCE NAVD88. SITE BENCHMARK ELEVATION IS 6159.55' AT THE SOUTH-WEST CORNER OF LOT 36.

8. ALL PROPOSED FENCING SHALL MEET THE WILDLIFE FRIENDLY FENCING STANDARDS AS DEFINED IN SECTION 5.1.2 OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. NO PERMANENT FENCING CURRENTLY PROPOSED FOR THIS PROJECT.

9. ALL PROPOSED REFUSE/RECYCLING CONTAINERS SHALL BE CERTIFIED BEAR-RESISTANT ACCORDING TO SECTION 5.2.2 OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS.

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

1. SEED MIXTURES:

COMMON NAME	LBS/ACRE
IDAHO FESCUE	6 LBS/ACRE
MOUNTAIN BROME	10 LBS/ACRE
THICKSPIKE WHEATGRASS	12 LBS/ACRE
WESTERN WHEATGRASS	12 LBS/ACRE
ALPINE TIMOTHY	12 LBS/ACRE

   TOTAL PURE LIVE SEED APPLICATION RATE 52 LBS/ACRE

2. EXISTING VEGETATION IS TO BE MAINTAINED TO THE EXTENT POSSIBLE.

3. ALL AVAILABLE TOPSOIL FROM EXCAVATIONS SHALL BE STRIPPED AND STORED ONSITE FOR REUSE IN REESTABLISHING VEGETATION. SUPPLEMENT NATIVE TOPSOIL WHERE NECESSARY TO REESTABLISH VEGETATION. DO NOT STOCKPILE DEEPER THAN 4 FT IF AREA IS AVAILABLE.

4. SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.

5. ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.

6. A LAYER OF TOPSOIL SHALL BE PLACED ON AREAS STRIPPED FOR GRADING, PRIOR TO REVEGETATION. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.

7. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING. REVEGETATE ALL DISTURBED AREAS AS SOON AS PRACTICAL AFTER GRADING.

8. SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.

9. SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL.

10. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS FOR THE DURATION OF THE PROJECT, BOTH PRIOR TO REVEGEATION AND WHILE REVEGETATION ESTABLISHES.

GENERAL CONSTRUCTION NOTES & SPECIFICATIONS:

1. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING RULES, REGULATIONS AND STANDARDS AS MODIFIED BY THE PLANS:
   - LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS
   - LATEST EDITION OF TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.

3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION DESIGNATED TO REMAIN, FROM ANY DAMAGE DURING CONSTRUCTION OPERATIONS. ANY EXISTING MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR AND ENGINEER SHALL NOTE THOSE MONUMENTS IN THE FIELD PRIOR TO CONSTRUCTION.

5. CONTRACTOR SHALL REMOVE ALL MATERIALS, TOOLS, EQUIPMENT, AND CONSTRUCTION DEBRIS FROM THE SITE IMMEDIATELY AFTER COMPLETION OF THE WORK TASK. NO CONSTRUCTION DEBRIS SHALL BE DISPOSED OF AT THE WORK SITE.

6. CONTRACTOR SHALL ACTIVELY MINIMIZE THE AMOUNT OF DUST DEBRIS, AND NOXIOUS FUMES INTO THE AIR. BURNING WILL NOT BE PERMITTED AS A MEANS OF DISPOSAL OR CLEANING AT THE SITE. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.

7. CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE DISTURBANCE OF PRIVATE PROPERTY BY HIS OPERATIONS. CONTRACTOR SHALL NOTIFY OWNER, OCCUPANT, AND ENGINEER PRIOR TO CONDUCTING ANY OPERATION THAT REQUIRES THE REMOVAL, REPLACEMENT, OR DAMAGE TO PRIVATE PROPERTY.

8. ALL EROSION CONTROL MEASURES AND STRUCTURES SHALL BE IN-PLACE AND PROPERLY INSTALLED PRIOR TO SITE DISTURBANCE OR STOCKPILING MATERIALS. EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS RE-ESTABLISHED IN DISTURBED AREAS. CONTRACTOR SHALL MAINTAIN AND MONITOR OPERATIONS THROUGHOUT THE PROJECT TO PREVENT EROSION. CONTRACTOR'S OPERATIONS SHALL NOT INJURE OR DISTURB TREES OR VEGETATION EXISTING OUTSIDE THE GRADING AREA. REFER TO EROSION CONTROL DETAILS.

9. PLACE SILT BARRIERS AT LOW POINTS AND DISCHARGE POINTS FROM THE SITE. THOSE LOCATIONS SHOWN ON THE PLANS ARE ADVISORY AND ACTUAL FIELD CONDITIONS SHALL DETERMINE LOCATIONS.

10. ALL CONSTRUCTION STAGING, PROCESSING, AND STOCKPILE AREAS SHALL BE AS DESIGNATED ON THE PLANS OR AS SPECIFICALLY APPROVED BY OWNER. DISTURBED AREAS SHALL BE RECLAIMED AND RESEEDED. USE OF TEMPORARY CONSTRUCTION STAGING AREAS SHALL CONFORM TO THE APPLICABLE PERMITS AND EASEMENT AGREEMENTS.

11. ALL REFUSE RESULTING FROM CLEARING AND GRUBBING OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAUL OFF AND DISPOSE. CONTRACTOR SHALL NOT BURN ON THE SITE UNLESS SPECIFICALLY PERMITTED BY THE PROPERTY OWNER IN WHICH CASE ALL LOCAL REGULATIONS SHALL APPLY. THE AUTHORITY TO BURN SHALL NOT RELIEVE THE CONTRACTOR IN ANY WAY FROM DAMAGES WHICH MAY RESULT FROM HIS OPERATIONS. IN NO CASE SHALL ANY MATERIAL BE LEFT ON THE PROJECT, SHOVED ONTO ABUTTING PRIVATE PROPERTIES, OR BE BURIED IN EMBANKMENTS OR TRENCHES ON THE PROJECT.

12. CLEARING LIMITS FOR EXCAVATION AND GRADING SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. CLEARING SHALL BE LIMITED TO THE REMOVAL OF STUMPS, TREES, BRUSH, AND DEBRIS REQUIRED FOR THE TRENCH EXCAVATION AND SUBGRADE CONSTRUCTION. EXISTING VEGETATION AND LARGE TREES SHALL BE PRESERVED TO THE GREATEST PRACTICABLE EXTENT.

13. AGGREGATE MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. RAW GRAVEL MATERIAL FOR THE PRODUCTION OF BEDDING AND SUBBASE AGGREGATES MAY BE OBTAINED FROM THE EXCAVATIONS LOCATED ON THE PROJECT SITE AS AGREED TO WITH THE OWNER OR FROM EXCAVATED MATERIAL FROM THE TRENCH. AGGREGATE STOCKPILES SHALL BE ALLOWED TO DRAIN PRIOR TO PLACEMENT OF THE MATERIAL TO PREVENT SATURATING THE SUBGRADE AND CREATING SOFT SPOTS.

14. FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.

15. TOPSOIL STRIPPING FOR ROADS, DRIVEWAYS, PATHWAYS OR UTILITY LINES SHALL INCLUDE THE EXCAVATION OF SOD, TOPSOIL, AND UNSUITABLE SOILS SUCH AS CLAY, SILT, AND ORGANIC MATERIALS TO A COMPACTED SUBGRADE DEPTH WHERE SOUND GRAVEL FOUNDATION MATERIALS ARE ENCOUNTERED, OR AS OTHERWISE DIRECTED BY ENGINEER.

16. SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.

17. CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H. CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).

18. GEOTEXTILE FABRIC MAY BE USED IN PLACE OF OVER EXCAVATION IN THE EVENT UNSUITABLE SOIL EXISTS OR EXCESSIVE TOPSOIL STRIPPING IS REQUIRED TO REACH COMPETENT ALLUVIAL MATERIAL. GEOTEXTILE FABRIC OR GRID SPECIFICATIONS MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER.

19. ALL EXCAVATED MATERIALS INCLUDING STRIPPED AND SALVAGED TOPSOIL SHALL BE STOCKPILED AND PROCESSED ON-SITE.

20. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.

21. TRACKED VEHICLES SHALL USE A PROTECTIVE MATERIAL TO PRESERVE CYCLE TRACK. REPAIR OF TRACK DAMAGE SHALL BE AT CONTRACTORS EXPENSE.

22. ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.

23. INSTALLATION OF CULVERTS SHOULD BE ADJUSTED TO BE LOCATED AT THE LOW SPOT OF DRAINAGE.

24. CONSTRUCTION WATER SHALL BE OBTAINED BY THE CONTRACTOR.

25. CONSTRUCTION STAKING WILL BE PROVIDED BY THE OWNER. CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN STAKING. CONTRACTOR SHALL PAY FOR REPLACING STAKING THAT IS DAMAGED BY THEIR ACTION.

26. NO FUEL STORAGE IS PERMITTED ON SITE.

GENERAL CIVIL UTILITY NOTES:

1. THE LOCATIONS OF EXISTING UTILITIES AND PIPELINES SHOWN ON THE DRAWINGS ARE GENERAL. THE EXACT LOCATION OF THESE FACILITIES MAY NOT BE SHOWN ACCURATELY ON THE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY AND/OR PIPELINE COMPANIES IN THE AREA OF PLANNED WORK AND SECURE EXACT LOCATIONS FOR THOSE UTILITIES. THE CONTRACTOR SHALL REQUEST THE OWNER OF THE UTILITY TO PROVIDE THE NATURE, LOCATION, AND ELEVATION OF THE UTILITY AT EACH LOCATION AND AT WHATEVER INTERVAL IS NECESSARY FOR THE WORK. IF THE UTILITY COMPANY CANNOT OR WILL NOT PROVIDE THE INFORMATION, THE CONTRACTOR SHALL OBTAIN THE INFORMATION BY WHATEVER MEANS NECESSARY. THE CONTRACTOR SHALL SHOW THE NATURE, LOCATION, AND ELEVATION OF THE UTILITY ON THE ENGINEER'S CONTRACT DRAWINGS AND PROVIDE A COPY OF THE INFORMATION TO THE OWNER. NO TRENCHING OR EXCAVATION OPERATIONS SHALL TAKE PLACE UNTIL ALL UTILITY AND PIPELINE COMPANIES HAVE BEEN CONTACTED AND LOCATIONS AND ELEVATIONS OF THE UTILITIES AND PIPELINES CONFIRMED.

2. CONTRACTOR SHALL LOCATE ALL BURIED UTILITIES PRIOR TO CONSTRUCTION. EXISTING UNDERGROUND UTILITIES ARE SHOWN USING THE BEST AVAILABLE INFORMATION, BUT ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE.THE CONTRACTOR WILL CALL THE UTILITY NOTIFICATION ONE CALL OF WYOMING, AT 1-800-844-2476, OR 811, FOR UTILITY LOCATIONS AT LEAST 2 BUSINESS DAYS, NOT INCLUDING THE DAY OF ACTUAL NOTIFICATION, PRIOR TO ANY EXCAVATION.

3. CONTRACTOR SHALL NOT INTERRUPT UTILITIES PROVIDING SERVICES TO PROPERTIES ADJACENT TO THE WORK, EXCEPT AS SPECIFICALLY APPROVED BY THE AUTHORITY HAVING JURISDICTION. SERVICES DAMAGED OR INTERRUPTED BY CONTRACTOR'S OPERATION SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. WHEN INTERRUPTION OF SERVICE IS APPROVED, CONTRACTOR SHALL NOTIFY OCCUPANT 24 HOURS PRIOR TO THE INTERRUPTION.

4. CONTRACTOR SHALL MAINTAIN WATER, SEWER, AND STORMWATER SLOPES CONSISTENT WITH THE PROFILES. ABRUPT ELEVATION CHANGES ARE NOT PERMITTED AND MAY REQUIRE ADDITIONAL AIR RELEASE VALVES OR BLOW-OFFS AT THE CONTRACTORS EXPENSE.

5. MAINTAIN SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES AS SHOWN ON PLANS, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.

6. SANITARY SEWER MAIN LINES, SERVICE LINES AND FITTINGS SHALL BE SDR35 PVC AND CONFORM TO ASTM D-3034, UNLESS SHOWN OTHERWISE.

7. DEFLECT PIPE AS NECESSARY TO MAINTAIN SEPARATION BETWEEN WATER LINES AND SEWER LINES. MAXIMUM DEFLECTION 3° OR 11 INCHES FOR 8" AND 10" PIPE. DEFLECTION MAY ONLY BE MADE AFTER JOINING.

8. CONTINUOUS RIGID TYPE A PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES; AND LESS THEN 7 FEET FOR WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS.

9. ALL TRENCH BACKFILL SHALL BE TYPE A. MATERIALS USED FOR BEDDING AND BACKFILL SHALL BE CAREFULLY DEPOSITED IN LAYERS SUITABLE TO THE EQUIPMENT USED FOR COMPACTION, WETTED TO 3% BELOW TO 2% ABOVE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 96% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 (STANDARD PROCTOR). COMPACTION BY FLOODING WILL NOT BE PERMITTED. TYPE B TRENCH BACKFILL SHALL NOT BE ALLOWED, UNLESS AUTHORIZED BY THE ENGINEER.

10. NO MORE THAN 30 FEET OF OPEN TRENCH SHALL BE PERMITTED WHEN THE CONTRACTOR'S PIPE INSTALLATION OPERATION IS INACTIVE. ALL OPEN TRENCH AREAS SHALL BE BARRICADED WITH SAFETY FENCE WHEN CONTRACTOR'S PIPE INSTALLATION CREW IS INACTIVE.

11. ENGINEER SHALL BE CONTACTED PRIOR TO PRIOR TO TESTING TO WITNESS TESTING.

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Professional Engineer
PATRICK J. DAVIES
19062
Date 5/16/25
WYOMING

PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

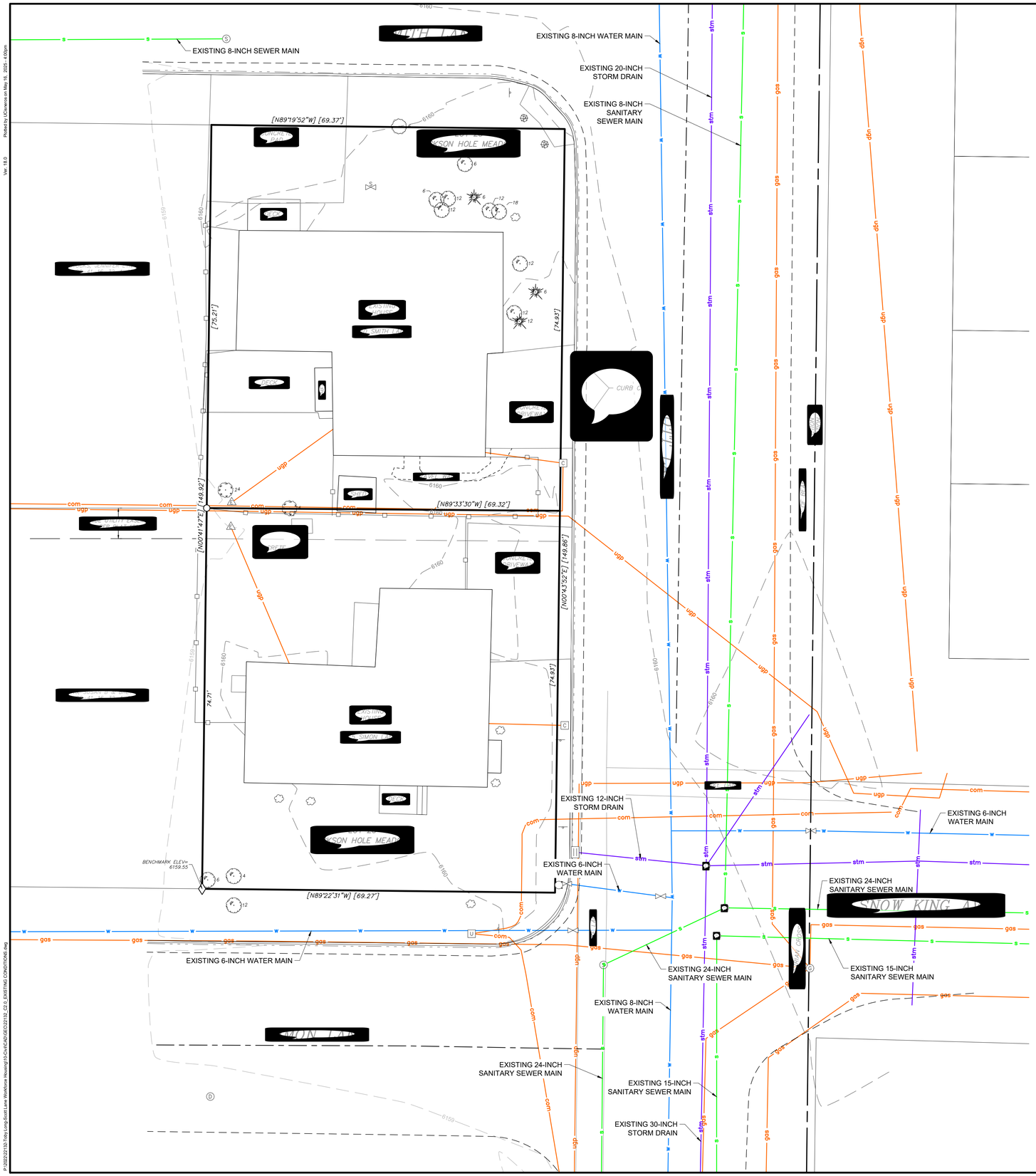
SHEET TITLE:
NOTES

DRAFTED BY:	UC/KB
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C1.1

P:\2022\22132-Toby Long-Scott Lane Workforce Housing\10-Civil\CAD\GEC\22132_C1.0-C1.1_COVER AND NOTES.dwg



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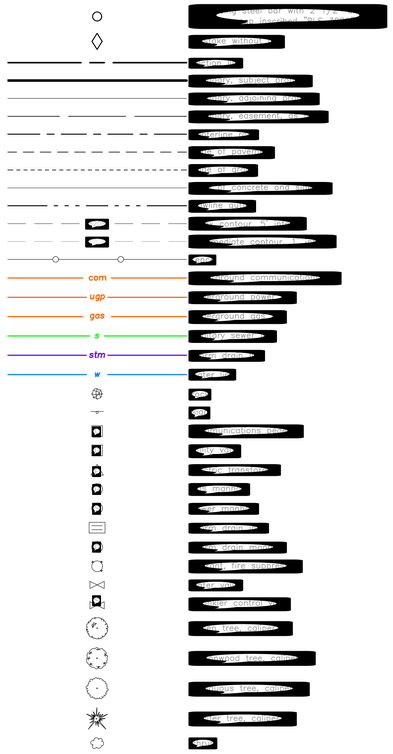

NOTES

1. ALL EXISTING VEGETATION WITHIN LOTS 25 AND 36 JACKSON HOLE MEADOWS (910 SMITH LANE AND 915 SIMON LANE) SHALL BE REMOVED TO THE EXTENT NEEDED FOR CONSTRUCTION ACTIVITIES.
2. ALL EXISTING STRUCTURES AND HARDSCAPES WITHIN LOTS 25 AND 36 JACKSON HOLE MEADOWS SHALL BE REMOVED. A DEMOLITION PERMIT SHALL BE OBTAINED THROUGH THE TOWN OF JACKSON.
3. ALL EXISTING WATER SERVICES, SEWER SERVICES, AND APPURTENANCES WITHIN THE PROPOSED BUILDING FOOTPRINT AND WITHIN 10 FEET OF THE FOUNDATION SHALL BE REMOVED AND PROPERLY DISPOSED OF. THESE AREAS SHALL BE PROPERLY BACKFILLED.
4. ALL OTHER ABANDONED WATER/SEWER SERVICES CAN BE ABANDONED IN-PLACE. ALL ABANDONED IN-PLACE SECTIONS OF PIPE SHALL BE CAPPED WITH WATER TIGHT CAPS.
5. EXISTING WATER/SEWER/UTILITY LOCATIONS RE APPROXIMATE AND BASED ON LIMITED FIELD INFORMATION. CONTRACTOR TO VERIFY FINAL DESIGN AND ROUTING WITH ENGINEER AND OWNER.
6. ANY TEMPORARY WATER AND/OR SEWER MAINS SHUTDOWNS OF THE EXISTING WATER/SEWER SYSTEMS SHALL BE COORDINATED WITH THE TOWN OF JACKSON.

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Date 5/16/25
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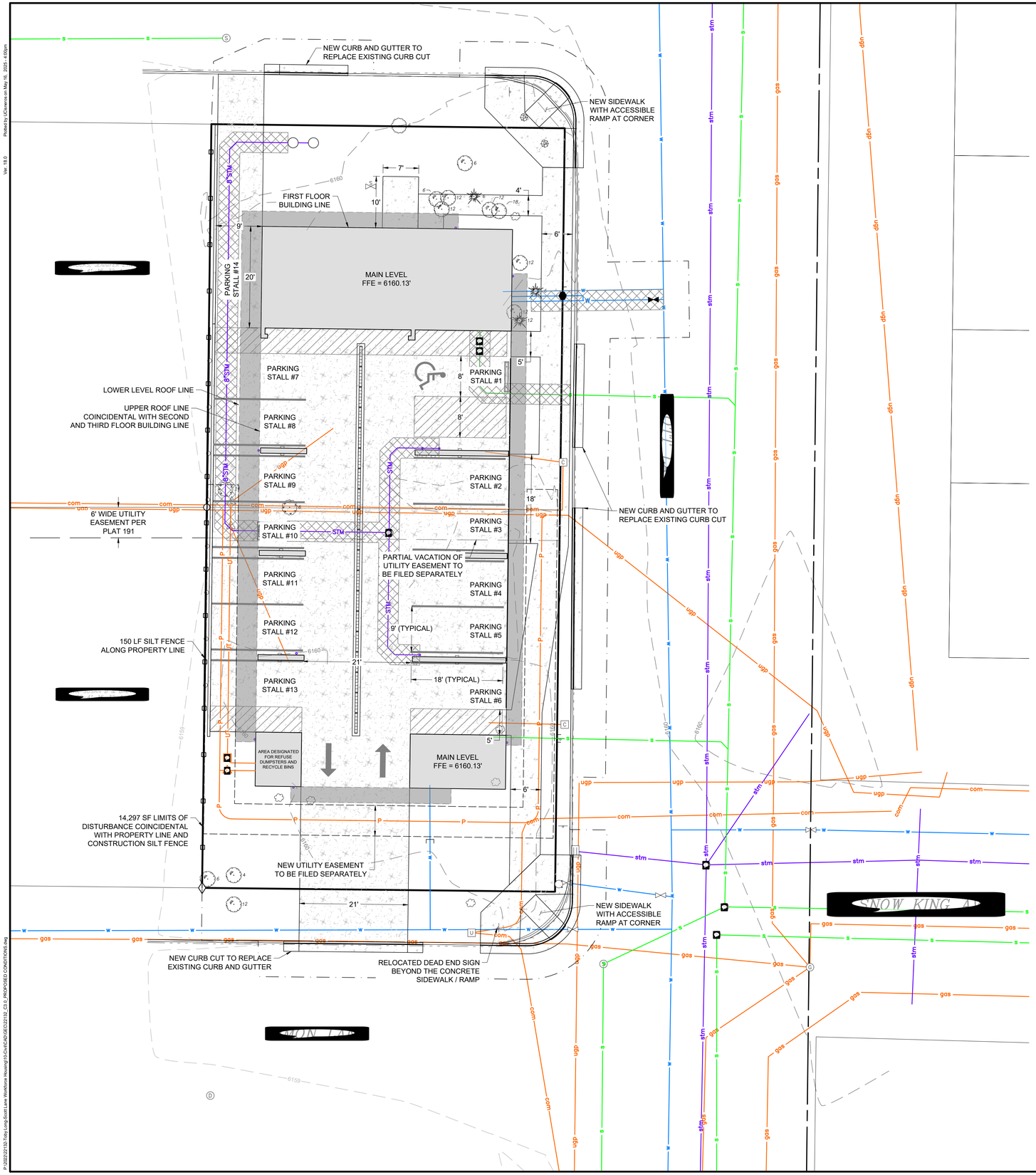
PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
EXISTING CONDITIONS

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C2.0



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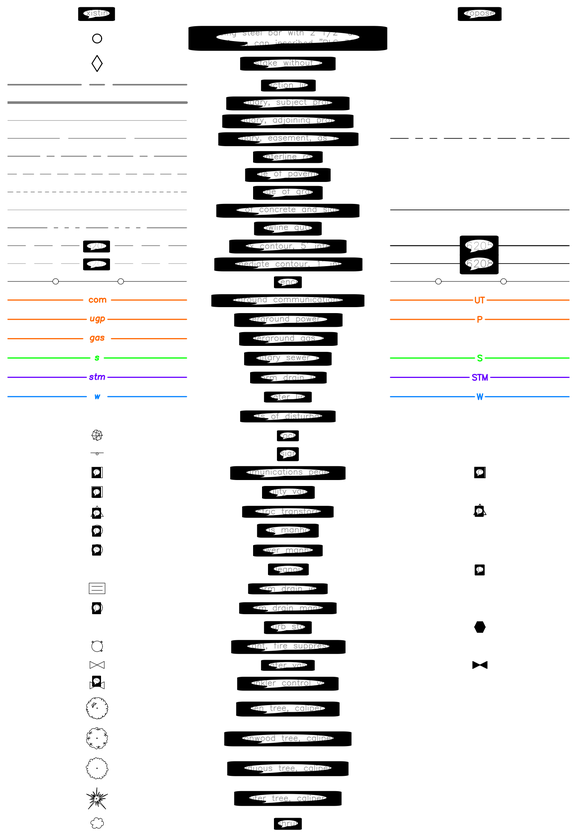

NOTES

1. ALL EXISTING VEGETATION WITHIN LOTS 25 AND 36 JACKSON HOLE MEADOWS (910 SMITH LANE AND 915 SIMON LANE) SHALL BE REMOVED TO THE EXTENT NEEDED FOR CONSTRUCTION ACTIVITIES.
2. ALL NEW EASEMENTS SHOWN WILL BE FILED FOR SEPARATELY.
3. ALL EXISTING STRUCTURES AND HARDSCAPES WITHIN LOTS 25 AND 36 JACKSON HOLE MEADOWS SHALL BE REMOVED. A DEMOLITION PERMIT SHALL BE OBTAINED THROUGH THE TOWN OF JACKSON.
4. ALL EXISTING WATER SERVICES, SEWER SERVICES, AND APPURTENANCES WITHIN THE PROPOSED BUILDING FOOTPRINT AND WITHIN 10 FEET OF THE FOUNDATION SHALL BE REMOVED AND PROPERLY DISPOSED OF. THESE AREAS SHALL BE PROPERLY BACKFILLED.
5. ALL OTHER ABANDONED WATER/SEWER SERVICES CAN BE ABANDONED IN-PLACE. ALL ABANDONED IN-PLACE SECTIONS OF PIPE SHALL BE CAPPED WITH WATER TIGHT CAPS.
6. EXISTING WATER/SEWER/UTILITY LOCATIONS RE APPROXIMATE AND BASED ON LIMITED FIELD INFORMATION. CONTRACTOR TO VERIFY FINAL DESIGN AND ROUTING WITH ENGINEER AND OWNER.
7. ANY TEMPORARY WATER AND/OR SEWER MAINS SHUTDOWNS OF THE EXISTING WATER/SEWER SYSTEMS SHALL BE COORDINATED WITH THE TOWN OF JACKSON.

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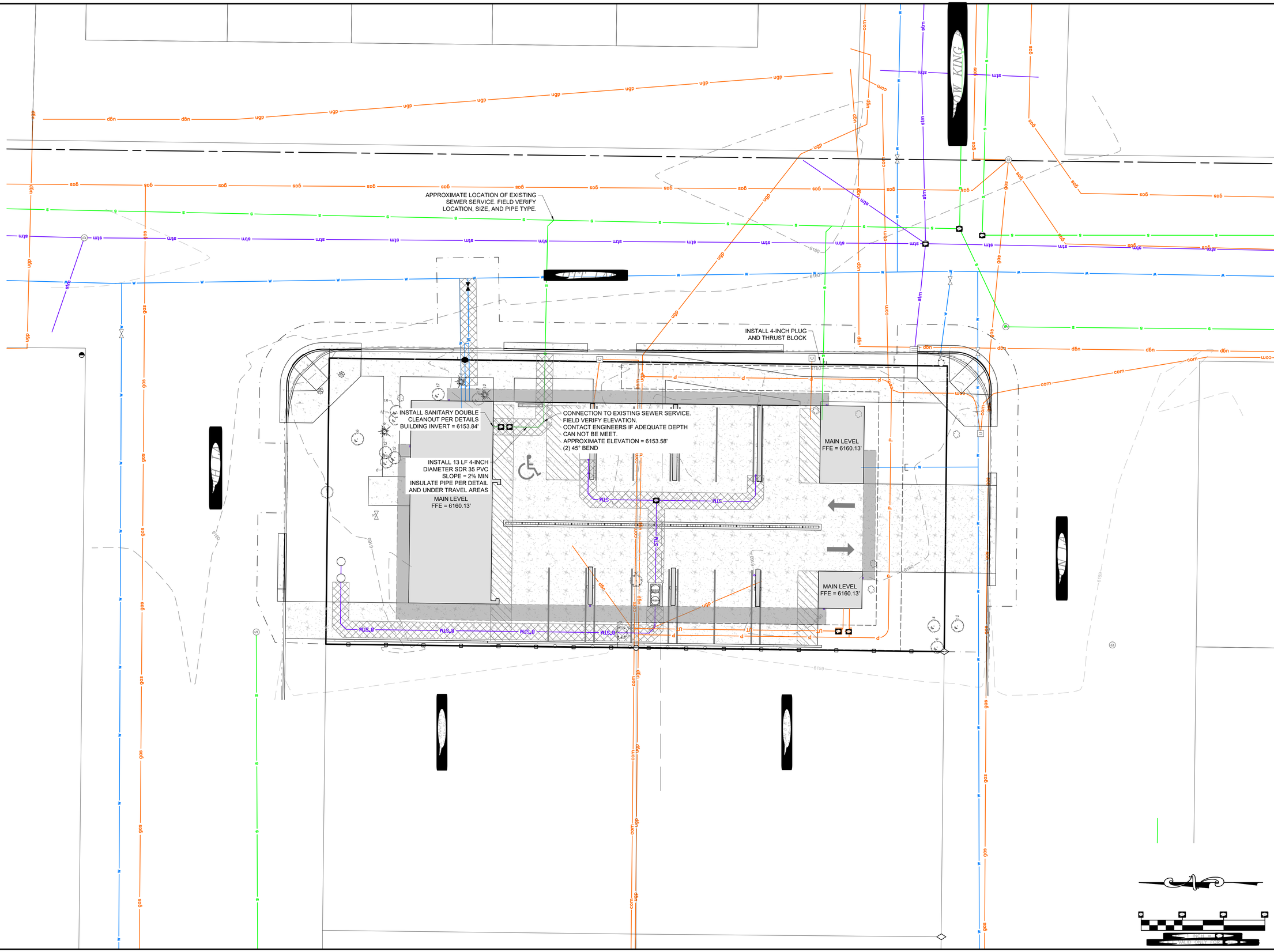
PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
PROPOSED CONDITIONS OVERVIEW

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C3.0



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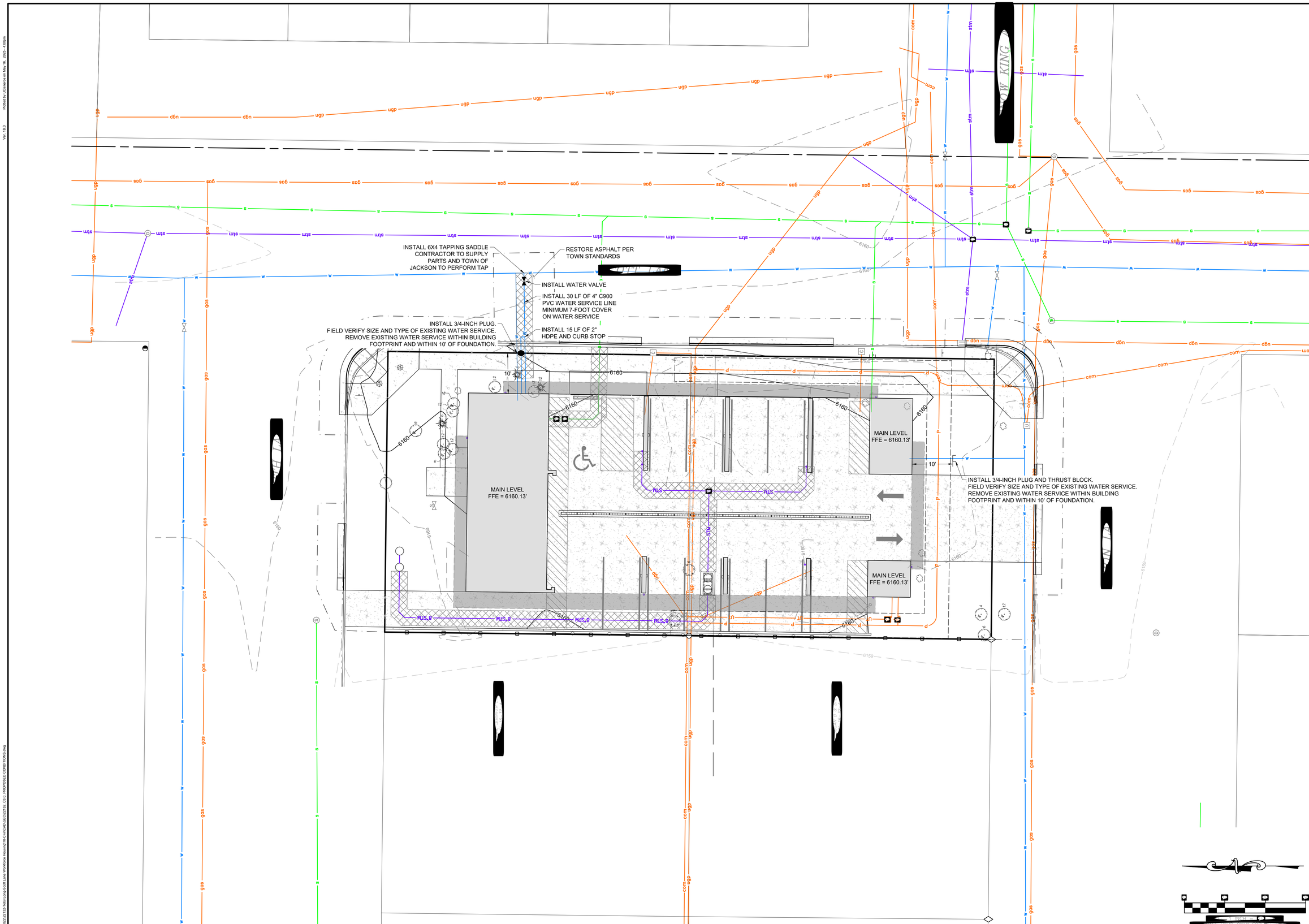
PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
SEWER SERVICE

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C3.1



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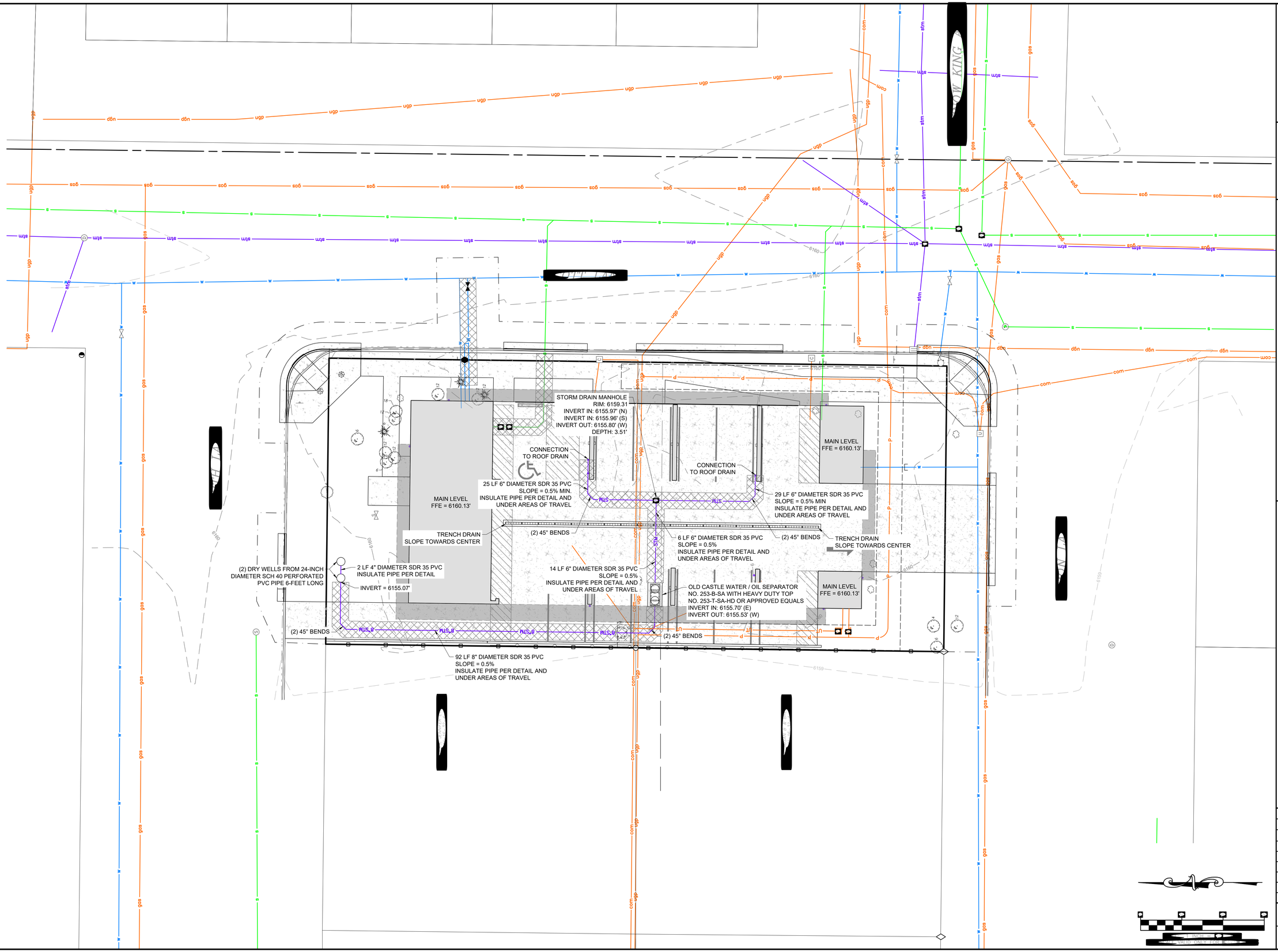
PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
WATER SERVICE

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C3.2



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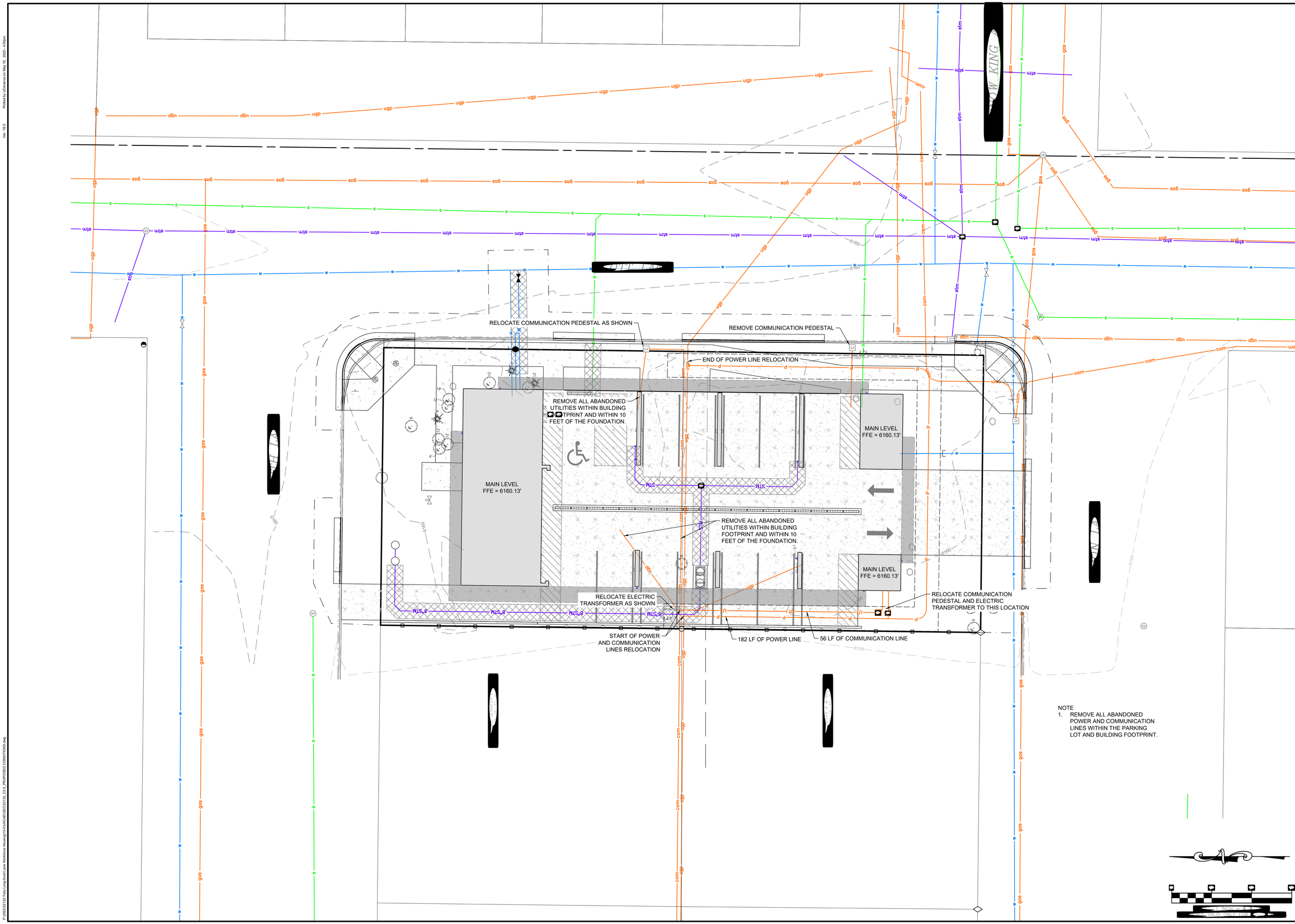
PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
STORMWATER SYSTEM

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C3.3



NOTE
1. REMOVE ALL ABANDONED POWER AND COMMUNICATION LINES WITHIN THE PARKING LOT AND BUILDING FOOTPRINT.

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PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

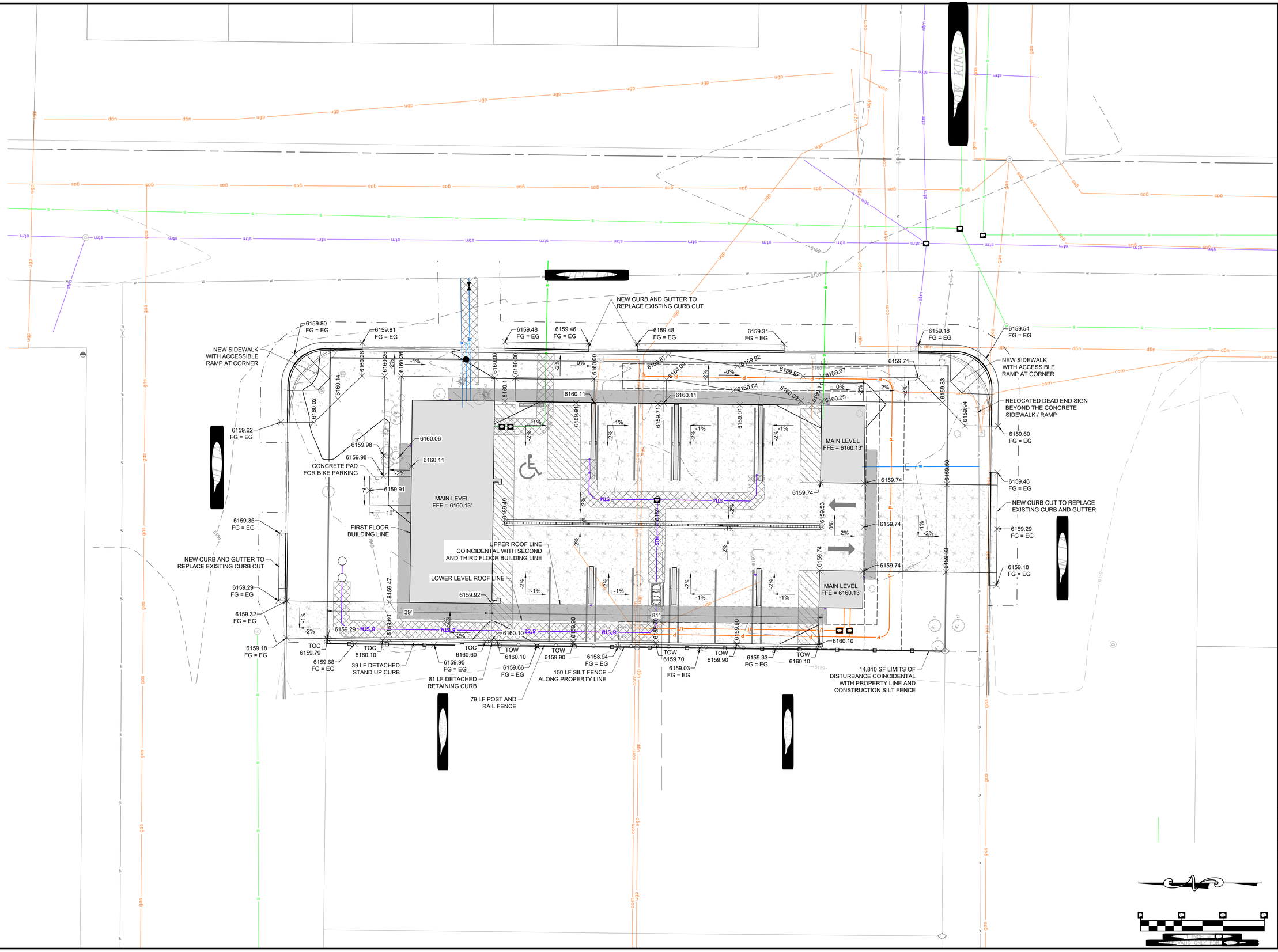
SHEET TITLE:
DRY UTILITY PLAN

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C3.4

Plotted by UCisneros on May 16, 2025 - 4:05pm
Ver. 18.0



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Date 5/16/2025
WYOMING

PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
GRADING PLAN

DRAFTED BY:	UC
REVIEWED BY:	PD

PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C3.5

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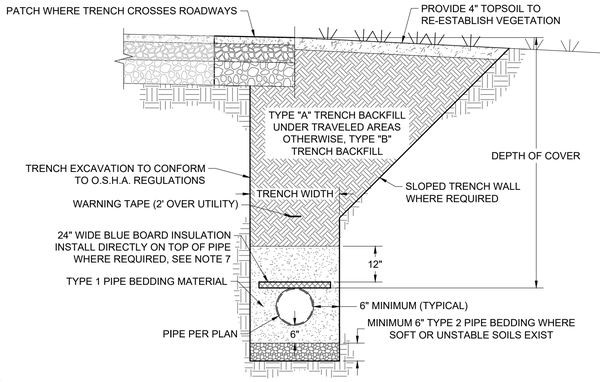
Ver. 8.0.0 Plotted by JCarneiro on May 16, 2025 - 4:05pm

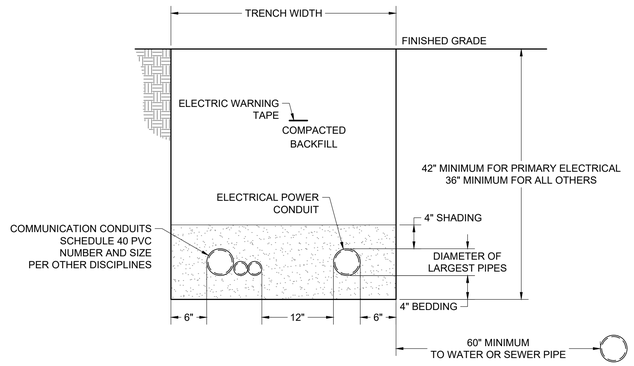


NOTE

1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   - TYPE A: 95% MODIFIED PROCTOR DENSITY.
   - TYPE B: DENSITY APPROXIMATELY EQUAL TO SURROUNDING SOILS.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS.
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
6. PIPE ELEVATION SHALL BE PER PLANS. IF THE DEPTH SPECIFIED ON THE PLAN CANNOT BE ACHIEVED, NOTIFY THE ENGINEER.
7. PROVIDE INSULATION ACCORDING TO THE FOLLOWING CRITERIA:
   - 7.1. WHERE COVER OVER WATER OR PRESSURE SEWERS IS LESS THAN 7 FEET, PROVIDE 1 LAYER OF 2" THICK INSULATION.
   - 7.2. WHERE COVER OVER WATER OR PRESSURE SEWERS IS LESS THAN 6 FEET, PROVIDE 2 LAYERS OF 2" THICK INSULATION.
   - 7.3. WHERE SANITARY SEWER OR STORM LINES ARE LESS THAN 5 FEET, PROVIDE 1 LAYER OF 2" THICK INSULATION.
   - 7.4. WHERE SANITARY SEWER OR STORM LINES ARE LESS THAN 4 FEET, PROVIDE 2 LAYERS OF 2" THICK INSULATION.
   - 7.5. DEPTH OF COVER SHALL NOT BE LESS THAN 5 FEET FOR WATER OR PRESSURE SEWER LINES, OR LESS THAN 3 FEET FOR SANITARY SEWER OR STORM LINES WITHOUT APPROVAL FROM THE ENGINEER.

TYPICAL PIPE TRENCH DETAIL

NOT TO SCALE

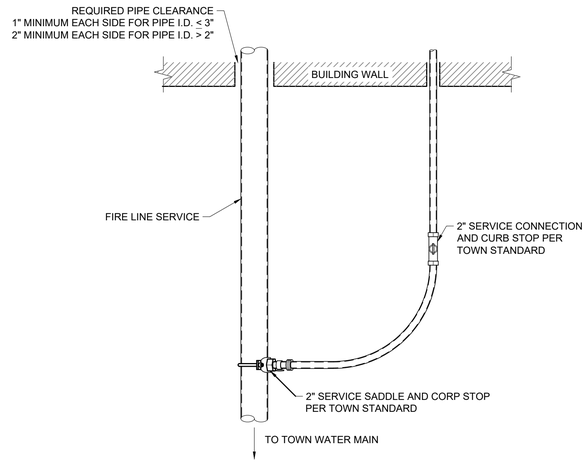


NOTE

1. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
2. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
3. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
4. 18" SEPARATION MUST BE OBTAINED BETWEEN HDPE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
5. BEDDING AS SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A ¼" SCREEN (SAND RECOMMENDED).

CABLE UTILITY TRENCH DETAIL

NOT TO SCALE

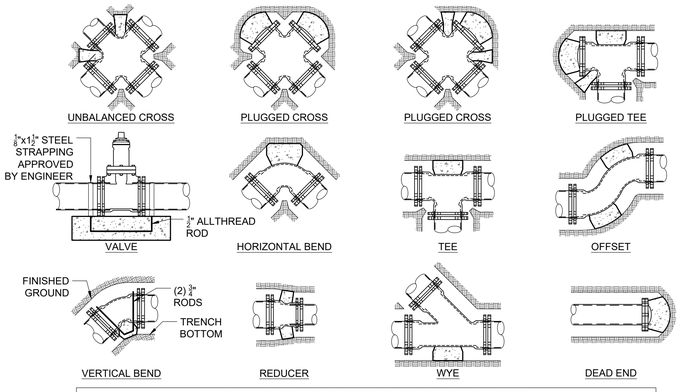


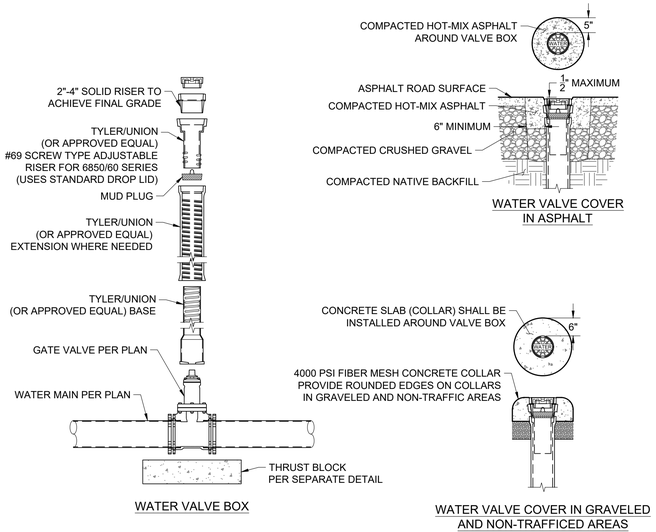
NOTE

1. FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.

FIRE LINE WITH 2" WATER SERVICE DETAIL

NOT TO SCALE REVISED TOJ W-110



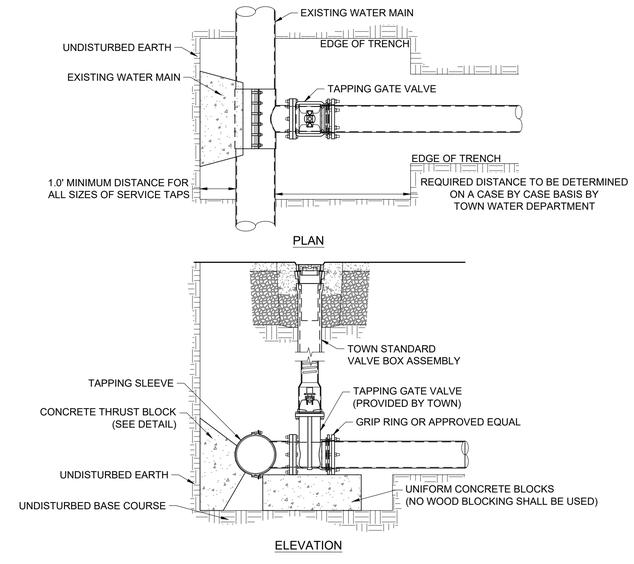


NOTE

1. ADJUST WATER VALVE BOX UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING, OR AFTER LANDSCAPING
2. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES

WATER VALVE & COLLAR ASSEMBLY DETAIL

NOT TO SCALE



NOTE

1. THE TOWN SHALL COMPLETE THE TAPPING OF THE MAIN. NO OTHER PERSONS SHALL COMPLETE TAP WITHOUT CONSENT OF TOWN. ALL OTHER WATER MAIN WORK SHALL BE THE RESPONSIBILITY OF THE OWNER.
2. TRENCH WILL BE EXCAVATED TO MEET ALL WYOSHA STANDARDS PRIOR TO TAPPING.
3. EXCAVATION OF TAPPING LOCATION SHALL BE APPROVED BY TOJ WATER DEPARTMENT PRIOR TO TAPPING.

WATER MAIN TAPPING DETAIL

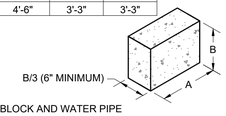
NOT TO SCALE TOJ W-118

MINIMUM DIMENSIONS FOR THRUST BLOCKING NOTES

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

NOTE

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



THRUST BLOCK DETAIL

NOT TO SCALE TOJ W-111

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PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
TRENCH AND WATER DETAILS

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C4.0

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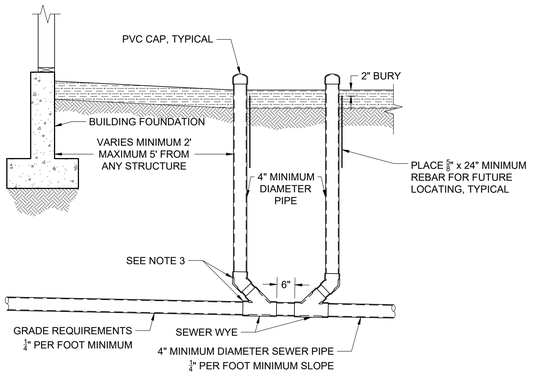
Ver. 18.0 Plotted by jCarneiro on May 16, 2025 - 4:05pm

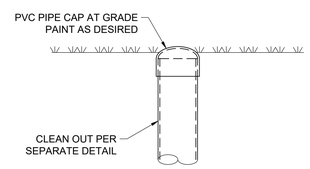


NOTE

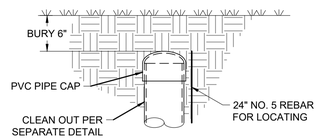
1. PRIOR TO BACKFILLING THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE AND COMPLETE LEAK TESTING.
2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
3. ALL PVC FITTINGS SHALL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

BUILDING CLEANOUT DETAIL

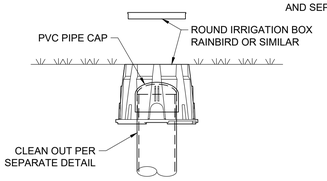
NOT TO SCALE TOJ SS-114



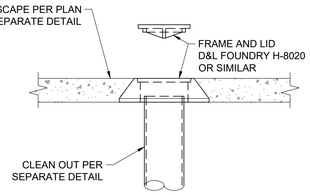
DAYLIGHT IN LANDSCAPE AREA



BURIED IN LANDSCAPE AREA



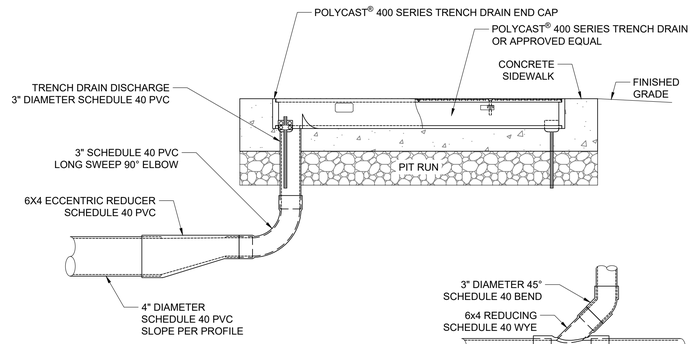
IRRIGATION BOX IN LANDSCAPE AREA



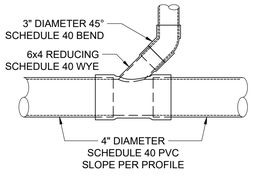
HARDSCAPE AREA

CLEAN OUT SURFACE CONDITION DETAIL

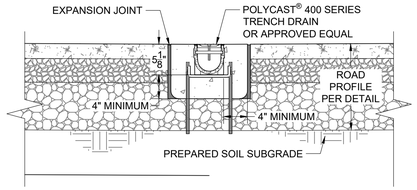
NOT TO SCALE



SIDE



IN-LINE TRENCH DRAIN CONNECTION



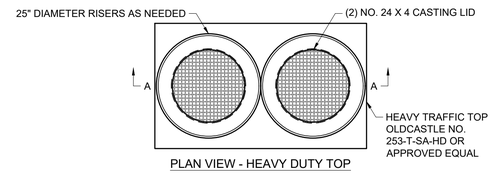
END

NOTE

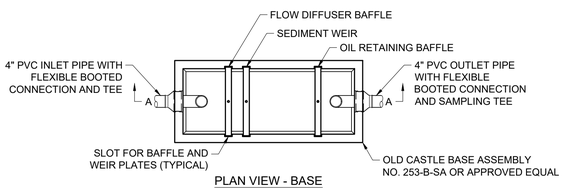
1. ADJACENT CONCRETE AND EXPANSION JOINTS ACCORDING TO TYPICAL CONCRETE SIDEWALK DETAIL.
2. REFER TO POLYCAST® INSTALLATION GUIDE FOR COMPLETE DETAILS.
3. EXPANSION JOINT SHOULD BE USED TO PROTECT THE CHANNEL AND CONCRETE ENCASEMENT

TRENCH DRAIN DETAIL

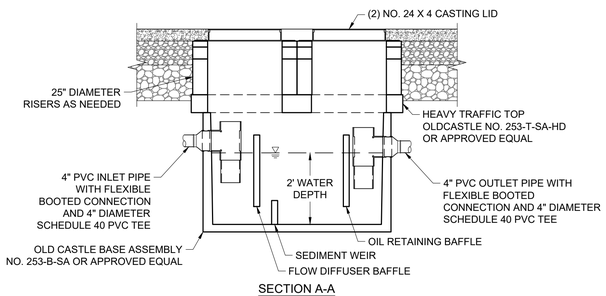
NOT TO SCALE



PLAN VIEW - HEAVY DUTY TOP



PLAN VIEW - BASE



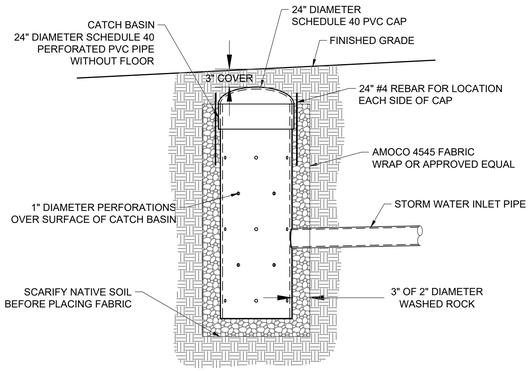
SECTION A-A

NOTE

1. OIL / WATER SEPARATOR SHALL HAVE 125 GALLON CAPACITY AS MANUFACTURED BY OLDCASTLE PRECAST OR APPROVED EQUAL.
2. ALL PIPES SHALL BE CONNECTED USING BOOT STYLE CONNECTORS (KOR-N-SEAL OR APPROVED EQUAL).
3. WHEN PROCURING TANK ENSURE CONNECTIONS POINTS ARE LOCATED AND SIZED AS NOTED IN THIS DETAIL.
4. OIL / WATER SEPARATOR SHALL BE DESIGNED IN ACCORDANCE WITH ASTM C 890 FOR AASHTO HS20-44 VEHICLE LOADING.
5. MAXIMUM FLOW RATE IS 8 GPM BASED ON 15 MINUTES RETENTION TIME
6. MANUFACTURER RECOMMENDATIONS
   - 6.1. VENTILATE EACH END TO OPEN ATMOSPHERE.
   - 6.2. FILL WITH CLEAN WATER TO FLOW LINE AS PART OF SYSTEM START UP.
   - 6.3. FOLLOW MANUFACTURER'S RECOMMENDED REGULAR INSPECTION, CLEANING, AND MAINTENANCE SCHEDULE (SEE CLEAN OUT AND MAINTENANCE).

OIL / WATER SEPARATOR DETAIL

NOT TO SCALE



24" DRY WELL DETAIL

NOT TO SCALE SUBSURFACE COVER

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Professional Engineer
PATRICK J. DAVIES
19062
Date 07/07/25
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PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
SEWER AND STORM DETAILS

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C4.1

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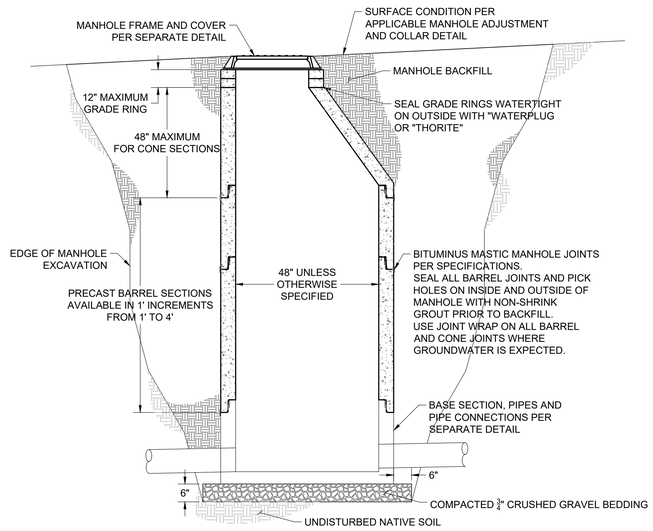
Ver. 18.0 Plotted by JCameron on May 16, 2025 - 4:05pm

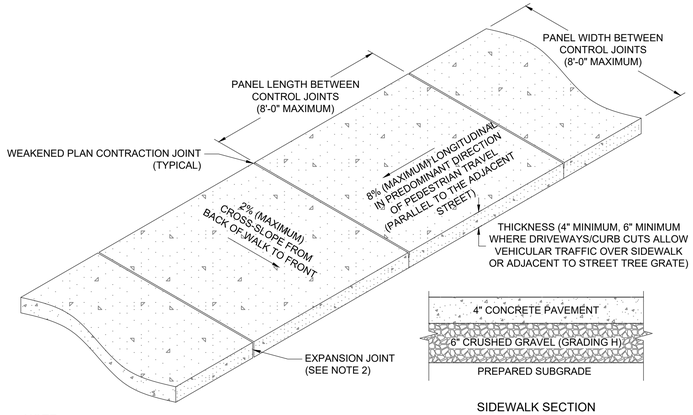


NOTE

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

STANDARD MANHOLE CONSTRUCTION DETAIL

NOT TO SCALE



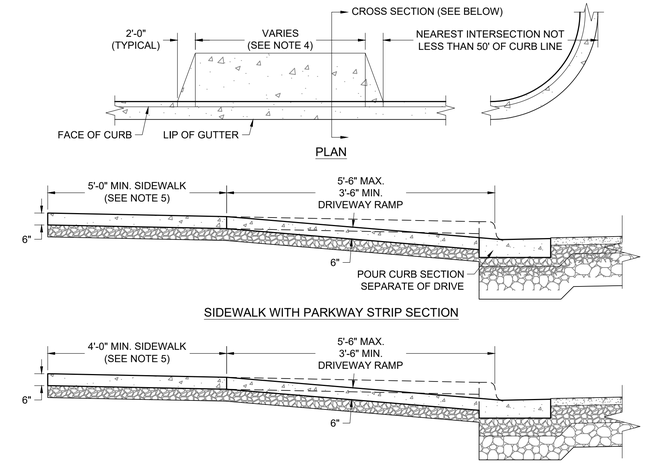
SIDEWALK SECTION

NOTE

1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER
7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
8. WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRES. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.

TYPICAL CONCRETE SIDEWALK DETAIL

NOT TO SCALE TOJ ST-127

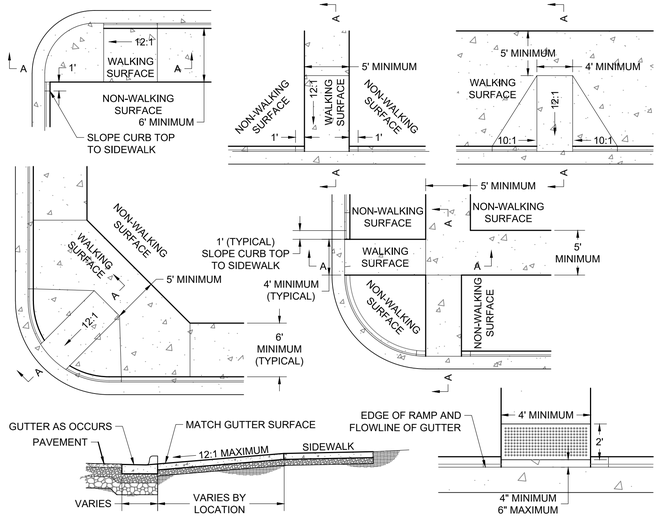


NOTE

1. DRIVEWAYS AND CURB CUT SHALL BE INSTALLED TO CONFORM WITH ALL APPLICABLE ADA STANDARDS REQUIREMENTS.
2. CONCRETE DRIVEWAY RAMPS/CURB CUTS AND ASSOCIATED ADJACENT SIDEWALK SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
3. THE FLAT BOTTOM WIDTH DIMENSION OF CURB CUTS SHALL NOT EXCEED THE DIMENSIONS SET FORTH IN THE TOWN LAND DEVELOPMENT REGULATIONS.
4. THE ENTIRE SIDEWALK AND RAMP SHALL BE DEPRESSED REGULATIONS.
5. THE ENTIRE SIDEWALK AND RAMP SHALL BE DEPRESSED AND INSTALLED AT A MAXIMUM CROSS-SLOPE OF 2& LONGITUDINAL SLOPE (ALONG THE SIDEWALK) AT EACH END OF THE DEPRESSED SECTION SHALL NOT BE STEEPER THAN 1:12.
6. SIDEWALK CONSTRUCTION SHALL BE PER TOWN STANDARDS.

DRIVEWAY CURB CUT DETAIL

NOT TO SCALE REVISED TOJ ST-113

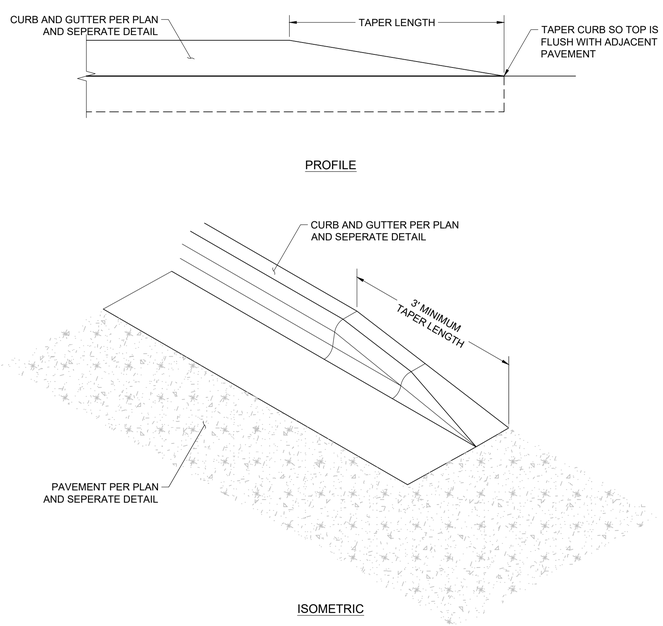


NOTE

1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS.
2. LIP AT GUTTER TO BE NO MORE THAN ¼" HIGH
3. CONCRETE TO BE BROOM FINISH.
4. ALL PEDESTRIAN RAMPS SHALL INCLUDE PLACEMENT OF CAST IRON TRUNCATED DOME DETECTION PANELS IN A BRICK RED COLOR. (PANELS SHALL BE PROVIDED BY TOJ.)

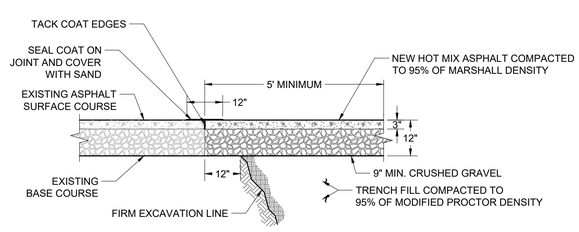
PEDESTRIAN RAMP DETAIL

NOT TO SCALE TOJ ST-112



CURB TAPER DETAIL

NOT TO SCALE



NOTE

1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THEN 1½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

CONCRETE AND ASPHALT PATCH DETAIL

NOT TO SCALE TOJ ST-118

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Date 5/16/25
WYOMING

PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
STORM AND HARDSCAPE DETAILS

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C4.2

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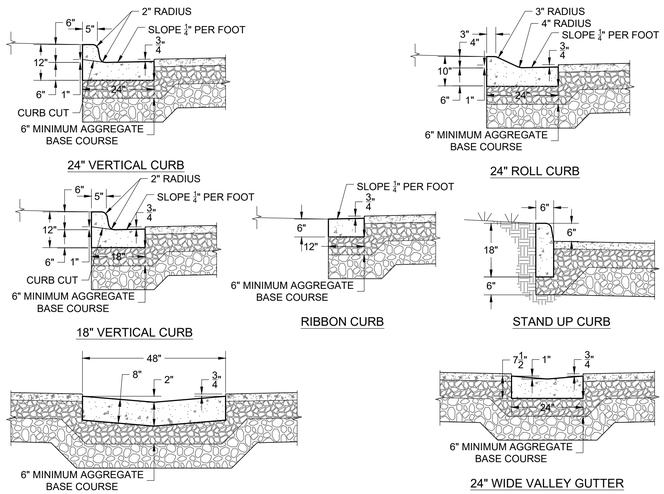
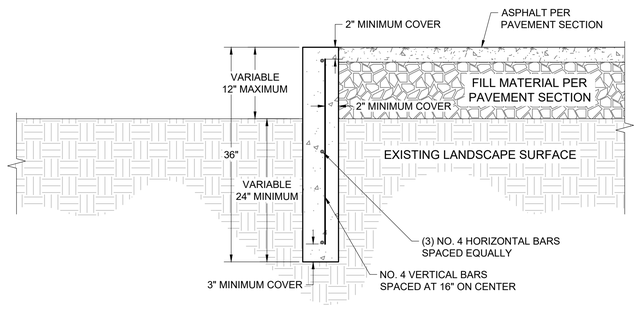


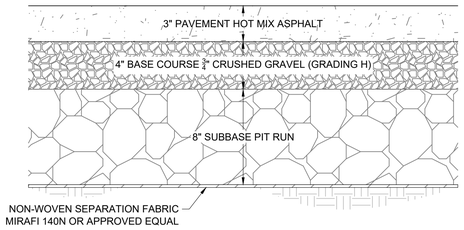
NOTE

1. CURBS SHALL CONFORM TO SPECIFICATION 32 16 13, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH SPECIFICATION 32 13 13.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO SPECIFICATION 31 05 16, PART 2.03, GRADING H, AND BE INSTALLED PER SPECIFICATION 32 11 23, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. VERTICAL CURB SHALL BE USED IN PREFERENCE TO ROLL CURB.

CURB SECTION DETAIL
NOT TO SCALE



RETAINING CURB DETAIL
NOT TO SCALE



PAVEMENT SECTION
NOT TO SCALE

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

Professional Engineer
PATRICK J. DAVIES
19062
Date 5/16/25
WYOMING

PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

SHEET TITLE:
HARDSCAPE DETAILS

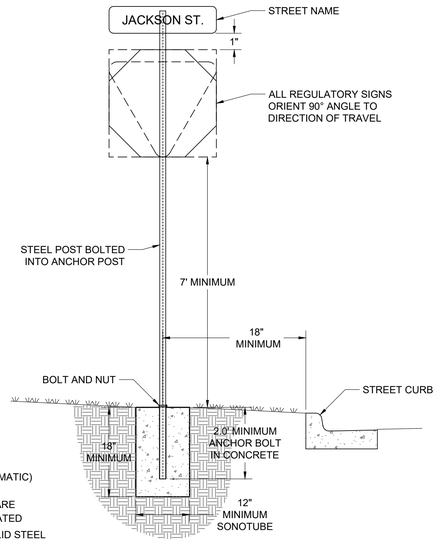
DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

SHEET
C4.3

Ver. 18.0 Plotted by UCinverse on May 16, 2025 - 4:00pm
P:\2022\22132-Tidy Long-Scott Lane Workforce Housing\10-Civil\CAD\GEC\22132_C4.0-C4.3_DETAILS.dwg

Ver. 18.0 Plotted by jCisneros on May 16, 2025 - 4:05pm

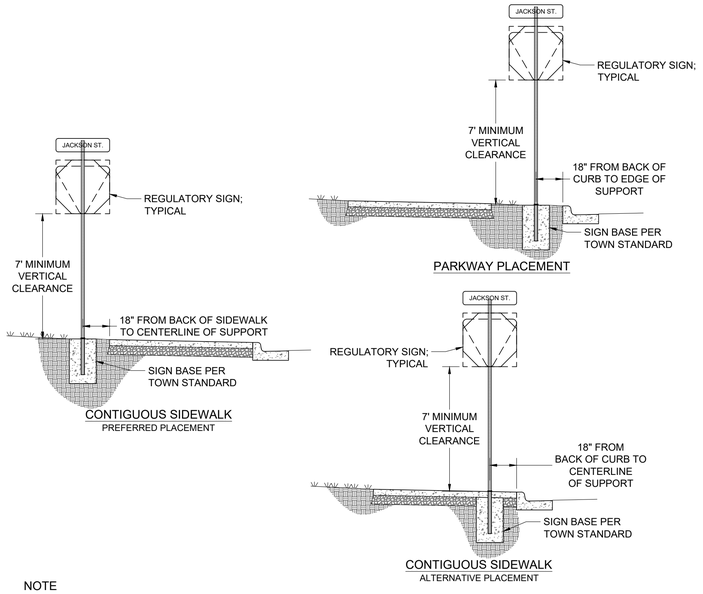


NOTE

1. ALL REGULATORY SIGNS SHALL BE DIAMOND GRADE 0.060" ALUMINUM.
2. SIZES SHALL MEET THE MINIMUM REQUIREMENTS OF WYDOT AND MUTCD.
3. ALL OTHER SIGN FACE MATERIAL SHALL BE MINIMUM H.I.P. (HIGH INTENSITY PRIZMATIC) GRADE TYPES (REFLECTIVE).
4. POST SIZES & MATERIALS: POST-2" SQUARE PERFORATED STEEL POST POWDER COATED BROWN. ANCHOR POST-2 ½" SQUARE SOLID STEEL ANCHOR POST. POSTS SHALL BE MINIMUM 12' IN HEIGHT AND SHALL BE TRIMMED OF EXCESS AFTER SIGN PLACEMENT.
5. HARDWARE-BOLTS AND NUTS.
6. STREET NAME SIGNS SHALL HAVE 6" WHITE LETTERING ON GREEN H.I.P. SHEETING, BE DOUBLE BLADED, AND BE NO LESS THAN 1" ABOVE STOP SIGNS AND/OR YIELD SIGNS.
7. MINIMUM EMBEDMENT OF ANCHOR POST SHALL BE 18" FROM GROUND LEVEL.
8. ALL SIGNS SHALL BE INSTALLED SUCH THAT THE FACE IS PERPENDICULAR TO THE DRIVE LANE.

STREET SIGN DETAIL

NOT TO SCALE REVISED TOJ ST-104

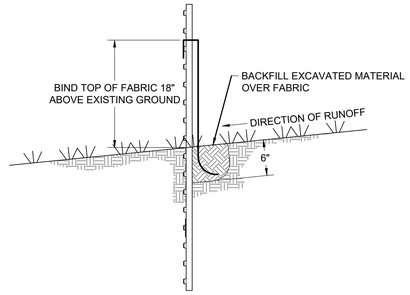


NOTE

1. HORIZONTAL CLEARANCES AROUND SIGNAGE SHALL CONFORM TO TOWN OF JACKSON STANDARDS.
2. VERTICAL CLEARANCES SHALL BE INCREASED TO 8' WHERE MINIMUM HORIZONTAL CLEARANCE TO PATHWAY/SIDEWALK MAY NOT BE MET OR SIGN OVERHANGS MAIN TREAD.
3. SIGNS SHALL BE ORIENTED AT 90° TO THE DIRECTION OF TRAVEL.

SIGNAGE PLACEMENT DETAIL

NOT TO SCALE REVISED TOJ ST-105

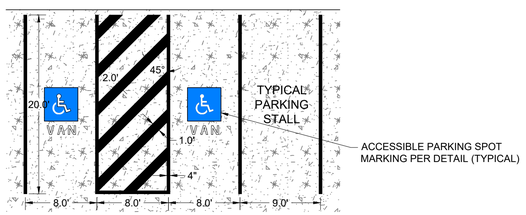


NOTE

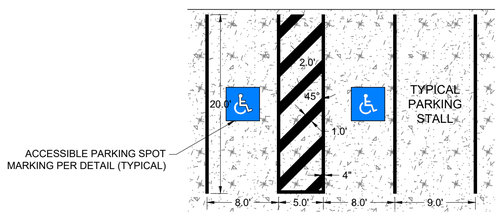
1. USE MIRAFI 100X FILTER FABRIC WITH STEEL FENCE POSTS AT 10' ON CENTER OR APPROVED EQUAL.
2. PLACE SILT FENCE DOWN GRADIENT OF CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS TO CONTROL SILF FROM LEAVING SITE.

SILT FENCE DETAIL

NOT TO SCALE



ACCESSIBLE VAN PARKING



TYPICAL ACCESSIBLE PARKING

NOTE

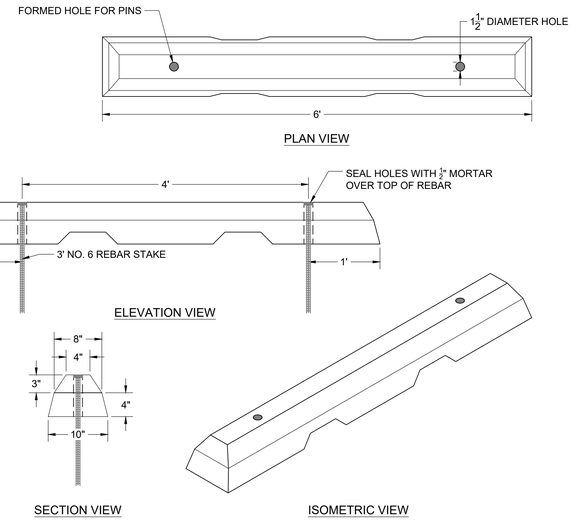
1. PAVEMENT MARKINGS TO BE TYPE B, SOLID WHITE UNLESS OTHERWISE SPECIFIED

ACCESSIBLE PARKING STALL DETAIL

NOT TO SCALE

ACCESSIBLE PARKING SPACE MARKING DETAIL

NOT TO SCALE



NOTE

1. CENTER WHEEL STOPS BETWEEN AND PERPENDICULAR TO PARKING STALL.
2. VARIATIONS IN WHEEL STOPS WILL BE ALLOWED WITH THE APPROVAL OF THE CO TO MATCH MANUFACTURER'S STANDARDS.

CONCRETE WHEEL STOP DETAIL

NOT TO SCALE

P:\2022\22132-Tilly Long-Scott Lane Workforce Housing\15-Civil\CAD\22132_C4.4-C4.5_DETAILS.dwg

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Professional Engineer
PATRICK J. DAVIES
19062
State of WYOMING

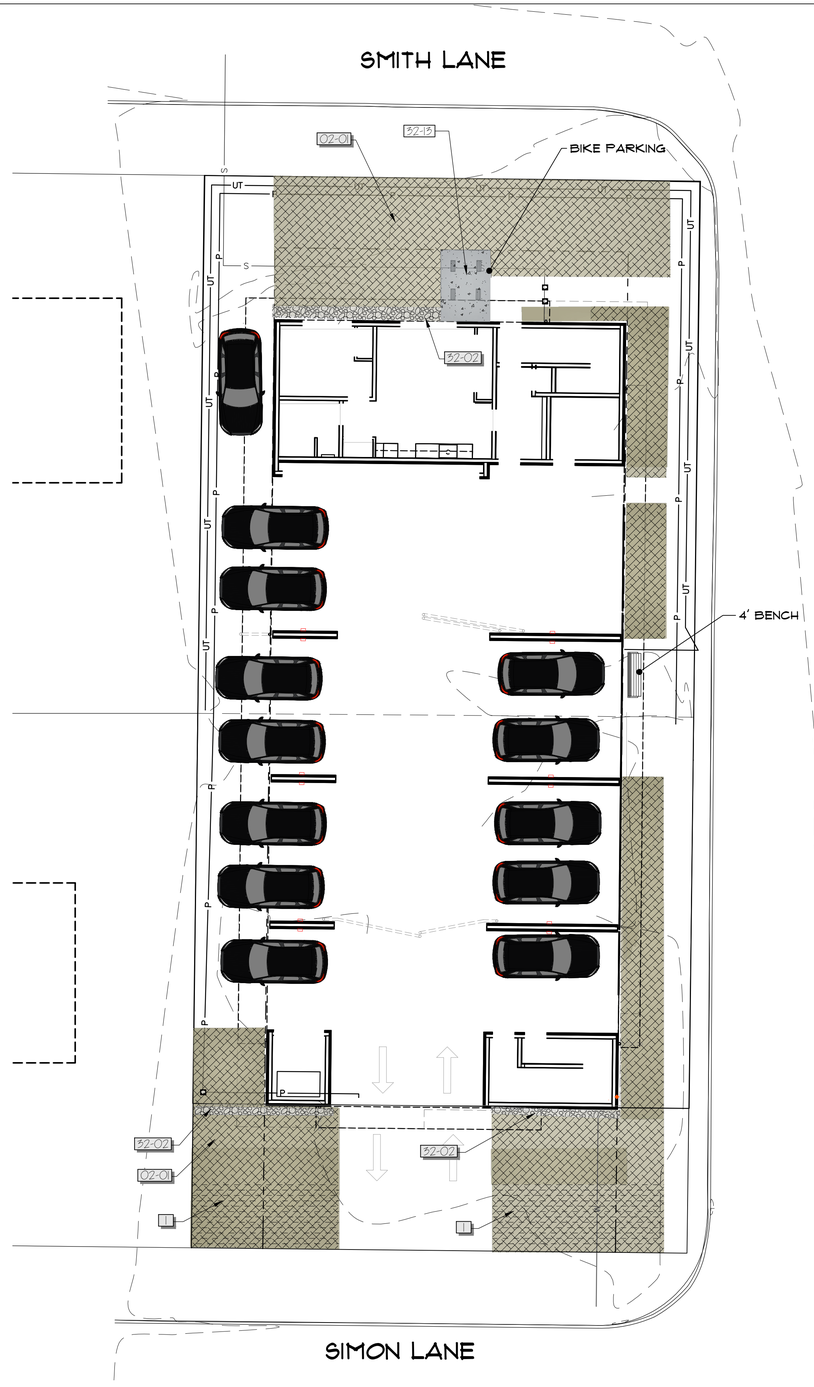
PROJECT TITLE:
WORKFORCE HOUSING AT SCOTT LANE
LOT 25 & LOT 36, JACKSON HOLE MEADOWS
JACKSON, WYOMING

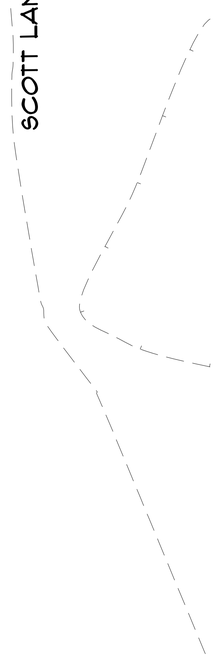
SHEET TITLE:
PARKING, SIGN, AND SILT FENCE DETAILS

DRAFTED BY:	UC
REVIEWED BY:	PD
PLAN VERSION	DATE
GEC	2023.04.03
UPDATED GEC	2024.07.04
PERMIT SUBMISSION	2025.05.16

PROJECT NUMBER
22132

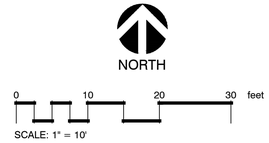
SHEET
C4.4





REFERENCE NOTES SCHEDULE







Inside Out Landscape Architecture, LLC
5263 Torrence Rd., Wilson WY 83014
www.insideoutlandscapearchitecture.com

PROJECT TITLE:
JACKSON DEVELOPMENT
915 SIMON 910 SMITH LANE
JACKSON WY

DRAWING TITLE:
EXISTING CONDITIONS
LSR

DRAWING NO: L300
Project Number: 2023-01
Prepared By: AMF Date: 02/07/23 Rev. Date: 07/03/24

Inside Out Landscape Architecture, LLC
5263 Torrence Road
Wilson, WY 83014
(307) 690-4907
Allison Fleury, PLA
allison.iola@gmail.com
allison_fleury@fastmail.fm



Slowmound Mugo Pine



Red Gnome Tatarian Dogwood



European Columnar Aspen



Little Spire Russian Sage



Prairie Dropseed



Karl Foerster Feather Reed Grass

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
TREES					
	[redacted]	[redacted]			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY
SHRUBS					
	[redacted]	[redacted]			
	[redacted]	[redacted]			
GRASSES					
	[redacted]	[redacted]			
	[redacted]	[redacted]			
PERENNIALS					
	[redacted]	[redacted]			

Jackson Development
910 Smith Lane 915 Simon Lane
Existing Road Alignment

Prepared by Inside Out Landscape Architecture
rev. 07-03-24

Zoning	NH-1			
Size	10,390.0	SF		
LSR required	2,181.9	SF	21%	
LSR provided	2,380.0	SF		

Required Plant Units:

1 per 1,000 SF LSR	2.1	
Total Required:	**2.1**	**plant unit**

Plant Unit Options:

	Qty	Description	Estimated Cost Each	Total Cost	
Alt. A	1	3" caliper canopy tree	$500.00	$500.00	
	6	6'-8' large shrub	$275.00	$1,650.00	
	4	#5 container shrub	$75.00	$300.00	
					$2,450.00
Alt. B	2	8' high evergreen tree	$500.00	$1,000.00	
	2	3" caliper canopy tree	$400.00	$800.00	
	3	6'-8' large shrub	$275.00	$825.00	
					$2,625.00
Alt. C	3	6'-8' large shrub	$275.00	$825.00	
	3	8' high evergreen tree	$500.00	$1,500.00	
	2	#5 container shrub	$75.00	$150.00	
					$2,475.00
Average plant unit cost					$2,516.67
		Total cost of 2 plant units			$5,033.33

Plant Material Substitutions:
10 SF of planter = Four (5) gallon shrubs
1 bench = One (3") caliper canopy tree
1 bike rack for 6 bikes = One (3") caliper canopy tree

	Botanical	Common	Cont	Cal	Size	Quantity	COST EA	TOTAL
TREES	Populus tremula 'Erecta'	European Columnar Aspen	B & B	3"Cal		9	$500.00	$4,500.00
SHRUBS	**Botanical**	**Common**	**Size**			**Quantity**		
	Cornus alba 'Regnzam'	Red Gnome\U+2122 Tatarian Dogwood	B & B			3	$275.00	$825.00
	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal			3	$75.00	$225.00
GRASSES	**Botanical**	**Common**	**Size**			**Quantity**		
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal			23	$20.00	$640.00
	Sporobolus heterolepis	Prairie Dropseed	1 gal			32	$20.00	$640.00
PERENNIALS	**Botanical**	**Common**	**Size**			**Quantity**		
	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal			23	$20.00	$460.00
Bike rack	1	Each Bike rack = one 3" caliper canopy tree					$500.00	$500.00
Bench	1	Each bench = one 3" caliper canopy tree					$500.00	$500.00
						Total		**$8,290.00**
						Plant Units Provided		**3.3**



NORTH

0 10 20 30 feet
SCALE: 1" = 10'

PROJECT TITLE:
JACKSON DEVELOPMENT
915 SIMON 910 SMITH LANE
JACKSON WY

DRAWING TITLE:
LANDSCAPE PLAN
EXISTING CONDITIONS

DRAWING NO: L301
Project Number: 2023-01
Prepared By: AMF Date: 02/07/23 Rev. Date: 07/03/24

Inside Out Landscape Architecture, LLC
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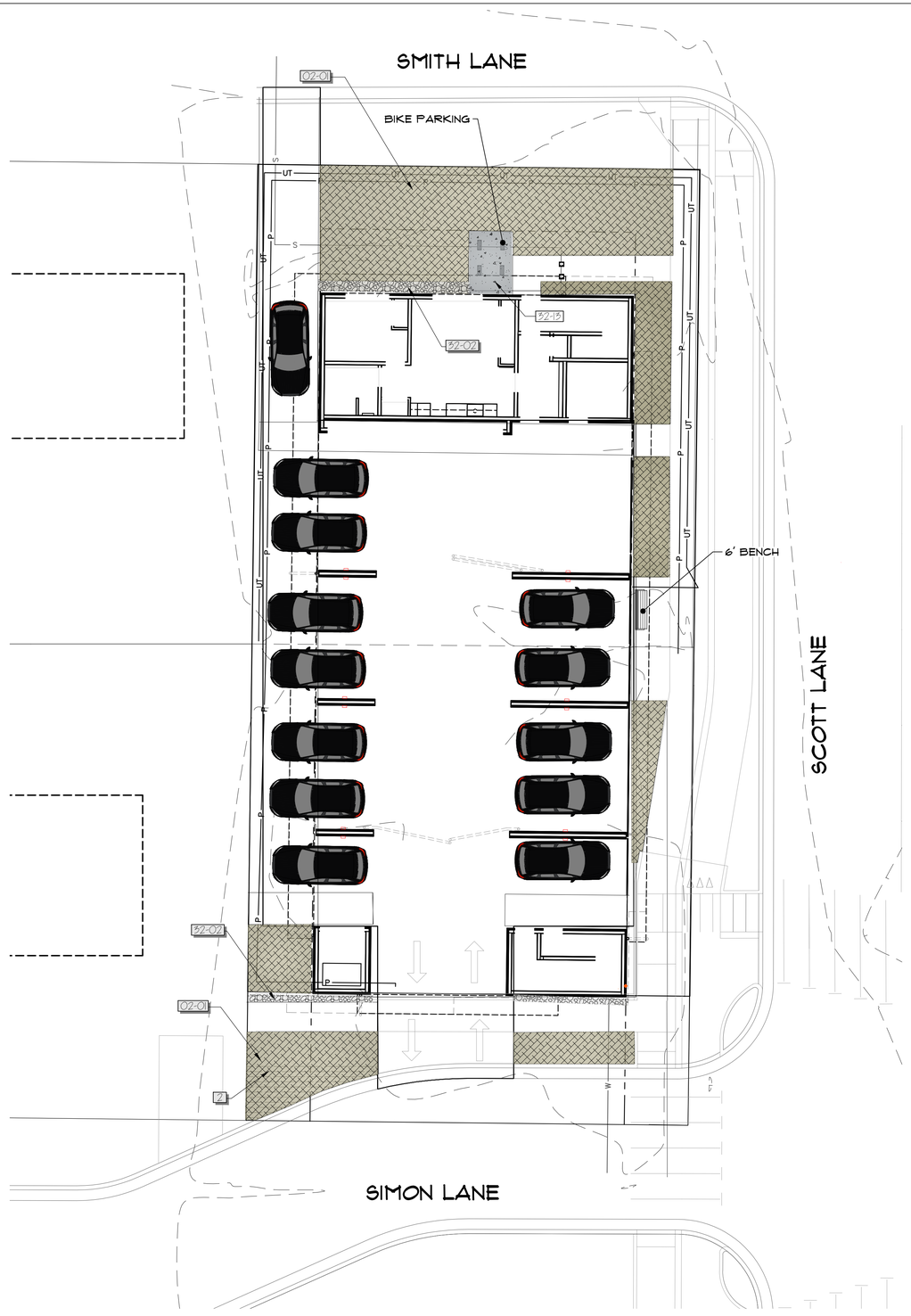
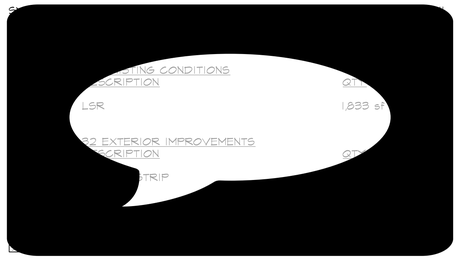


REFERENCE NOTES SCHEDULE



NORTH

0 10 20 30 feet

SCALE: 1" = 10'

Inside Out Landscape Architecture, LLC
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Wilson, WY 83014
(307) 690-4907
Allison Fleury, PLA
allison.iola@gmail.com
allison_fleury@fastmail.fm

LICENSED LANDSCAPE ARCHITECT
ALLISON M. FLEURY
L.A. 0043
07/03/24
STATE OF WYOMING

PROJECT TITLE:
JACKSON DEVELOPMENT
915 SIMON 910 SMITH LANE
JACKSON WY

DRAWING TITLE:
LSR - FUTURE ROAD

DRAWING NO: L302
Project Number: 2023-01
Prepared By: AMF Date: 02/07/23 Rev. Date: 07/03/24

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Allison Fleury, PLA
allison.iola@gmail.com
allison_fleury@fastmail.fm

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
TREES					
	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY
SHRUBS					
	[redacted]	[redacted]	[redacted]		[redacted]
	[redacted]	[redacted]	[redacted]		[redacted]
GRASSES					
	[redacted]	[redacted]	[redacted]		[redacted]
	[redacted]	[redacted]	[redacted]		[redacted]
PERENNIALS					
	[redacted]	[redacted]	[redacted]		[redacted]

Jackson Development
910 Smith Lane 915 Simon Lane
Future Road Alignment

Prepared by Inside Out Landscape Architecture
rev. 07/03/24

Zoning	NH-1		
Gross Site Area	10,390.0		
Base Site Area (GSA-road easement)	8978		
LSR required	1,885.4	SF	21%
LSR provided	1,833.0	SF	

Required Plant Units:

1 per 1,000 SF LSR	1.9	
Total Required:	**1.9**	**2 plant units**

Plant Unit Options:

	Qty	Description	Estimated Cost Each	Total Cost	
Alt. A	1	3" caliper canopy tree	$400.00	$400.00	
	6	6'-8' large shrub	$275.00	$1,650.00	
	4	#5 container shrub	$65.00	$260.00	
					$2,310.00
Alt. B	2	8' high evergreen tree	$450.00	$900.00	
	2	3" caliper canopy tree	$400.00	$800.00	
	3	6'-8' large shrub	$275.00	$825.00	
					$2,525.00
Alt. C	3	6'-8' large shrub	$275.00	$825.00	
	3	8' high evergreen tree	$450.00	$1,350.00	
	2	#5 container shrub	$65.00	$130.00	
					$2,305.00
Average plant unit cost					$2,380.00
		Total cost of 2 plant units			$4,760.00

Plant Material Substitutions:
10 SF of planter = Four (5) gallon shrubs
1 bench = One (3") caliper canopy tree
1 bike rack for 6 bikes = One (3") caliper canopy tree

	Botanical	Common	Cont	Cal	Quantity	Cost Ea	Total Cost
TREES	Populus tremula 'Erecta'	European Columnar Aspen	B & B	3"Cal	8	$400	$3,200.00
SHRUBS	**Botanical**	**Common**	**Size**	**Field2**	**Quantity**		
	Cornus alba 'Regnzam'	Red Gnome Tatarian Dogwood	B & B		3	$275	$825.00
	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal		3	$65	$195.00
GRASSES	**Botanical**	**Common**	**Size**	**Field2**	**Quantity**		
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal		77	$20	$1,540.00
	Sporobolus heterolepis	Prairie Dropseed	1 gal		27	$20	$540.00
PERENNIALS	**Botanical**	**Common**	**Size**	**Field2**	**Quantity**		
	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal		23	$20	$460.00
Bike rack	1	Each Bike rack = one 3" caliper canopy tree				$400.00	$400.00
Bench	1	Each bench = one 3" caliper canopy tree				$400.00	$400.00
						Total	**$7,560.00**
					Plant Units Provided		**3.2**

NORTH

0 10 20 30 feet
SCALE: 1" = 10'

PROFESSIONAL LANDSCAPE ARCHITECT
ALLISON M. FLEURY
L.A. 0048
07/03/24
STATE OF WYOMING

PROJECT TITLE:
JACKSON DEVELOPMENT
915 SIMON 910 SMITH LANE
JACKSON WY

DRAWING TITLE:
LANDSCAPE PLAN
FUTURE ROAD

DRAWING NO: L303
Project Number: 2023-01
Prepared By: AMF Date: 02/01/23 Rev. Date: 07/03/24

Inside Out Landscape Architecture, LLC
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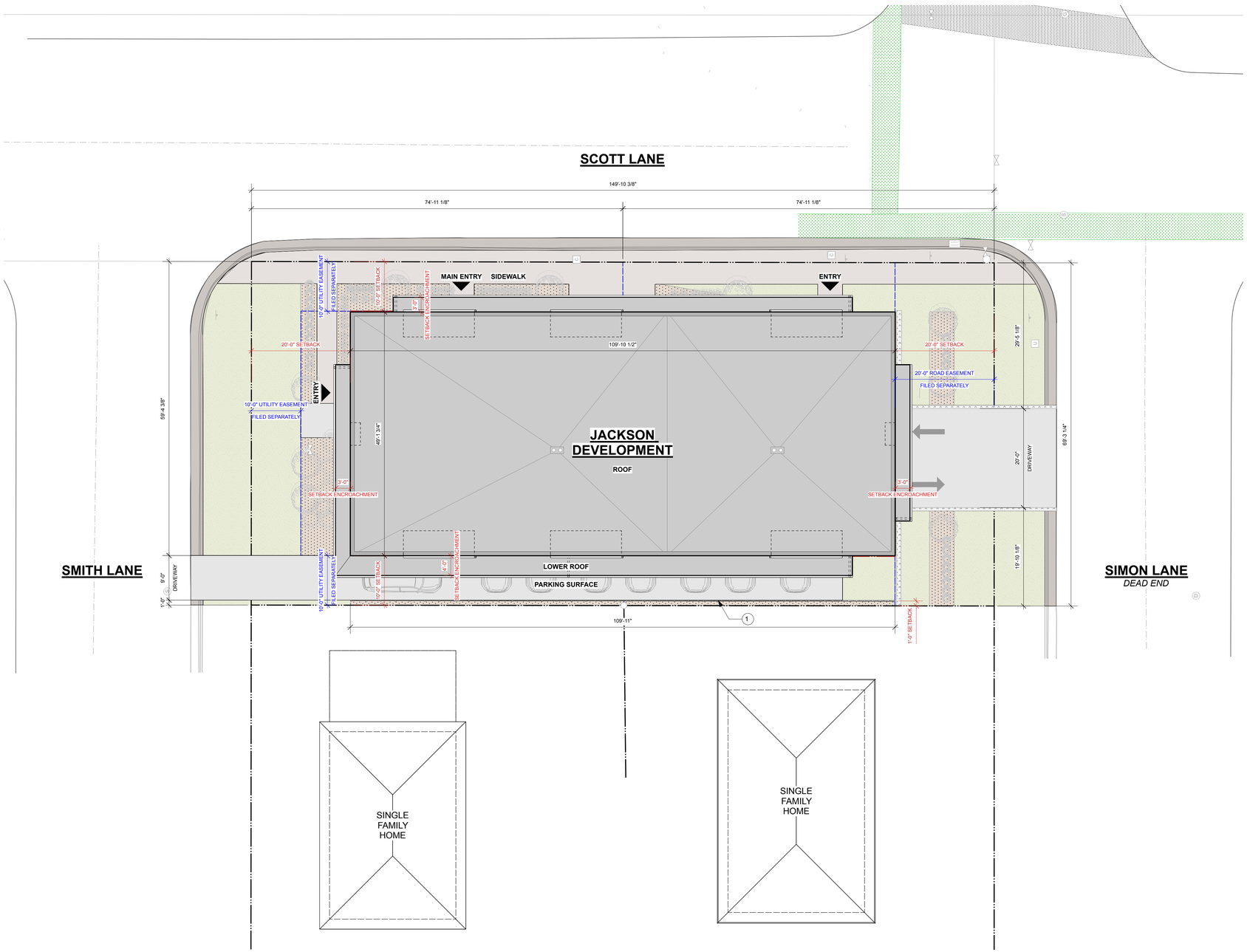
www.insideoutlandscapearchitecture.com



0 4 8 12 16 FT

NORTH ARROW

1 SITE PLAN

GENERAL SITE NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. PREPARE SITE PER CIVIL DRAWINGS.
3. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PROPOSED SITE WORK.
4. SEE AFFIDAVIT FOR LOT COMBINATION.
5. SEE CIVIL DRAWINGS FOR NEW LOCATION OF THE UTILITY AND ROAD EASEMENT WHICH ARE TO BE COORDINATED WITH TETON COUNTY'S PUBLIC WORKS AND ASSOCIATED UTILITY COMPANIES.
6. DEMOLITION APPLICATION FILED SEPARATELY.

SITE KEYNOTES

(1) 6'-0" HIGH WD. FENCE.

SITE LEGEND

- SPRINKLER CONTROL VALVE
- STORM DRAIN INLET
- HYDRANT, FIRE SUPRESSION
- WATER VALVE
- COMMUNICATIONS PEDESTAL
- UTILITY VALVE
- SIGN
- STORM DRAIN MANHOLE
- SEWER MANHOLE

GRAPHIC LEGEND

- GRAVEL STRIP; SEE LANDSCAPE PLANS
- PLANTING BED; SEE LANDSCAPE PLANS
- LSR; SEE LANDSCAPE PLANS
- SIDEWALK; SEE CIVIL PLANS
- CURB; SEE CIVIL PLANS
- DRIVEWAY; SEE CIVIL PLANS
- RF1 ROOFING; SEE FINISH SCHEDULE

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #652 · OAKLAND, CA 94611
TOBY LONG, AIA · 415.905.9030 · TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

SITE PLAN

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THEEXPRESS WRITTEN PERMISSION OF tobylongdesign

SCALE
3/32" = 1'-0"

SHEET
A-011.00

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1 LANDSCAPE PLAN

GENERAL LANDSCAPE NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. PREPARE SITE PER CIVIL DRAWINGS.
3. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PROPOSED SITE WORK.
4. REFER TO LANDSCAPE PLANS FOR PLANT TYPES AND DETAILS.
5. REFER TO LANDSCAPE PLANS FOR LANDSCAPE SURFACE AND PLANT UNIT CALCULATIONS,

LANDSCAPE KEYNOTES

1. BENCHES.
2. 6'-0" HIGH WD. FENCE.
3. BICYCLE PARKING AREA, SEE LANDSCAPE AND CIVIL PLANS.

SITE LEGEND

- SPRINKLER CONTROL VALVE
- STORM DRAIN INLET
- HYDRANT, FIRE SUPRESSION
- WATER VALVE
- COMMUNICATIONS PEDESTAL
- UTILITY VALVE
- SIGN
- STORM DRAIN MANHOLE
- SEWER MANHOLE

GRAPHIC LEGEND

- GRAVEL STRIP; SEE LANDSCAPE PLANS
- PLANTING BED; SEE LANDSCAPE PLANS
- LSR; SEE LANDSCAPE PLANS
- SIDEWALK; SEE CIVIL PLANS
- CURB; SEE CIVIL PLANS
- DRIVEWAY; SEE CIVIL PLANS
- RF1 ROOFING; SEE FINISH SCHEDULE
- PLANTS; SEE LANDSCAPE PLANS

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 - OAKLAND, CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

LANDSCAPE PLAN

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SCALE
3/32" = 1'-0"

SHEET
A-012.00

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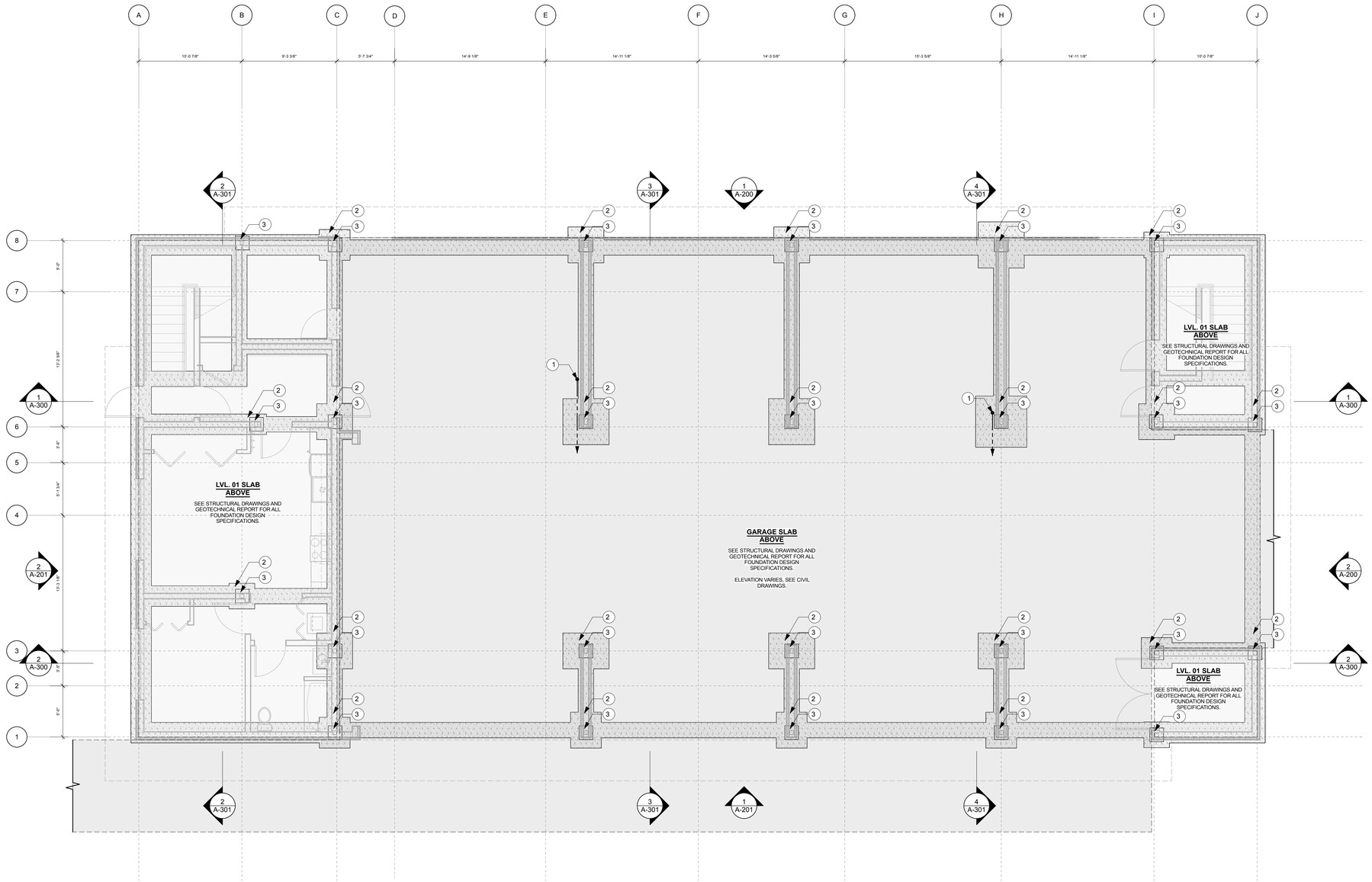

NORTH ARROW

N

1 FOUNDATION PLAN

GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.
3. SEE STRUCTURAL DRAWINGS FOR FOUNDATION DESIGN AND DETAILS.
4. REFER TO GEOTECH REPORT FOR SOILS CONDITIONS.
5. LOCAL CODES SHOULD BE FOLLOWED AND SPECIALTY CONTRACTORS EMPLOYED FOR EVALUATION OF AND INSTALLTION OF RADON MITIGATION SYSTEMS.

PLAN KEYNOTES

1. ROOF DRAIN TO DRY WELLS PER CIVIL DWGS. SEE CIVIL DRAWINGS FOR ADDITIONAL DRAINAGE AND UTILITY WORK BELOW DRIVEWAY SLAB.
2. CONC. FOOTING CENTERED ON COLUMN, U.N.O. ON PLAN; REFER TO STRUCTURAL DRAWINGS.
3. CONC. PEDESTAL @ COLUMNS PER STRUCURAL DWGS.

LICENSED ARCHITECT
TOBY E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

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ARCHITECT

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

FOUNDATION PLAN

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SCALE

3/16" = 1'-0"

SHEET

A-100.00

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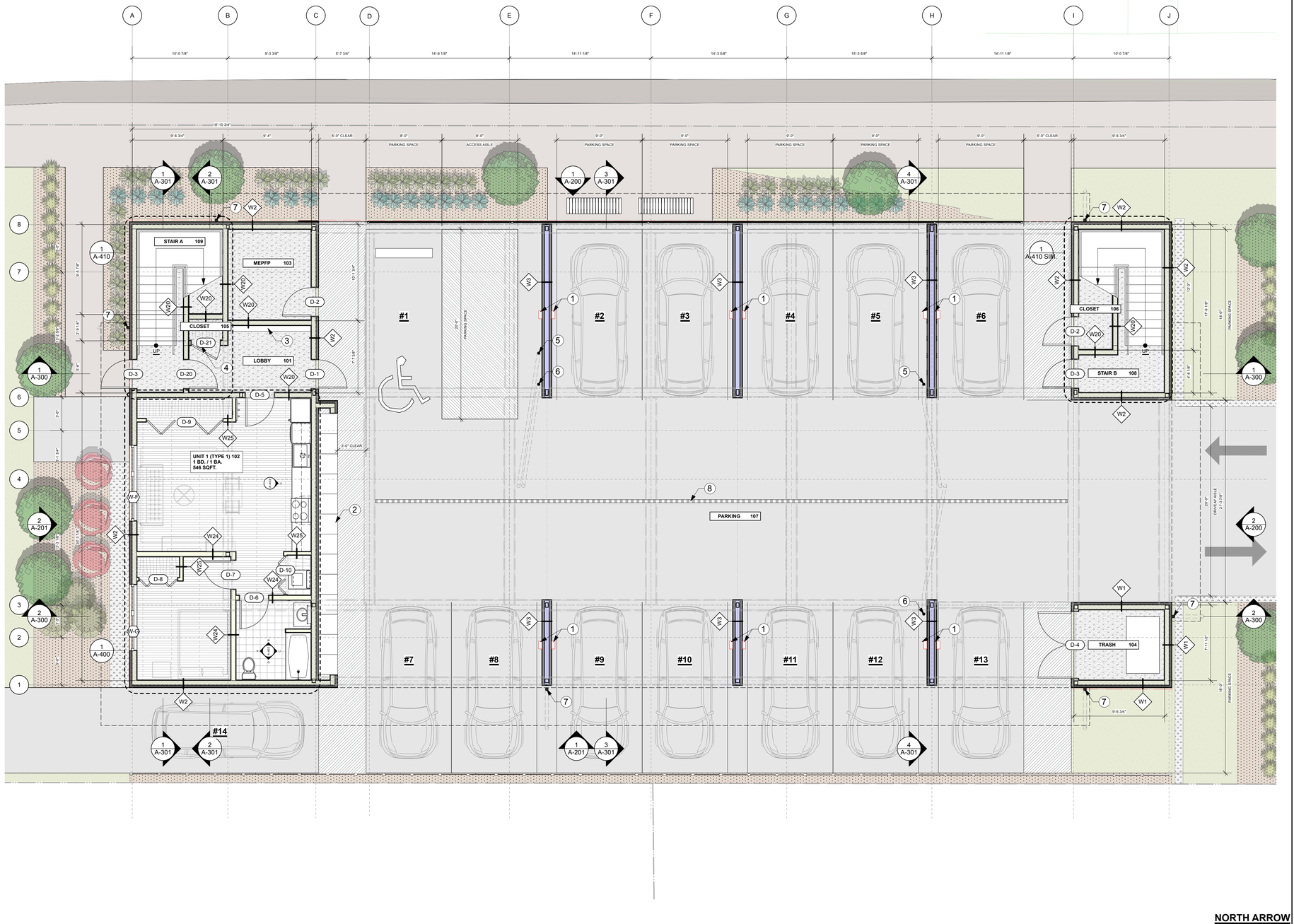
SCOTT LANE



0 4 8 12 16 FT

NORTH ARROW

N

1 LEVEL 01 PLAN

GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.
3. DIMENSIONS IN THIS FLOOR PLAN ARE TO FACE OF WALL CORE OR STUD.

PLAN KEYNOTES

1. EV CHARGER STATION AS PER P-22-176. LEVITON; EV SERIES STANDARD; EV320.
2. STORAGE LOCKER. 1 PER UNIT. EACH LOCKER IS 4 SQFT.
3. MAILBOXES AND PACKAGE LOCKERS.
4. LOCKED CLOSET FOR UNIT 1.
5. 3" ROOF DRAIN LINE. CONNECT TO NEW DRY WELL. REFER TO CIVIL DRAWINGS.
6. 3" ROOF OVERFLOW DRAIN. DISCHARGE ON DRIVEWAY. REFER TO CIVIL DRAWINGS.
7. SQUARE DOWNSPOUT PROFILE; STEEL; MATCH MTL 2 FIN. REFER TO CIVIL DRAWINGS FOR METHOD OF DISCHARGE.
8. TRENCH DRAIN SLOPED TO CENTER PER CIVIL DWGS. SEE CIVIL DRAWINGS FOR ADDITIONAL DRAINAGE AND UTILITY WORK BELOW DRIVEWAY SLAB.

LICENSED ARCHITECT
CROSS E. LONG III
C-3196
REN. 12/31/25
STATE OF WYOMING

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ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552, OAKLAND CA 94611
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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

LEVEL 01 PLAN

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SCALE

3/16" = 1'-0"

SHEET

A-101.00

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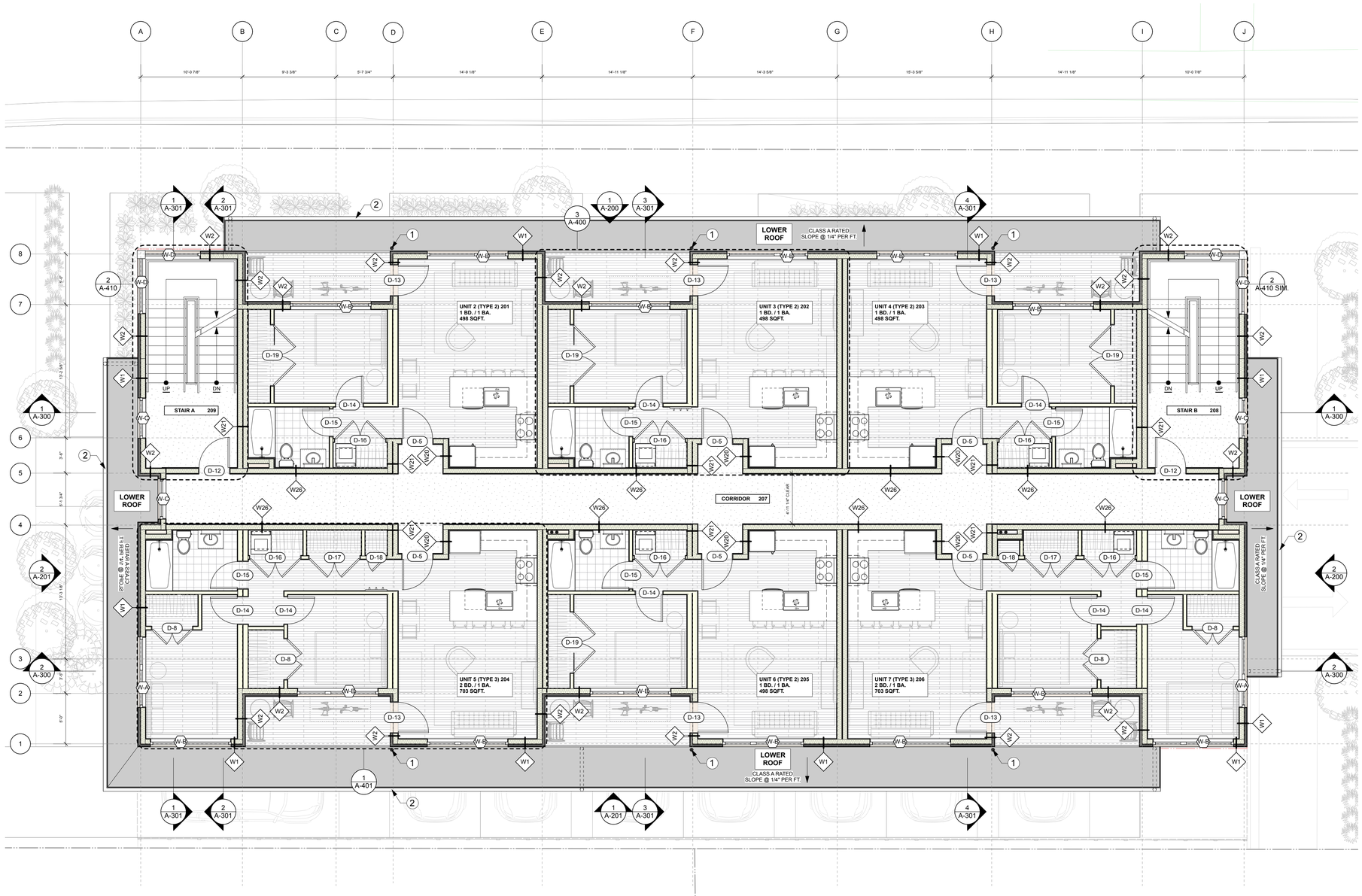

0 4 8 12 16 FT

NORTH ARROW

1 LEVEL 02 PLAN

GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.
3. REFERENCE ENLARGED UNIT PLANS FOR DIMENSIONS.
4. REFERENCE ENLARGED PLANS FOR FURNITURE LAYOUT.
5. DIMENSIONS IN THIS FLOOR PLAN ARE TO FACE OF WALL CORE OR STUD.

PLAN KEYNOTES

(1) SQUARE DOWNSPOUT PROFILE; STEEL; MATCH MTL 2 FIN.

(2) SQUARE GUTTER PROFILE; STEEL; MATCH MTL 2 FIN.

LICENSED ARCHITECT
TOBY E. LONG, JR.
C-3046
REN. 12/31/25
STATE OF WYOMING

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ARCHITECT

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

LEVEL 02 PLAN

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SCALE

3/16" = 1'-0"

SHEET

A-102.00

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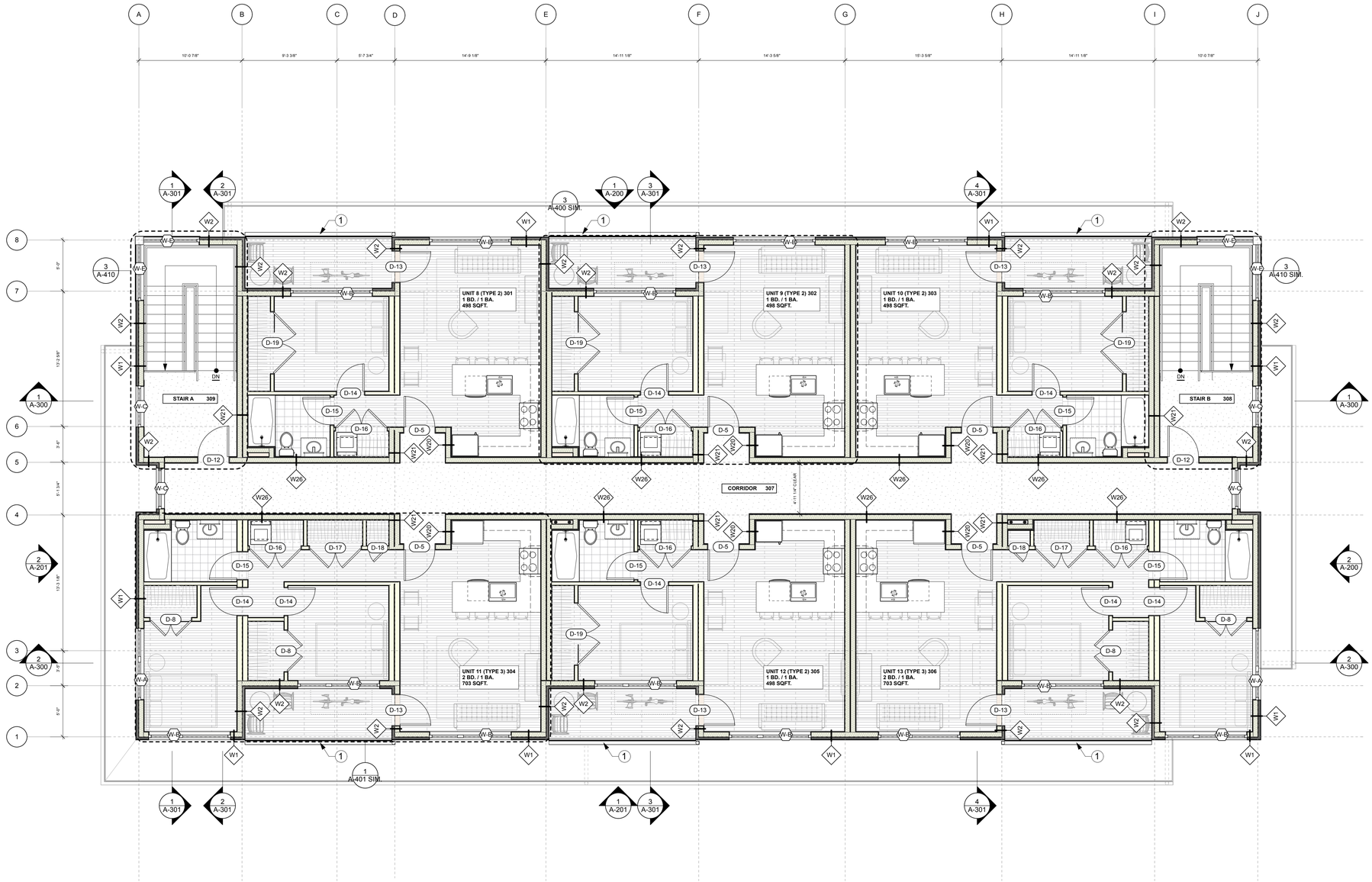

GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.
3. REFERENCE ENLARGED UNIT PLANS FOR DIMENSIONS.
4. REFERENCE ENLARGED PLANS FOR FURNITURE LAYOUT.
5. DIMENSIONS IN THIS FLOOR PLAN ARE TO FACE OF WALL CORE OR STUD.

PLAN KEYNOTES

(1) SQUARE GUTTER PROFILE; STEEL; MATCH MTL 2 FIN.

NORTH ARROW

1 LEVEL 03 PLAN

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

LEVEL 03 PLAN

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SCALE

3/16" = 1'-0"

SHEET

A-103.00

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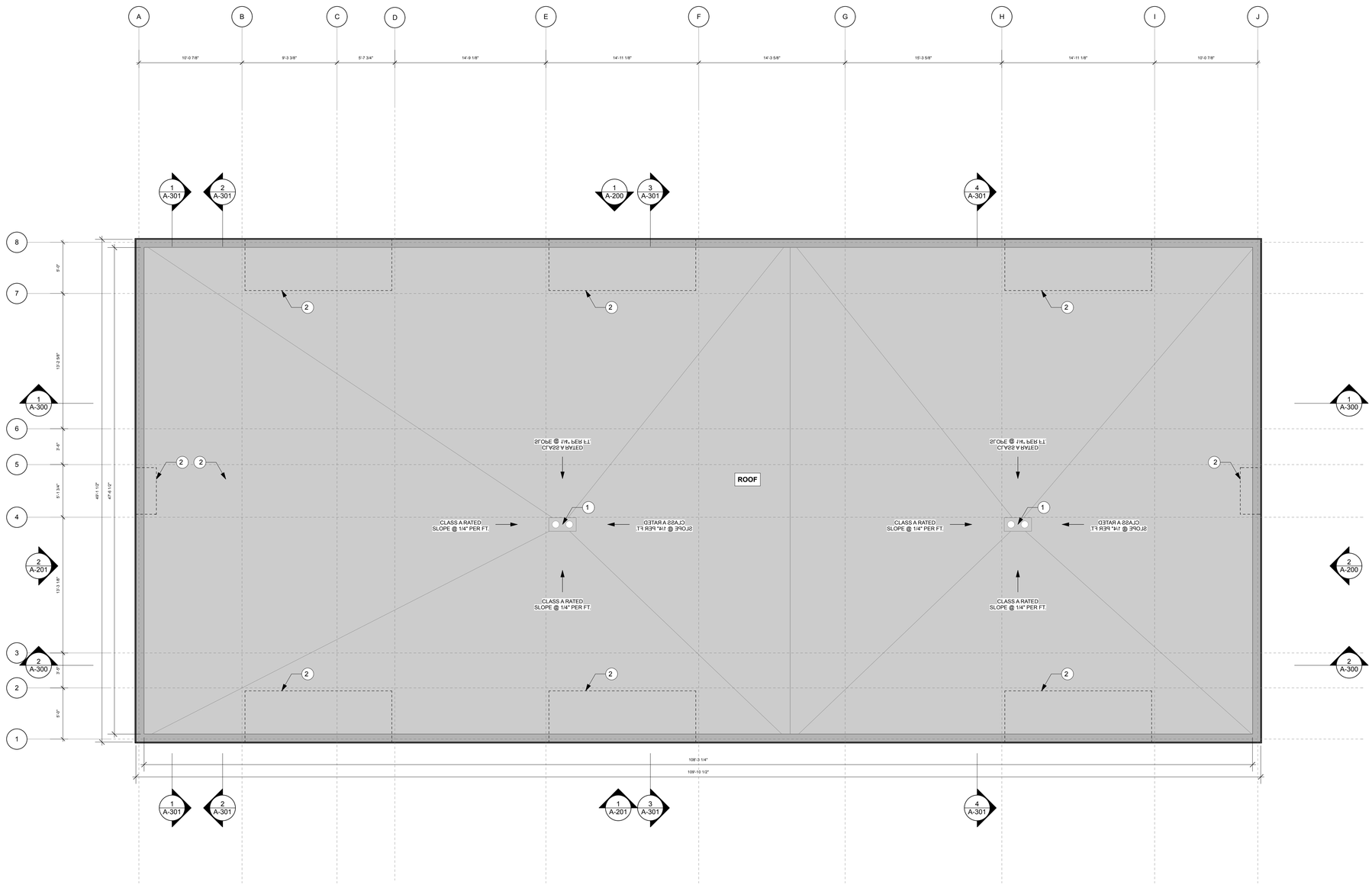

GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.

PLAN KEYNOTES

1. ZURN: Z165: 8-3/8" DRAIN & OVERFLOW COMBO
2. LINE OF LEVEL BELOW.

NORTH ARROW

N

1 ROOF PLAN

LICENSED ARCHITECT
CROSS E. LONG, III
C-3196
REN. 12/31/25
STATE OF WYOMING

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ISSUE DATE: 05/12/24

ARCHITECT

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

LEVEL 04 PLAN

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SCALE

3/16" = 1'-0"

SHEET

A-104.00

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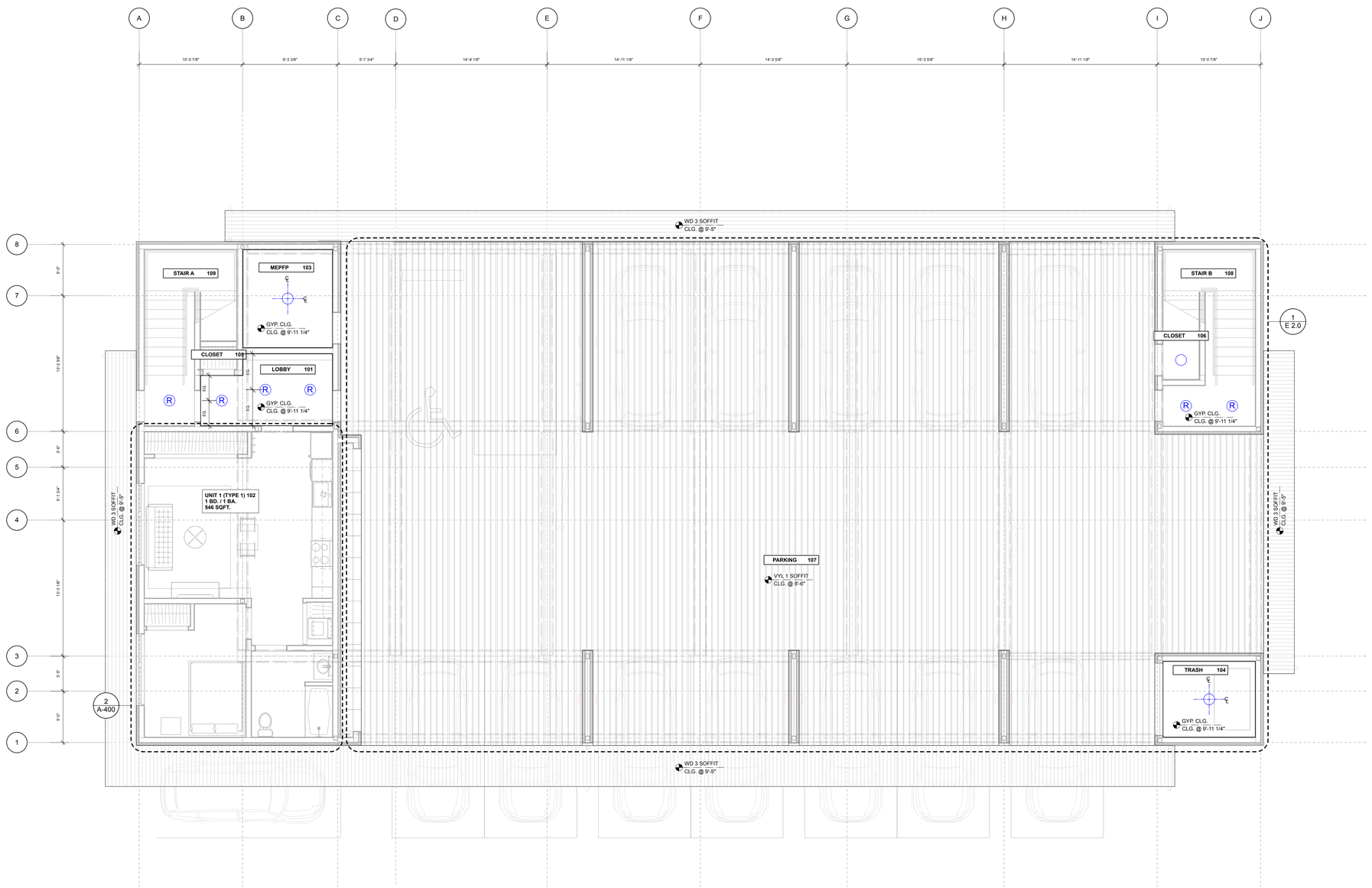

0 4 8 12 16 FT

NORTH ARROW

1 LEVEL 01 RCP

GENERAL RCP NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING AND POWER REQUIREMENTS.
3. REFER TO ELECTRICAL DRAWINGS FOR POWER PLANS AND EXTERIOR LIGHTING LAYOUT AND SPECIFICATION.
4. REFER TO FIRE PROTECTION DRAWINGS FOR SPRINKLER LAYOUT. COORDINATE SPRINKLER SYSTEM WITH MEP AND STRUCTURAL.
5. PROVIDE EMERGENCY EGRESS LIGHTING PER IBC 1008.3 IN CORRIDORS AND INTERIOR STAIRWAYS.

RCP KEYNOTES

RCP LEGEND

	SURFACE WALL LIGHT		DUPLEX RECEPTACLE
	SURFACE CEILING LIGHT		FOURPLEX RECEPTACLE
R	RECESSED WALL LIGHT	WP/WR	EXTERIOR GFI PROTECTED WEATHER-RESISTANT RECEPTACLES IN WEATHER- PROOF COVERS
R	RECESSED CEILING LIGHT		
	WALL PENDANT	GFI	GROUND FAULT CIRCUIT INTERRUPTER
	CEILING PENDANT		
	LINEAR LIGHT	DED	DEDICATED OUTLET
$	RCP LEGEND	ARC	ARC FAULT CIRCUIT INTERRUPTER
$D	DIMMER SWITCH		FLOOR DUPLEX OUTLET
$3	THREE WAY SWITCH		FLOOR FOURPLEX OUTLET
$VS	VACANCY SENSOR		TELEPHONE
S	SMOKE DETECTOR		DATA
CO	CARBON MONOXIDE DETECTOR		DATA / VOICE
T	THERMOSTAT	TV	TV / CABLE
CEILING FINISH FIN. - FIN. HT.	CEILING TAG		SPEAKER
			FIRE ALARM
		D	ELEC DOOR OPENER
			BELL / BUZZER/ INTERCOM
			EXHAUST FAN W/ MOTION SENSOR & HUMIDSTAT

MATERIAL LEGEND

GYPSUM CEILING; SEE FINISH SCHEDULE.

WD 3; CEDAR SOFFIT; SEE FINISH SCHEDULE.

VYL 1; VINYL SOFFIT; SUSPENDED CLG.; SEE FINISH SCHEDULE.

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

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MODULAR FABRICATOR

APPROVAL STAMP

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355 SCOTT LANE
JACKSON, WY 83001

LEVEL 01 RCP

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SCALE

3/16" = 1'-0"

SHEET

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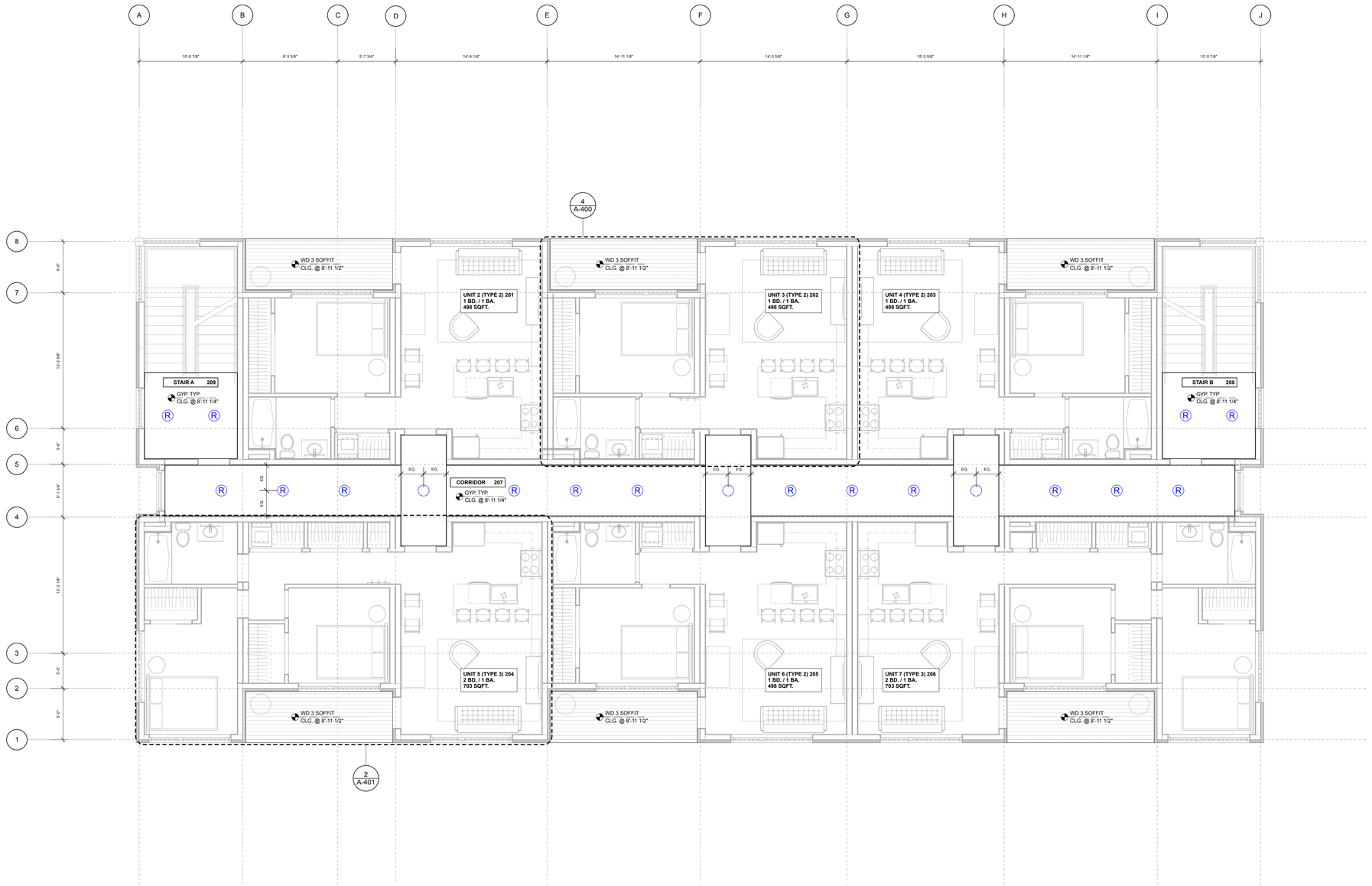

GENERAL RCP NOTES

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2. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING AND POWER REQUIREMENTS.
3. REFER TO ELECTRICAL DRAWINGS FOR POWER PLANS AND EXTERIOR LIGHTING LAYOUT AND SPECIFICATION.
4. REFER TO FIRE PROTECTION DRAWINGS FOR SPRINKLER LAYOUT. COORDINATE SPRINKLER SYSTEM WITH MEP AND STRUCTURAL.
5. PROVIDE EMERGENCY EGRESS LIGHTING PER IBC 1008.3 IN CORRIDORS AND INTERIOR STAIRWAYS.

RCP KEYNOTES

RCP LEGEND

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$VS	VACANCY SENSOR		TELEPHONE
S	SMOKE DETECTOR		DATA
CO	CARBON MONOXIDE DETECTOR		DATA / VOICE
T	THERMOSTAT	TV	TV / CABLE
CEILING FINISH FIN. - FIN. HT.	CEILING TAG		SPEAKER
			FIRE ALARM
		D	ELEC DOOR OPENER
			BELL / BUZZER/ INTERCOM
			EXHAUST FAN W/ MOTION SENSOR & HUMIDSTAT

MATERIAL LEGEND

GYPSUM CEILING; SEE FINISH SCHEDULE.

WD 3; CEDAR SOFFIT; SEE FINISH SCHEDULE.

VYL 1; VINYL SOFFIT; SUSPENDED CLG.; SEE FINISH SCHEDULE.

NORTH ARROW

N

1 LEVEL 02 RCP

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

LEVEL 02 RCP

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SCALE

3/16" = 1'-0"

SHEET

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GENERAL RCP NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING AND POWER REQUIREMENTS.
3. REFER TO ELECTRICAL DRAWINGS FOR POWER PLANS AND EXTERIOR LIGHTING LAYOUT AND SPECIFICATION.
4. REFER TO FIRE PROTECTION DRAWINGS FOR SPRINKLER LAYOUT. COORDINATE SPRINKLER SYSTEM WITH MEP AND STRUCTURAL.
5. PROVIDE EMERGENCY EGRESS LIGHTING PER IBC 1008.3 IN CORRIDORS AND INTERIOR STAIRWAYS.

RCP KEYNOTES

RCP LEGEND

	SURFACE WALL LIGHT		DUPLEX RECEPTACLE
	SURFACE CEILING LIGHT		FOURPLEX RECEPTACLE
	RECESSED WALL LIGHT	WP/WR	EXTERIOR GFI PROTECTED WEATHER-RESISTANT RECEPTACLES IN WEATHER- PROOF COVERS
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	WALL PENDANT	GFI	GROUND FAULT CIRCUIT INTERRUPTER
	CEILING PENDANT		
	LINEAR LIGHT	DED	DEDICATED OUTLET
$	RCP LEGEND	ARC	ARC FAULT CIRCUIT INTERRUPTER
$D	DIMMER SWITCH		FLOOR DUPLEX OUTLET
$3	THREE WAY SWITCH		FLOOR FOURPLEX OUTLET
$VS	VACANCY SENSOR		TELEPHONE
S	SMOKE DETECTOR		DATA
CO	CARBON MONOXIDE DETECTOR		DATA / VOICE
T	THERMOSTAT	TV	TV / CABLE
CEILING FINISH FIN. - FIN. HT.	CEILING TAG		SPEAKER
			FIRE ALARM
		D	ELEC DOOR OPENER
			BELL / BUZZER/ INTERCOM
			EXHAUST FAN W/ MOTION SENSOR & HUMIDSTAT

MATERIAL LEGEND

	GYPSUM CEILING; SEE FINISH SCHEDULE.
WD 3	WD 3; CEDAR SOFFIT; SEE FINISH SCHEDULE.
VYL 1	VYL 1; VINYL SOFFIT; SUSPENDED CLG.; SEE FINISH SCHEDULE.

NORTH ARROW

N

1 LEVEL 03 RCP

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

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ARCHITECT

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6114 LASALLE AVENUE #552 . OAKLAND, CA 94611
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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

LEVEL 03 RCP

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SCALE

3/16" = 1'-0"

SHEET

A-153.00

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1 EAST ELEVATION



2 SOUTH ELEVATION

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL / FINISH	NOTES
MTL1	STANDING METAL SEAM SIDING	WESTERN STATES METAL ROOFING	WESTERN LOCK STANDING SEAM; 1.75" RIB HEIGHT; 12" OVERAL WIDTH; PVDF RESIN BASED FINISH; 24 GAUGE; COLOR: SLATE GRAY	SNAP LOCK PANEL WITH CLIPS AND CONCEALED FASTNERS. SEE FOOTNOTE 1.
MTL 2	METAL TRIM & FASCIA	WESTERN STATES METAL ROOFING	24 GAUGE; COLOR: DARK BRONZE	BEND ON SITE. SEE FOOTNOTE 1.
MTL 3	BALCONY GUARDRAIL	TBD	GALVANIZED METAL GUARDRAILS PAINTED DARK BRONZE	
VYL 1	VINYL SOFFIT	TBD	TBD	SEE FOOTNOTE 1.
WD1	CEDAR SIDING	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
WD2	CEDAR DECKING	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
WD3	CEDAR SOFFIT	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
RF1	ROOFING	DUROLAST	PVC WHITE MEMBRANE	ROOFS SHALL HAVE A ROOF ASSEMBLY THAT COMPLIES WITH NOT LESS THAN A CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790, OR AN APPROVED NONCOMBUSTIBLE ROOF COVERING.
MISC 1	PERFORATED MURAL	TBD	PERFORATED METAL SCREEN & CNC CUT METAL MURAL	SEE SHEET A-603 FOR ADDITONAL DETAILS AND SPECIFICATIONS.

FOOTNOTES:

1. EXTERIOR WALLS OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED PER SECTION 505.5 OF THE IWUIC 2024.

3 SCHEDULES & LEGEND

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3046
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

ARCHITECT

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prefab evolved
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TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

BUILDING ELEVATIONS

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SCALE

3/16" = 1'-0"

SHEET

A-200.00

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1 WEST ELEVATION



2 NORTH ELEVATION

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL / FINISH	NOTES
MTL1	STANDING METAL SEAM SIDING	WESTERN STATES METAL ROOFING	WESTERN LOCK STANDING SEAM; 1.75" RIB HEIGHT; 12" OVERAL WIDTH; PVDF RESIN BASED FINISH; 24 GAUGE; COLOR: SLATE GRAY	SNAP LOCK PANEL WITH CLIPS AND CONCEALED FASTNERS. SEE FOOTNOTE 1.
MTL 2	METAL TRIM & FASCIA	WESTERN STATES METAL ROOFING	24 GAUGE; COLOR: DARK BRONZE	BEND ON SITE. SEE FOOTNOTE 1.
MTL 3	BALCONY GUARDRAIL	TBD	GALVANIZED METAL GUARDRAILS PAINTED DARK BRONZE	
VYL 1	VINYL SOFFIT	TBD	TBD	SEE FOOTNOTE 1.
WD1	CEDAR SIDING	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
WD2	CEDAR DECKING	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
WD3	CEDAR SOFFIT	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
RF1	ROOFING	DUROLAST	PVC WHITE MEMBRANE	ROOFS SHALL HAVE A ROOF ASSEMBLY THAT COMPLIES WITH NOT LESS THAN A CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790, OR AN APPROVED NONCOMBUSTIBLE ROOF COVERING.
MISC 1	PERFORATED MURAL	TBD	PERFORATED METAL SCREEN & CNC CUT METAL MURAL	SEE SHEET A-603 FOR ADDITONAL DETAILS AND SPECIFICATIONS.

FOOTNOTES:

1. EXTERIOR WALLS OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED PER SECTION 505.5 OF THE IWUIC 2024.

3 SCHEDULES & LEGEND

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3046
REN. 12/31/25
STATE OF WYOMING

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ISSUE DATE: 05/12/24

ARCHITECT

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MODULAR FABRICATOR

APPROVAL STAMP

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JACKSON, WY 83001

BUILDING ELEVATIONS

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SCALE

3/16" = 1'-0"

SHEET

A-201.00

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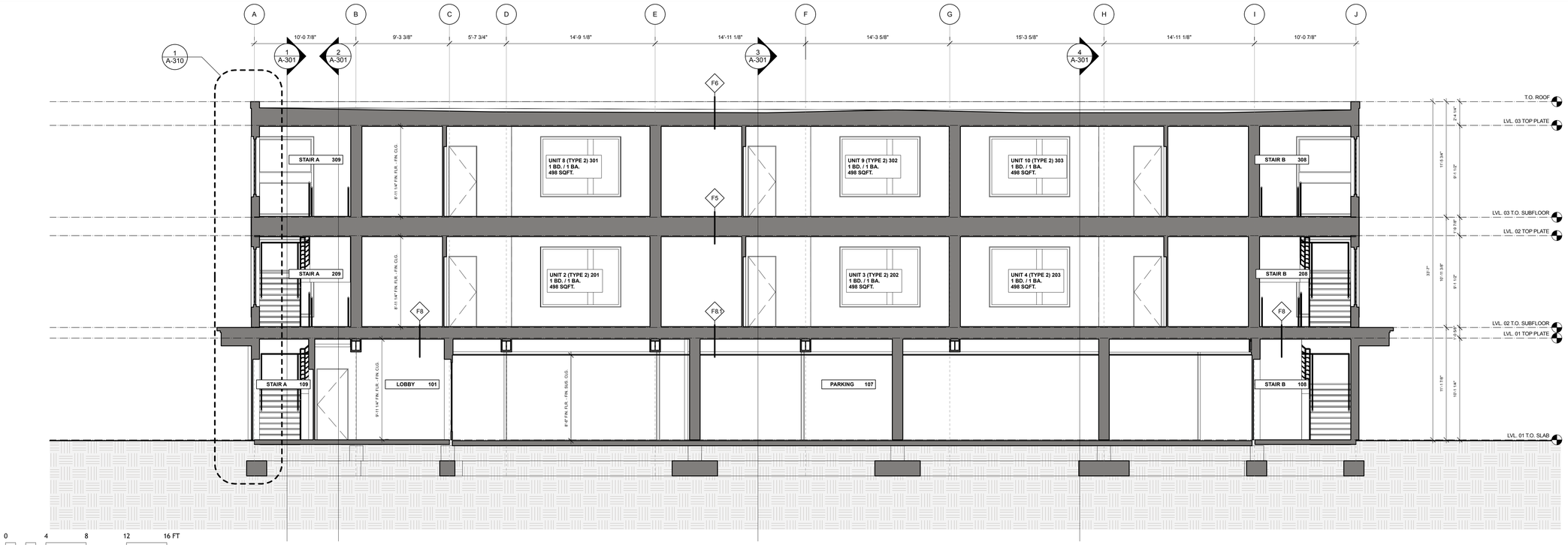
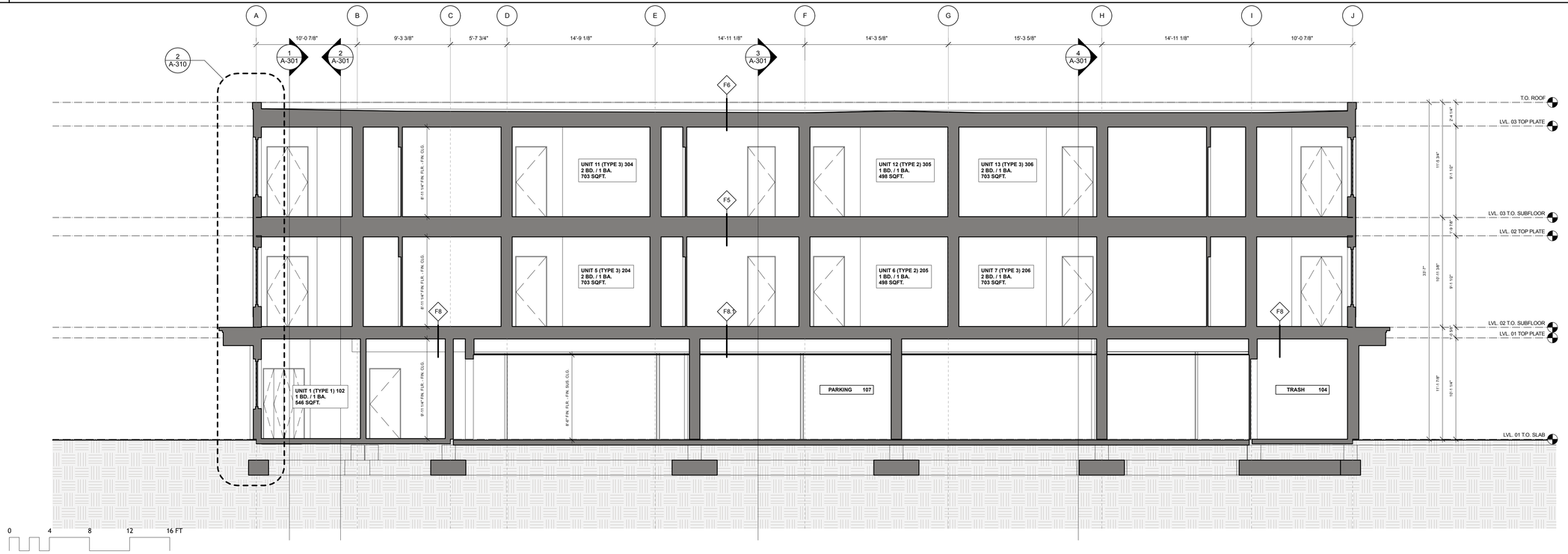


1 SECTION



2 SECTION



PROJECT ISSUE:

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04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

ARCHITECT

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
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JACKSON, WY 83001

BUILDING SECTIONS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

SCALE

3/16" = 1'-0"

SHEET

A-300.00

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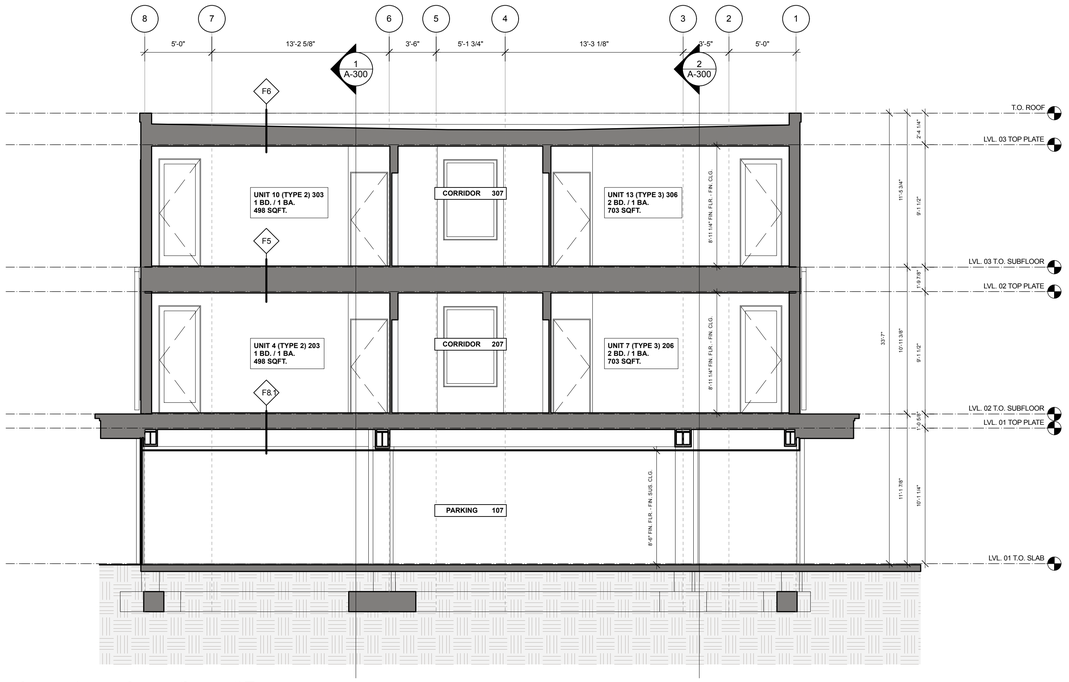

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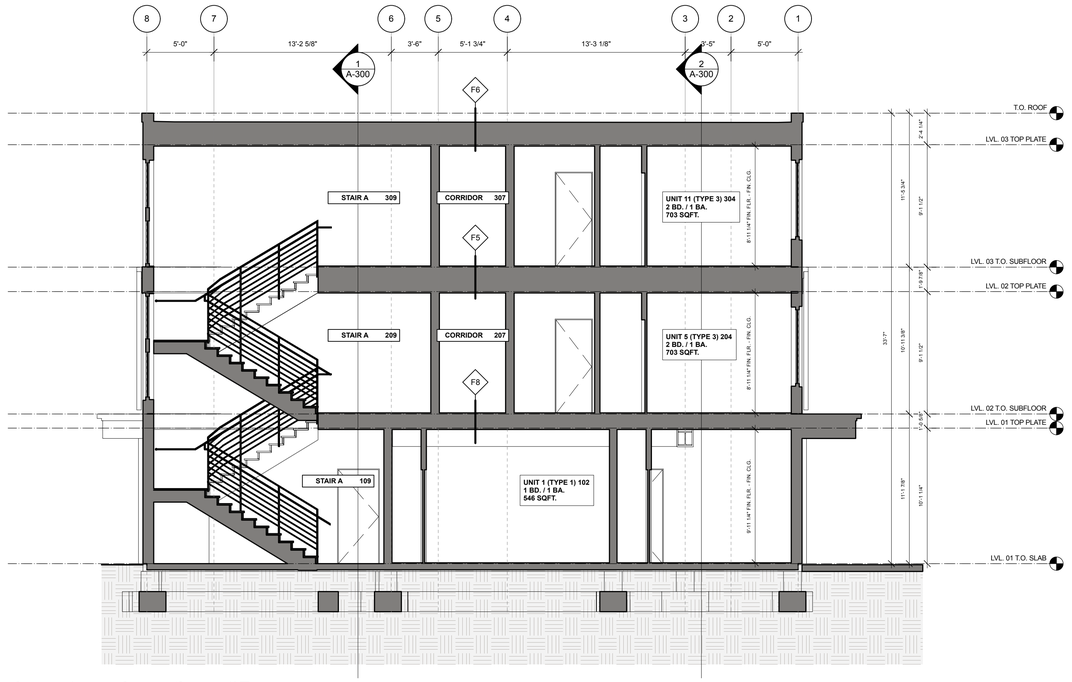

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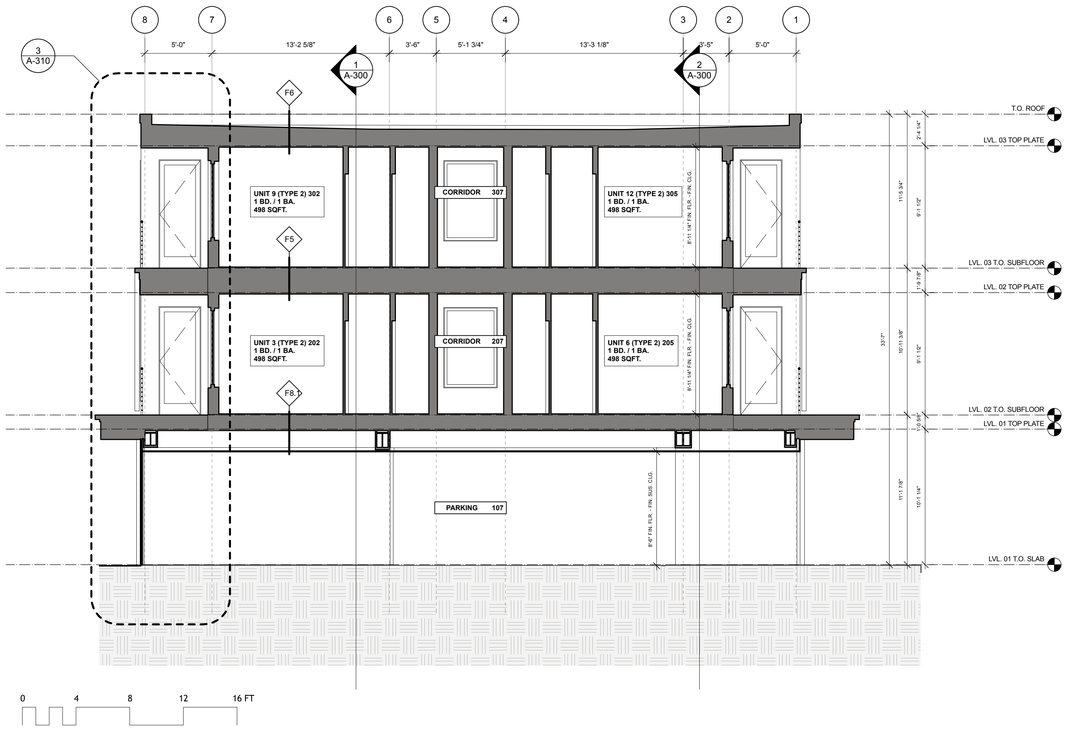
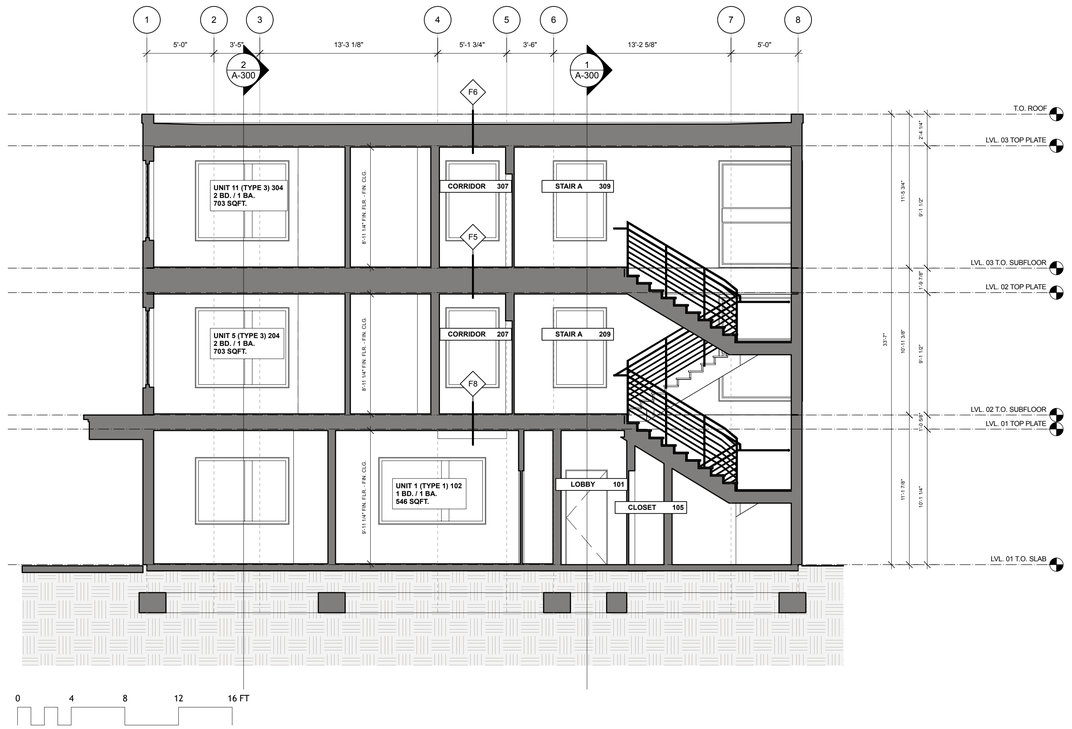


3 SECTION



2 SECTION

LICENSED ARCHITECT
TOBY E. LONG, JR.
C-3046
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

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ISSUE DATE: 05/12/24

ARCHITECT

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MODULAR FABRICATOR

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BUILDING SECTIONS

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SCALE

3/16" = 1'-0"

SHEET

A-301.00

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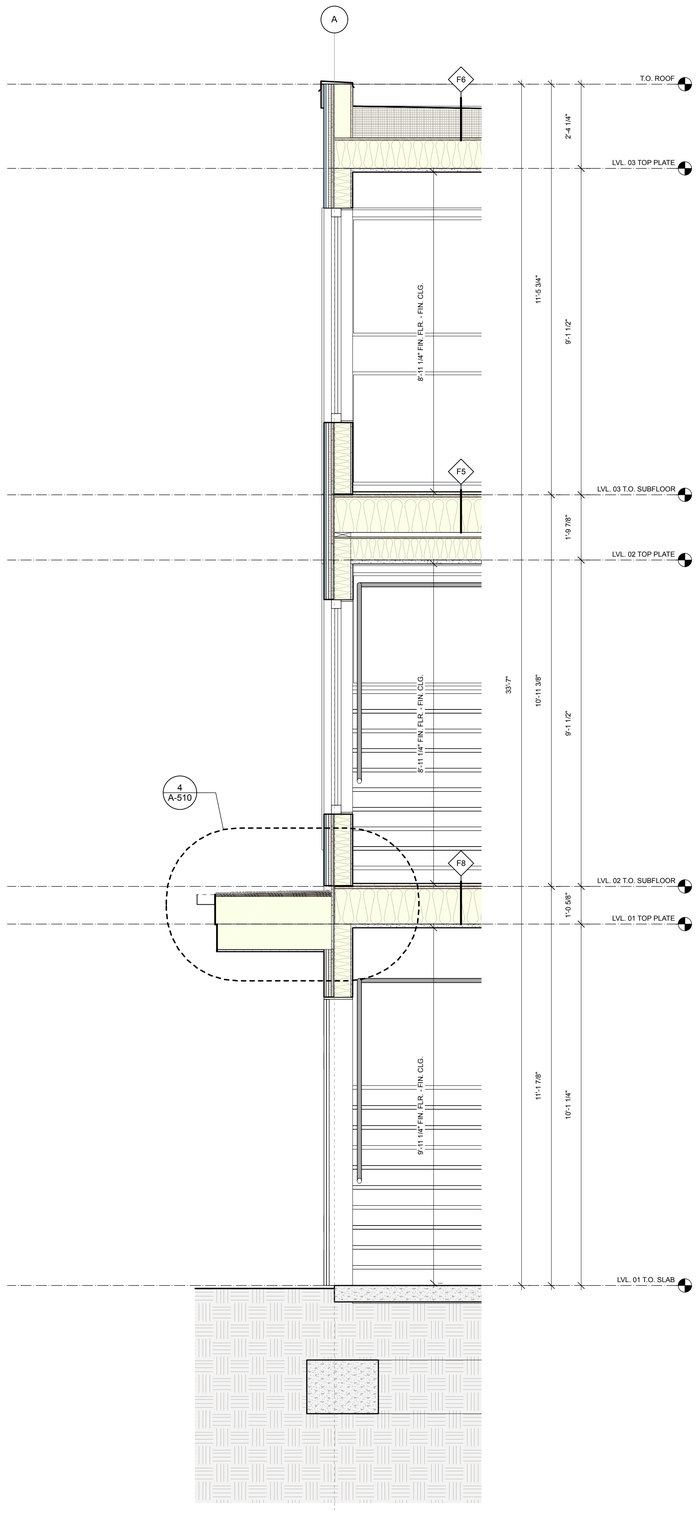
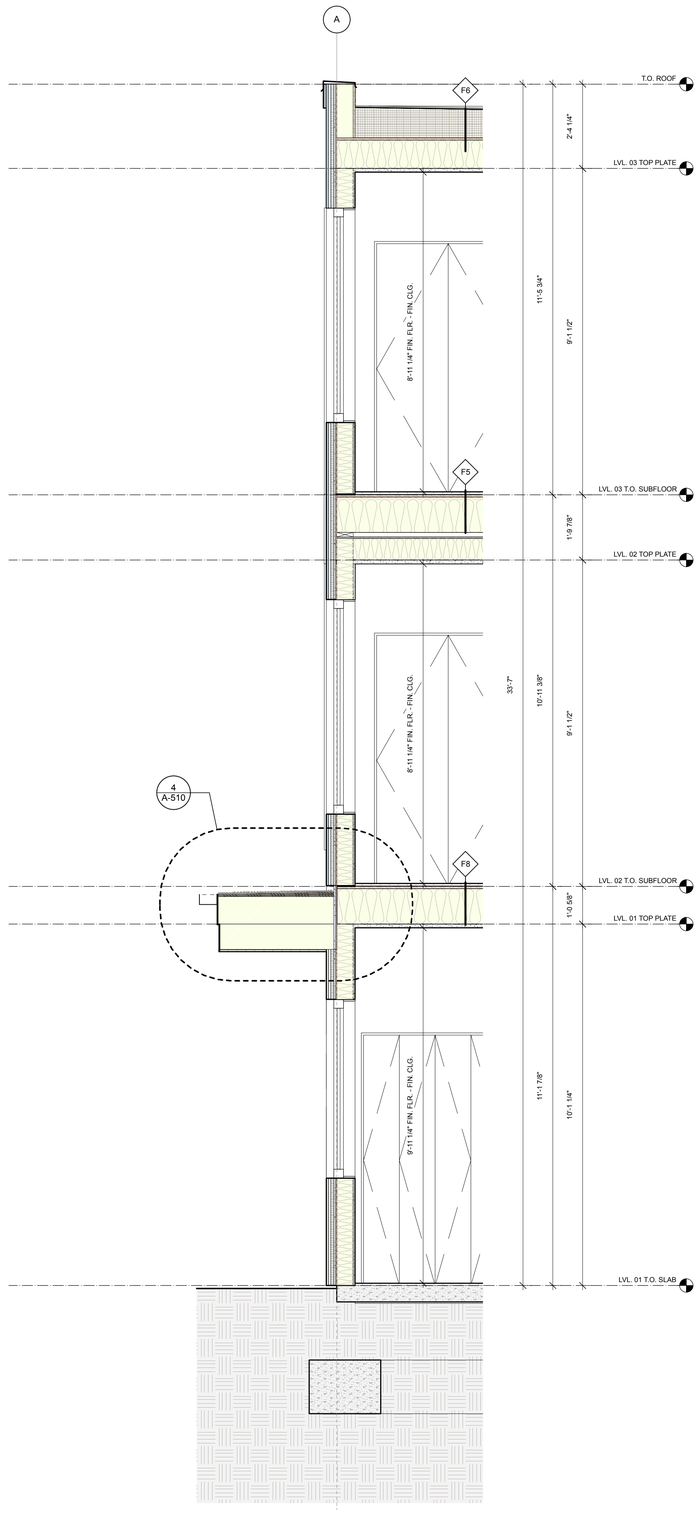


1 WALL SECTION



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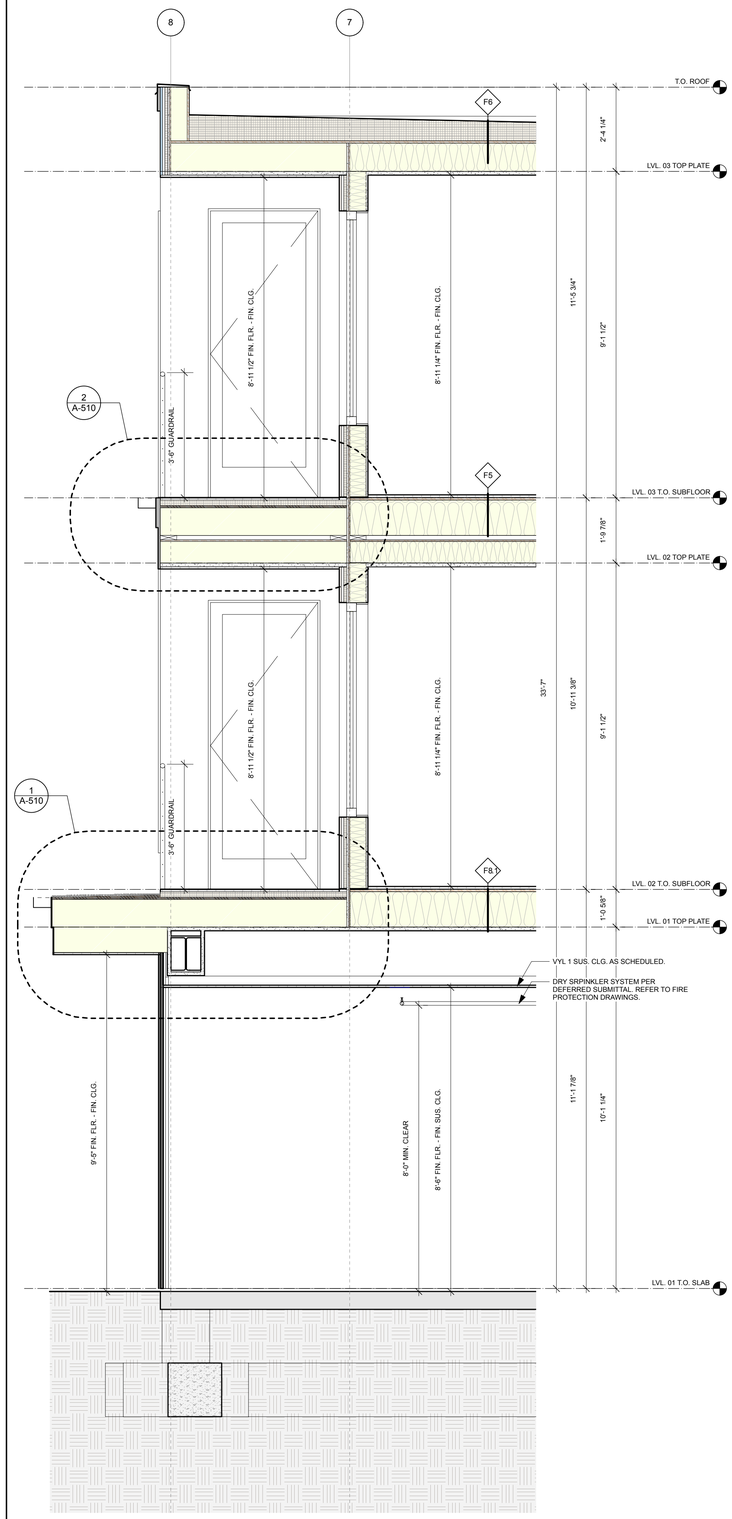

3 WALL SECTION



PROJECT ISSUE:

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WALL SECTIONS

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SCALE

1/2" = 1'-0"

SHEET

A-310.00

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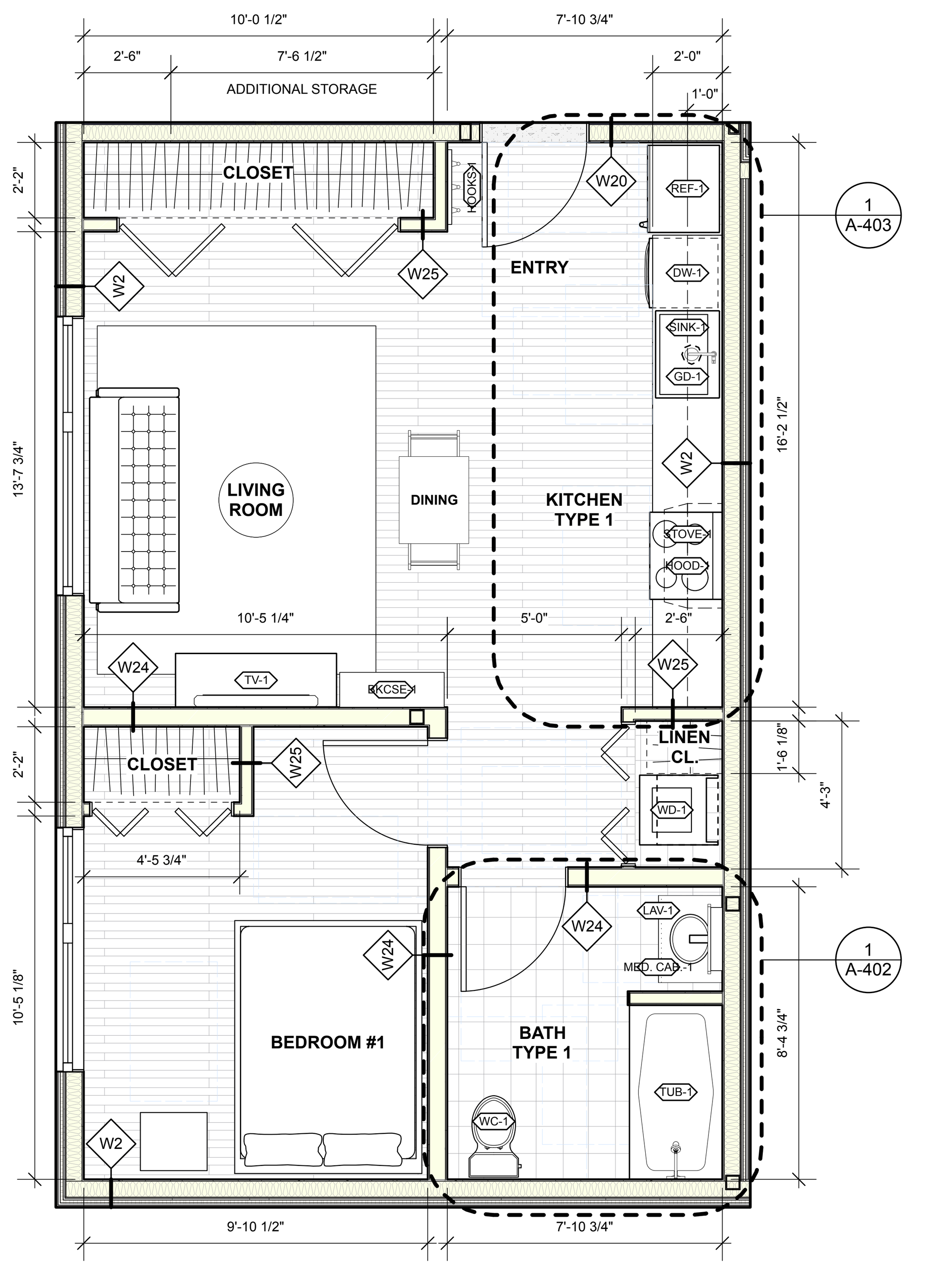
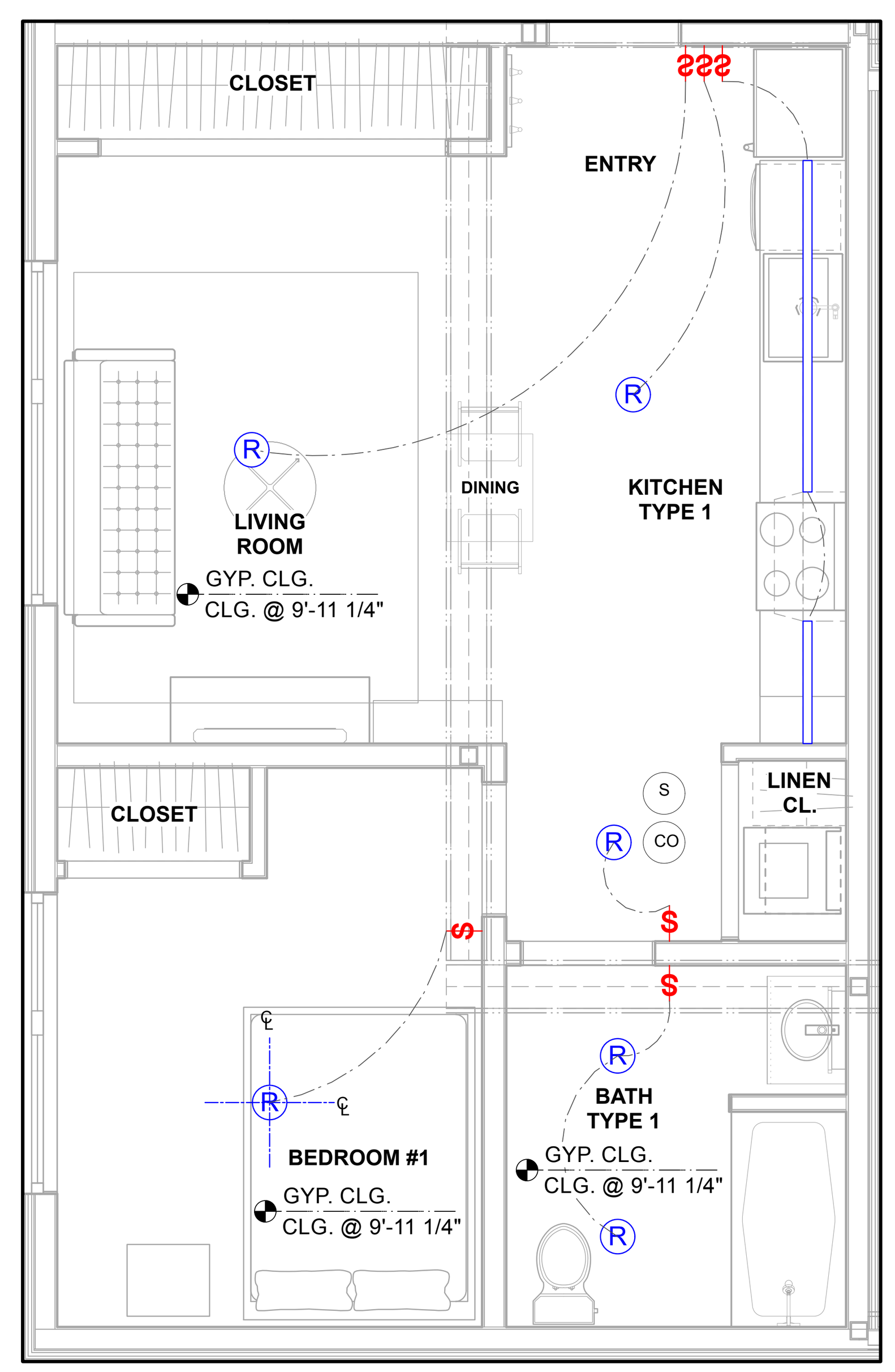
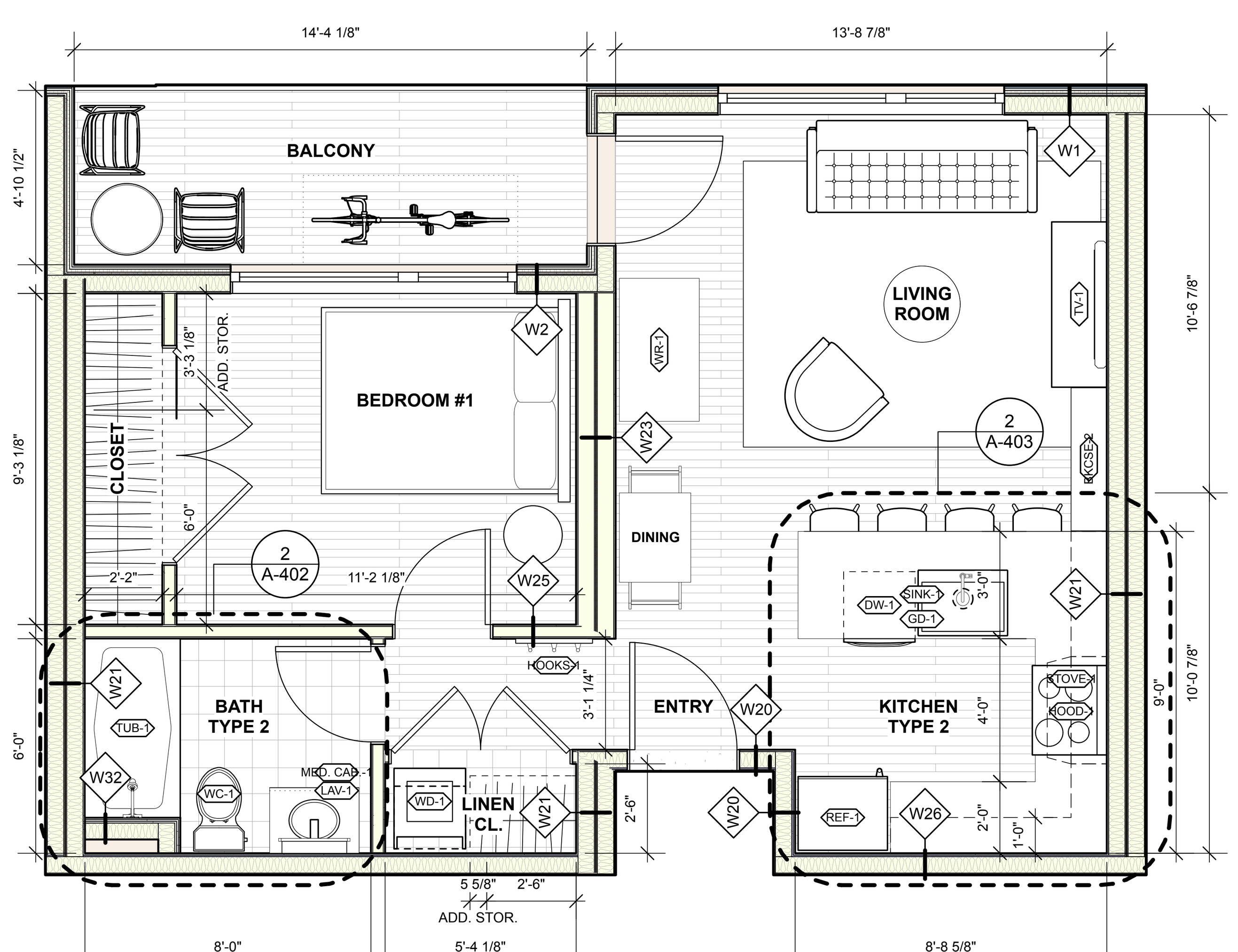


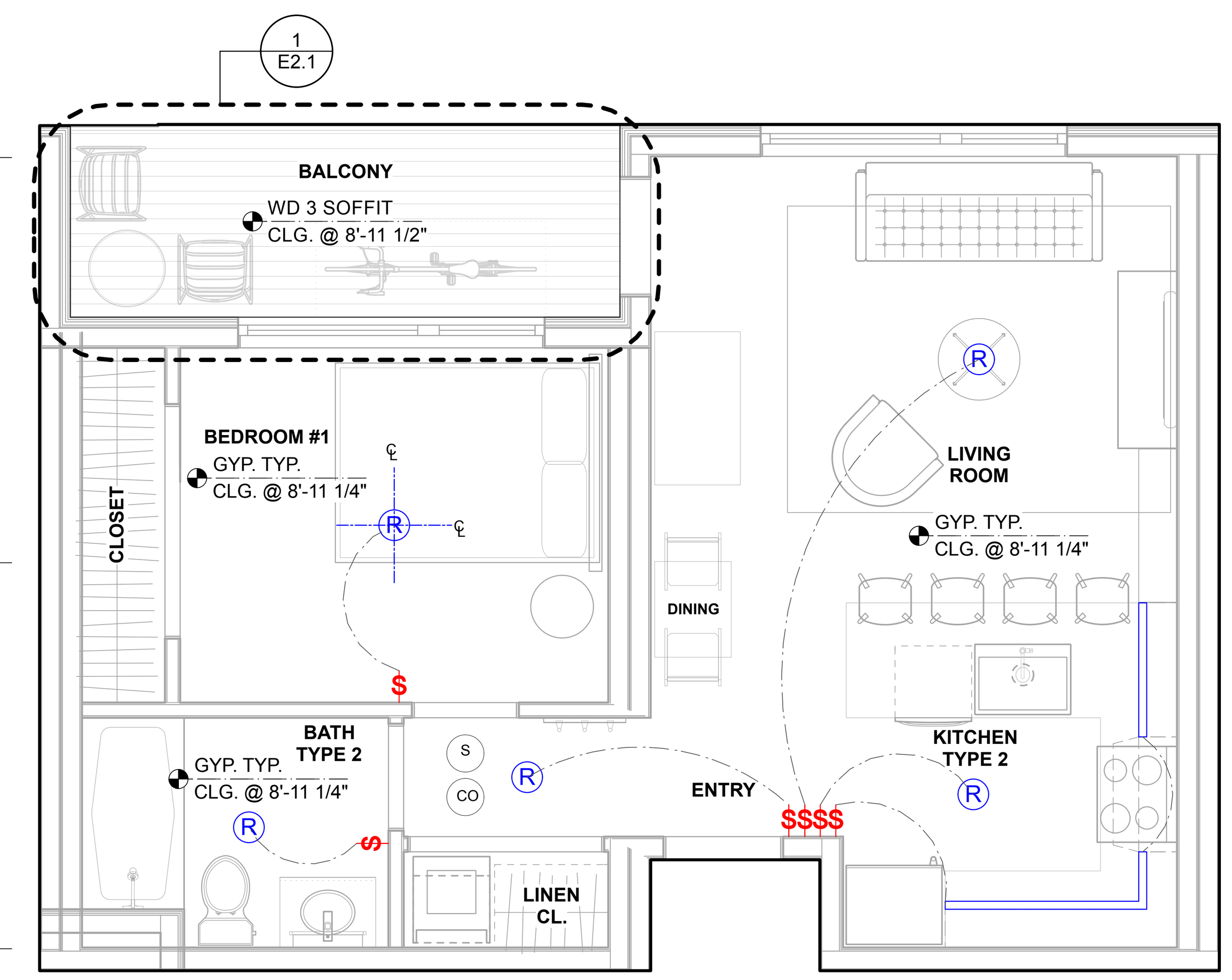
1 A-400 UNIT TYPE 1 PLAN (ADAPTABLE UNIT) Scale: 1/4" = 1'-0"



2 A-400 UNIT TYPE 1 RCP (ADAPTABLE UNIT) Scale: 1/4" = 1'-0"



3 A-400 UNIT TYPE 2 PLAN Scale: 1/4" = 1'-0"



4 A-400 UNIT TYPE 2 RCP Scale: 1/4" = 1'-0"

0 4 8 12 16 FT

LIVABILITY STANDARDS CHECKLIST

TYPE 1 UNIT

ROOM	COMPONENT	1 BDRM MIN. STANDARD	PROPOSED	NOTES
KITCHENS	DIMENSIONS	120 SQFT	120 SQFT	
	BASE CABINETS	5' LINEAL, 24" DEPTH, 26" HEIGHT	7'10" LINEAL, 24" DEPTH, 34" HEIGHT	
	UPPER CABINETS	5' LINEAL, 12" DEPTH, 30" HEIGHT	9'8" LINEAL, 12" DEPTH, 30" HEIGHT	
	CABINETS	MAX TWO CABINET SPACES <1' WIDE COUNT	SEE INT. ELEV. FOR CABINET DIMS.	
	COUNTERTOPS	NEW, DURABLE, CLEANABLE MATERIAL	SEE INT. FIN. SCHEDULE	
	COUNTERTOPS	3' CONT. SPACE, NOT INCLUDING INTERIOR CORNERS	3'0"	
	SINK WIDTH	2'6"	2'6"	
	RANGE/ OVEN WIDTH	2'6"	2'6"	
	REFRIGERATOR	20 CF	30" WIDTH, 21 CF	
	DISHWASHER WIDTH	2'0"	2'0"	
	APPLIANCES	NEW, ENERGY STAR, UL LISTED, 1-YEAR WARRANTY	SEE FFE SCHEDULE	
	GARBAGE DISPOSAL	REQUIRED IF ALSO IN MARKET UNITS	PROVIDED	
	FLOORS	NEW, WATER-RESISTANT MATERIAL (NO CARPET)	SEE INT. FIN. SCHEDULE	
LIVING & DINING ROOMS	DIMENSIONS	NONE <10'	10'5"	
	DIMENSIONS	120 SQFT	124 SQFT	
	DIMENSIONS	FUNCTIONAL FURNITURE LAYOUT	PROVIDED	
	SEATING	2 PEOPLE	SOFA FOR 2	
	EATING AREA	2 CHAIRS	DINING TABLE FOR 2	
	WALLS	NO VISIBLE MECHANICAL FEATURES, FUSE BOXES	REFER TO MEP DWGS.	
	WINDOWS	1 THAT CAN OPEN	1 PROVIDED	
	FLOORS	NEW CARPET, WOOD, TILE, VINYL, LINOLEUM, CONCRETE	SEE INT. FIN. SCHEDULE	
	ENTRYWAY	CLOSET OR HOOKS FOR COATS AND BOOTS	3 HOOKS PROVIDED	
	LINEN CLOSET	30" WIDE, 7.5' HIGH, 26" DEEP	30" WIDE, 7.5' HIGH, 26" DEEP	ADDITIONAL WIDTH @ LIVING RM CL.
BATHROOMS	AMENITIES	BATHTUB W/ SHOWER, SINK, TOILET	PROVIDED	
	STORAGE	4 SQFT	5 SQFT	VANITY & MEDICINE CABINET
	FLOORS	NEW, WATER-RESISTANT MATERIAL (NO CARPET)	SEE INT. FIN. SCHEDULE	
BEDROOMS	DIMENSIONS	120 SQFT	116 SQFT	
	DIMENSIONS	NONE <9'	9'10"	
	WINDOWS	1 THAT CAN OPEN	1 PROVIDED	
	FLOORS	NEW CARPET, WOOD, TILE, VINYL, LINOLEUM, CONCRETE	SEE INT. FIN. SCHEDULE	
	CLOSET	6' WIDE, 7.5' HIGH, 26" DEEP	6' WIDE, 7.5' HIGH, 26" DEEP	ADDITIONAL WIDTH @ LIVING RM CL.
	CLOSET	INCLUDE SHELF OVER ROD	PROVIDED	
ADDITIONAL STORAGE		30 SQFT, 6' HIGH	30 SQFT; SEE LVL. 01 PLANS	ADD. CL. (17 SQFT), LKR (4 SQFT), & CL @ LOBBY (9 SQFT)
MECHANICAL	LAUNDRY	IF OWNERSHIP UNIT, WASHER/ DRYER HOOKUPS REQUIRED	PROVIDED	
	FURNACE/ BOILER/ WATER HEATER	5-YR MIN. WARRANTY	REFER TO MEP DWGS.	
	FURNACE/ BOILER/ WATER HEATER	SIZED FOR 2 PEOPLE	REFER TO MEP DWGS.	
	MECHANICAL ITEMS	NOT LOCATED TO MINIMIZE USABLE AREA	REFER TO MEP DWGS.	
FLOORS	FLOORS	10-YEAR WARRANTY	SEE INT. FIN. SCHEDULE	
SPECIAL CIRCUMSTANCES	NOISE MITIGATION	SHARED WALLS, FLOORS, CEILINGS	SEE WALL TYPES FOR STC RATING	
	WINDOW COVERINGS	WHERE PED./ VEHICLE ACCESS ADJACENT, INSTALL TOP-DOWN WINDOW COVERINGS	PROVIDED	
	WINDOW RATING	WHERE WINDOWS FACES 100 YD TO 35+ MPH ROAD, MIN. 32 STC RATING	NOT REQUIRED	

LIVABILITY STANDARDS CHECKLIST

TYPE 2 UNIT

ROOM	COMPONENT	1 BDRM MIN. STANDARD	PROPOSED	NOTES
KITCHENS	DIMENSIONS	120 SQFT	88 SQFT	
	BASE CABINETS	5' LINEAL, 24" DEPTH, 26" HEIGHT	7'10" LINEAL, 24" DEPTH, 34" HEIGHT	
	UPPER CABINETS	5' LINEAL, 12" DEPTH, 30" HEIGHT	10' LINEAL, 12" DEPTH, 30" HEIGHT	
	CABINETS	MAX TWO CABINET SPACES <1' WIDE COUNT	SEE INT. ELEV. FOR CABINET DIMS.	
	COUNTERTOPS	NEW, DURABLE, CLEANABLE MATERIAL	SEE INT. FIN. SCHEDULE	
	COUNTERTOPS	3' CONT. SPACE, NOT INCLUDING INTERIOR CORNERS	4'0"	
	SINK WIDTH	2'6"	2'6"	
	RANGE/ OVEN WIDTH	2'6"	2'6"	
	REFRIGERATOR	20 CF	30" WIDTH, 21 CF	
	DISHWASHER WIDTH	2'0"	2'0"	
	APPLIANCES	NEW, ENERGY STAR, UL LISTED, 1-YEAR WARRANTY	SEE FFE SCHEDULE	
	GARBAGE DISPOSAL	REQUIRED IF ALSO IN MARKET UNITS	PROVIDED	
	FLOORS	NEW, WATER-RESISTANT MATERIAL (NO CARPET)	SEE INT. FIN. SCHEDULE	
LIVING & DINING ROOMS	DIMENSIONS	NONE <10'	10'7"	
	DIMENSIONS	120 SQFT	145 SQFT	
	DIMENSIONS	FUNCTIONAL FURNITURE LAYOUT	PROVIDED	
	SEATING	2 PEOPLE	3	SOFA FOR 2 & CHAIR FOR 1
	EATING AREA	2 CHAIRS	6	TABLE FOR 2 & BAR FOR 4
	WALLS	NO VISIBLE MECHANICAL FEATURES, FUSE BOXES	REFER TO MEP DWGS.	
	WINDOWS	1 THAT CAN OPEN	1 PROVIDED	
	FLOORS	NEW CARPET, WOOD, TILE, VINYL, LINOLEUM, CONCRETE	SEE INT. FIN. SCHEDULE	
	ENTRYWAY	CLOSET OR HOOKS FOR COATS AND BOOTS	3 HOOKS PROVIDED	
	LINEN CLOSET	30" WIDE, 7.5' HIGH, 26" DEEP	30" WIDE, 7.5' HIGH, 26" DEEP	
BATHROOMS	AMENITIES	BATHTUB W/ SHOWER, SINK, TOILET	PROVIDED	
	STORAGE	4 SQFT	5 SQFT	VANITY & MEDICINE CABINET
	FLOORS	NEW, WATER-RESISTANT MATERIAL (NO CARPET)	SEE INT. FIN. SCHEDULE	
BEDROOMS	DIMENSIONS	120 SQFT	104 SQFT	
	DIMENSIONS	NONE <9'	9'3"	
	WINDOWS	1 THAT CAN OPEN	1 PROVIDED	
	FLOORS	NEW CARPET, WOOD, TILE, VINYL, LINOLEUM, CONCRETE	SEE INT. FIN. SCHEDULE	
	CLOSET	6' WIDE, 7.5' HIGH, 26" DEEP	6' WIDE, 7.5' HIGH, 26" DEEP	
	CLOSET	INCLUDE SHELF OVER ROD	PROVIDED	
ADDITIONAL STORAGE		30 SQFT, 6' HIGH	36 SQFT	ADD.CL.(8 SQFT), BALC(15 SQFT),LKR(4 SQFT) & WR(9 SQFT)
MECHANICAL	LAUNDRY	IF OWNERSHIP UNIT, WASHER/ DRYER HOOKUPS REQUIRED	PROVIDED	
	FURNACE/ BOILER/ WATER HEATER	5-YR MIN. WARRANTY	REFER TO MEP DWGS.	
	FURNACE/ BOILER/ WATER HEATER	SIZED FOR 2 PEOPLE	REFER TO MEP DWGS.	
	MECHANICAL ITEMS	NOT LOCATED TO MINIMIZE USABLE AREA	REFER TO MEP DWGS.	
FLOORS	FLOORS	10-YEAR WARRANTY	SEE INT. FIN. SCHEDULE	
SPECIAL CIRCUMSTANCES	NOISE MITIGATION	SHARED WALLS, FLOORS, CEILINGS	SEE WALL TYPES FOR STC RATING	
	WINDOW COVERINGS	WHERE PED./ VEHICLE ACCESS ADJACENT, INSTALL TOP-DOWN WINDOW COVERINGS	PROVIDED	
	WINDOW RATING	WHERE WINDOWS FACES 100 YD TO 35+ MPH ROAD, MIN. 32 STC RATING	NOT REQUIRED	

GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.
3. SEE FF&E SCHEDULES FOR FURNITURE, FIXTURE AND EQUIPMENT TYPE.
4. DIMENSIONS IN THIS FLOOR PLAN ARE TO INSIDE FACE OF WALL.

PLAN KEYNOTES

5 SCHEDULES & LEGEND

GENERAL RCP NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING AND POWER REQUIREMENTS.
3. SEE MECHANICAL SHEETS FOR EQUIPMENT AND DUCT LAYOUT. THERE SHALL BE NO EXPOSED MECHANICAL EQUIPMENT AND DUCTWORK. ALL EQUIPMENT TO BE WITHIN A 1HR RATED DROPPED CEILING AND ALL DUCTWORK TO BE CONCEALED IN 1HR RATED SOFFIT AND COORDINATED WITH RCP PLAN AND WINDOW LAYOUT.
4. SEE LIGHTING SCHEDULE FOR LIGHT FIXTURE TYPE.
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RCP KEYNOTES

RCP LEGEND

- SURFACE WALL LIGHT
- SURFACE CEILING LIGHT
- RECESSED WALL LIGHT
- RECESSED CEILING LIGHT
- WALL PENDANT
- CEILING PENDANT
- LINEAR LIGHT
- SWITCH
- DIMMER SWITCH
- THREE WAY SWITCH
- VACANCY SENSOR
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- THERMOSTAT
- PANELBOARD OR LOAD CENTER
- CEILING TAG (CEILING FINISH / FIN. - FIN. HT.)
- DUPLEX RECEPTACLE
- FOURPLEX RECEPTACLE
- WP/WR EXTERIOR GFI PROTECTED WEATHER-RESISTANT RECEPTACLES IN WEATHER- PROOF COVERS
- GFI GROUND FAULT CIRCUIT INTERRUPTER
- DED DEDICATED OUTLET
- ARC ARC FAULT CIRCUIT INTERRUPTER
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- FIRE ALARM
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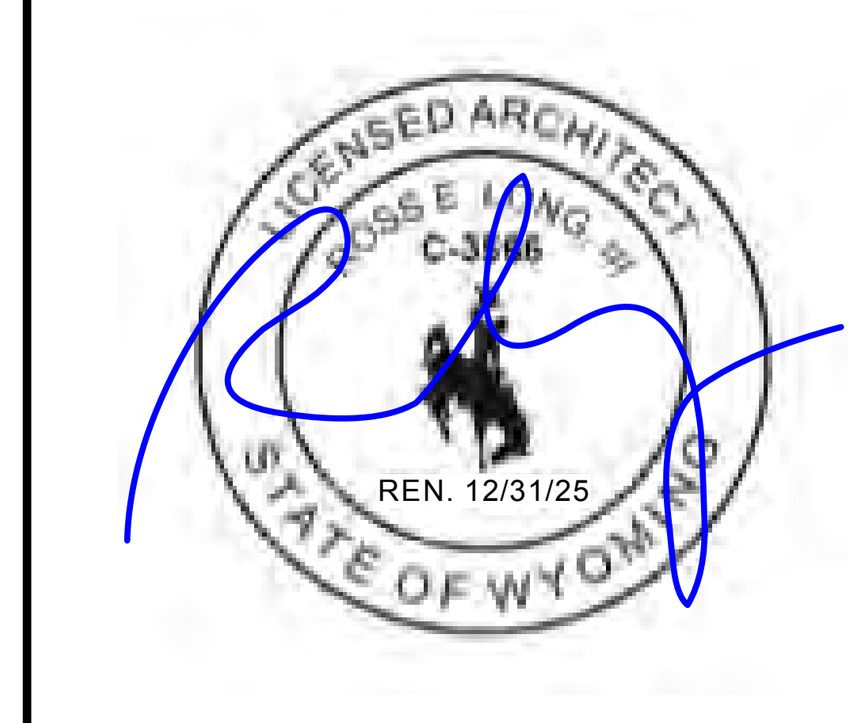
MATERIAL LEGEND

- GYPSUM CEILING; SEE FINISH SCHEDULE.
- WD 3; CEDAR SOFFIT; SEE FINISH SCHEDULE.
- VYL 1; VINYL SOFFIT; SUSPENDED CLG.; SEE FINISH SCHEDULE.

6 RCP SCHEDULES & LEGEND



PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
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ISSUE DATE: 05/12/24

ARCHITECT

ch x tld prefab evolved

6114 LASALLE AVENUE #552, OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

UNIT PLANS & RCP

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SCALE
AS NOTED

SHEET

A-400.00

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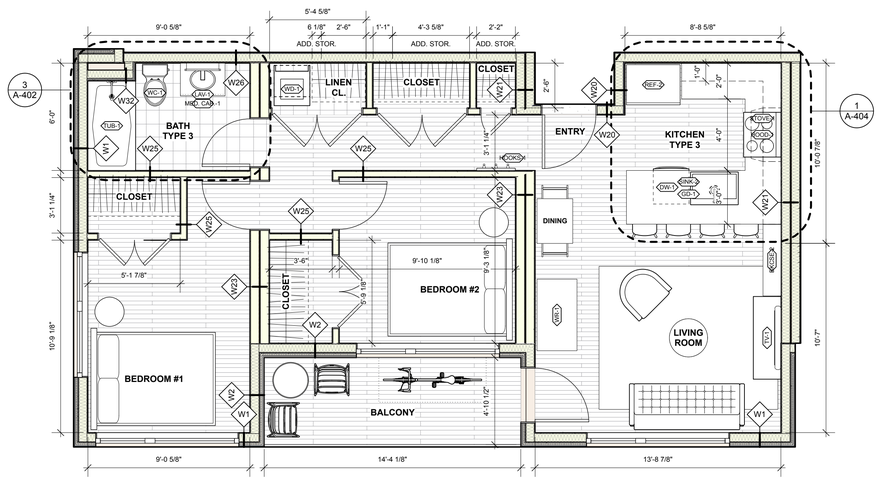
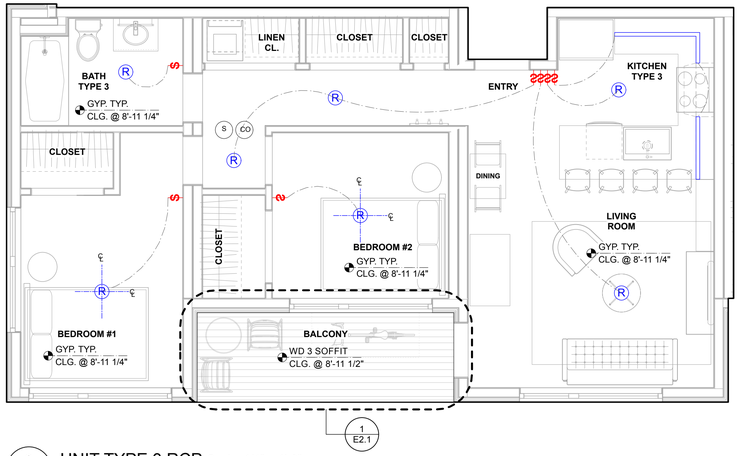


1 A-401 UNIT TYPE 3 PLAN Scale: 1/4" = 1'-0"



2 A-401 UNIT TYPE 3 RCP Scale: 1/4" = 1'-0"

0 4 8 12 16 FT

GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.
3. SEE FF&E SCHEDULES FOR FURNITURE, FIXTURE AND EQUIPMENT TYPE.
4. DIMENSIONS IN THIS FLOOR PLAN ARE TO INSIDE FACE OF WALL.

PLAN KEYNOTES

5 PLAN SCHEDULES & LEGEND

LIVABILITY STANDARDS CHECKLIST

TYPE 3 UNIT

ROOM	COMPONENT	2 BDRM MIN. STANDARD	PROPOSED	NOTES
KITCHENS	DIMENSIONS	180 SQFT	88 SQFT	
	BASE CABINETS	6' LINEAL, 24" DEPTH, 26" HEIGHT	7'9" LINEAL, 24" DEPTH, 34" HEIGHT	
	UPPER CABINETS	6' LINEAL, 12" DEPTH, 30" HEIGHT	9'7" LINEAL, 12" DEPTH, 30" HEIGHT	
	CABINETS	MAX TWO CABINET SPACES <1' WIDE COUNT	SEE INT. ELEV. FOR CABINET DIMS.	
	COUNTERTOPS	NEW, DURABLE, CLEANABLE MATERIAL	SEE INT. FIN. SCHEDULE	
	COUNTERTOPS	3' CONT. SPACE, NOT INCLUDING INTERIOR CORNERS	3'6"	
	SINK WIDTH	2'8"	2'8"	
	RANGE/ OVEN WIDTH	2'6"	2'6"	
	REFRIGERATOR	25 CF	36" WIDTH, 25 CF	
	DISHWASHER WIDTH	2'0"	2'0"	
	APPLIANCES	NEW, ENERGY STAR, UL LISTED, 1-YEAR WARRANTY	SEE FFE SCHEDULE	
	GARBAGE DISPOSAL	REQUIRED IF ALSO IN MARKET UNITS	PROVIDED	
	FLOORS	NEW, WATER-RESISTANT MATERIAL (NO CARPET)	SEE INT. FIN. SCHEDULE	
LIVING & DINING ROOMS	DIMENSIONS	NONE <10'	10'7"	
	DIMENSIONS	180 SQFT	145 SQFT	
	DIMENSIONS	FUNCTIONAL FURNITURE LAYOUT	PROVIDED	
	SEATING	3 PEOPLE	3	SOFA FOR 2 & CHAIR FOR 1
	EATING AREA	4 CHAIRS	6	TABLE FOR 2 & BAR FOR 4
	WALLS	NO VISIBLE MECHANICAL FEATURES, FUSE BOXES	REFER TO MEP DWGS.	
	WINDOWS	1 THAT CAN OPEN	1 PROVIDED	
	FLOORS	NEW CARPET, WOOD, TILE, VINYL, LINOLEUM, CONCRETE	SEE INT. FIN. SCHEDULE	
	ENTRYWAY	CLOSET OR HOOKS FOR COATS AND BOOTS	3 HOOKS PROVIDED	
	LINEN CLOSET	30" WIDE, 7.5' HIGH, 26" DEEP	30" WIDE, 7.5' HIGH, 26" DEEP	
BATHROOMS	AMENITIES	BATHTUB W/ SHOWER, SINK, TOILET	PROVIDED	
	STORAGE	4 SQFT	5 SQFT	VANITY & MEDICINE CABINET
	FLOORS	NEW, WATER-RESISTANT MATERIAL (NO CARPET)	SEE INT. FIN. SCHEDULE	
BEDROOMS	DIMENSIONS	120 SQFT (1ST BEDRM), 90 SQFT (OTHERS)	110 SQFT (1ST BEDRM), 91 SQFT (2ND BEDRM)	
	DIMENSIONS	NONE <9'	9'0"	
	WINDOWS	1 THAT CAN OPEN	2 PROVIDED (1ST BEDRM), 1 PROVIDED (2 BEDRM)	
	FLOORS	NEW CARPET, WOOD, TILE, VINYL, LINOLEUM, CONCRETE	SEE INT. FIN. SCHEDULE	
	CLOSET	6' WIDE, 7.5' HIGH, 26" DEEP	6' WIDE, 7.5' HIGH, 26" DEEP	
	CLOSET	INCLUDE SHELF OVER ROD	PROVIDED	
ADDITIONAL STORAGE		40 SQFT, 6' HIGH	46 SQFT	ADD.CL (18 SQFT), BALC (15 SQFT LIVR/4 SQFT) & WR/3 SQFT).
MECHANICAL	LAUNDRY	IF OWNERSHIP UNIT, WASHER/ DRYER HOOKUPS REQUIRED	PROVIDED	
	FURNACE/ BOILER/ WATER HEATER	5-YR MIN. WARRANTY	REFER TO MEP DWGS.	
	FURNACE/ BOILER/ WATER HEATER	SIZED FOR 3 PEOPLE	REFER TO MEP DWGS.	
	MECHANICAL ITEMS	NOT LOCATED TO MINIMIZE USABLE AREA	REFER TO MEP DWGS.	
FLOORS	FLOORS	10-YEAR WARRANTY	SEE INT. FIN. SCHEDULE	
SPECIAL CIRCUMSTANCES	NOISE MITIGATION	SHARED WALLS, FLOORS, CEILINGS	SEE WALL TYPES FOR STC RATING	
	WINDOW COVERINGS	WHERE PED / VEHICLE ACCESS ADJACENT, INSTALL TOP-DOWN WINDOW COVERINGS	PROVIDED	
	WINDOW RATING	WHERE WINDOWS FACES 100 YD TO 35+ MPH ROAD, MIN. 32 STC RATING	NOT REQUIRED	

GENERAL RCP NOTES

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6 RCP SCHEDULES & LEGEND

LICENSED ARCHITECT TOBY E. LONG JR. C-3696 REN. 12/31/25 STATE OF WYOMING

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SCALE
AS NOTED

SHEET

A-401.00

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GENERAL NOTES

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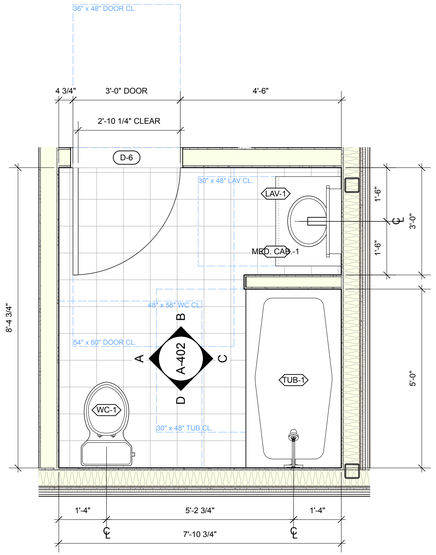
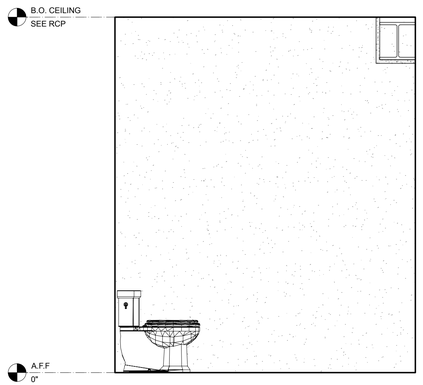


1 BATH TYPE 1 (ADAPTABLE BATH)
Scale: 1/2" = 1'-0"



A ELEVATION
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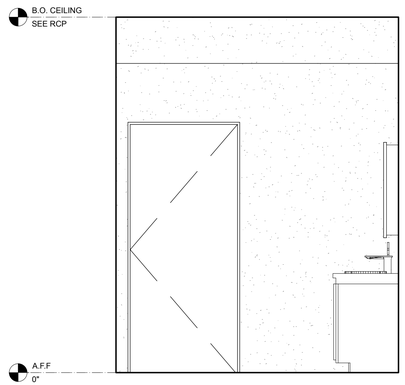

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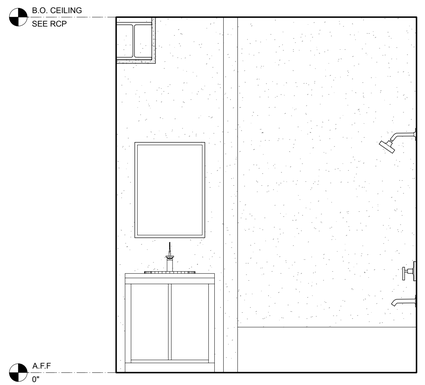

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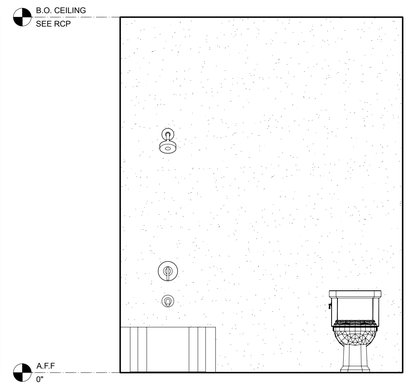

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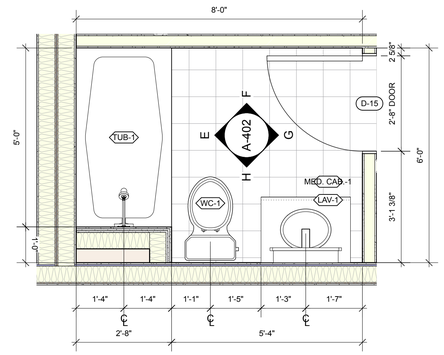
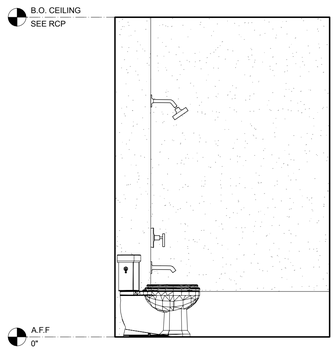


2 BATH TYPE 2
Scale: 1/2" = 1'-0"



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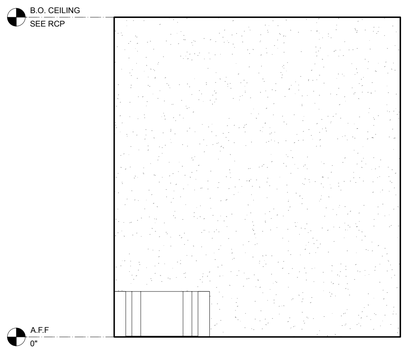

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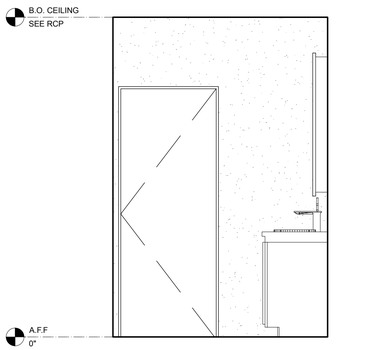

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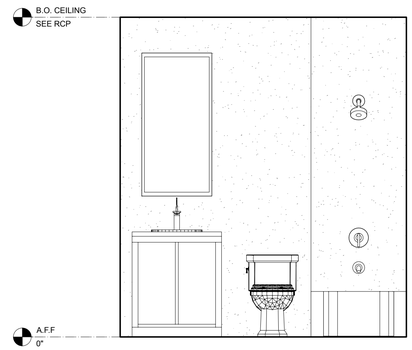

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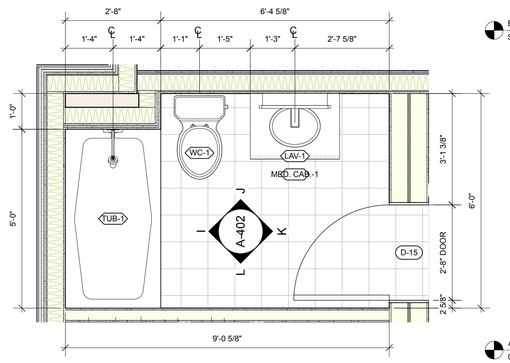

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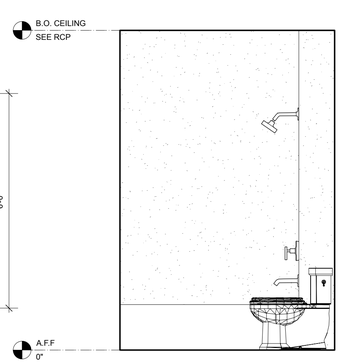

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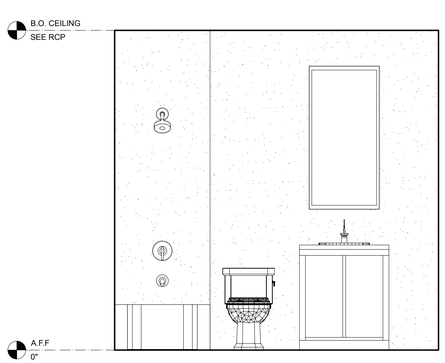

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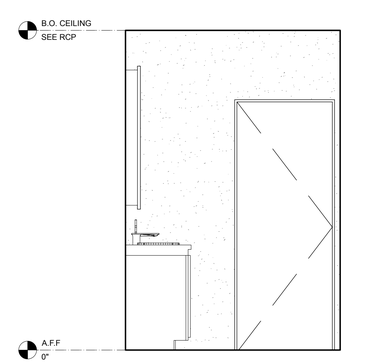

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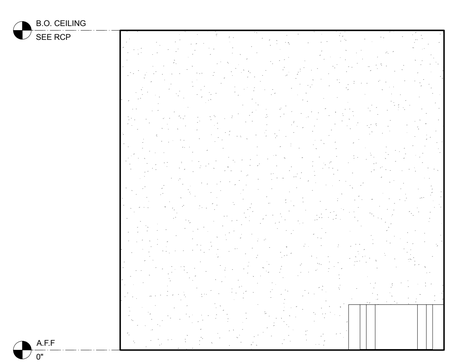

L ELEVATION
Scale: 1/2" = 1'-0"

LICENSED ARCHITECT
JESSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

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ENLARGED BATHROOM PLANS

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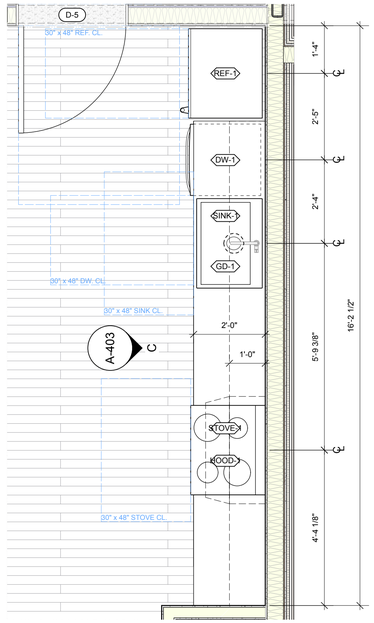

1 KITCHEN TYPE 1 (ADAPTABLE KITCHEN)
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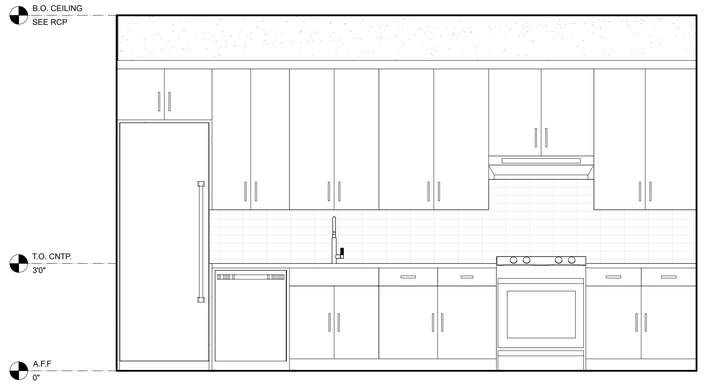

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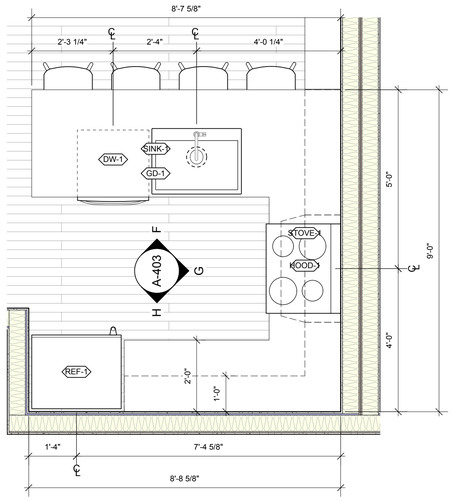

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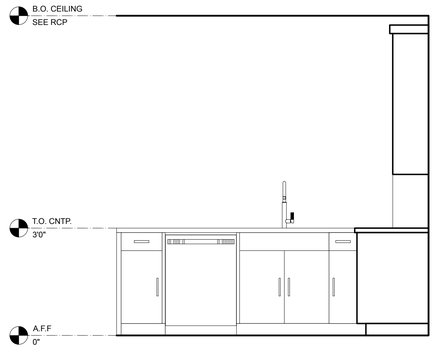

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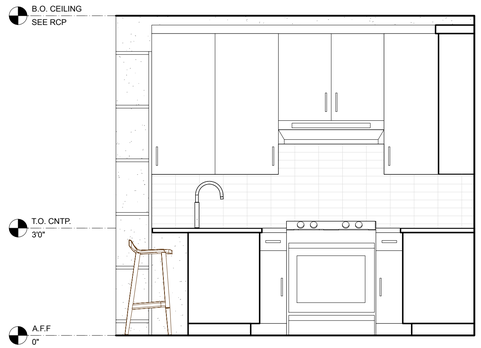

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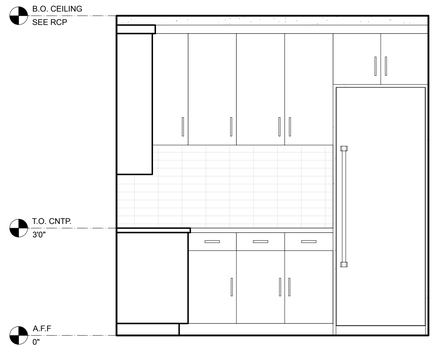

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04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 - OAKLAND, CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

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SCALE

AS NOTED

SHEET

A-403.00

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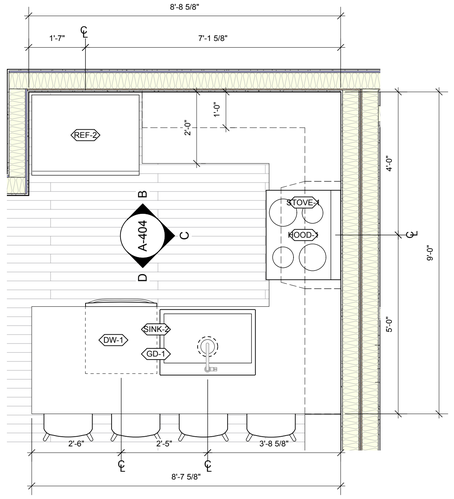
GENERAL NOTES

1. ALL DIMENSIONS TO FINISH SURFACE.
2. SEE SHEET G-004 FOR ACCESSIBILITY NOTES & DIAGRAMS.



1 KITCHEN TYPE 3
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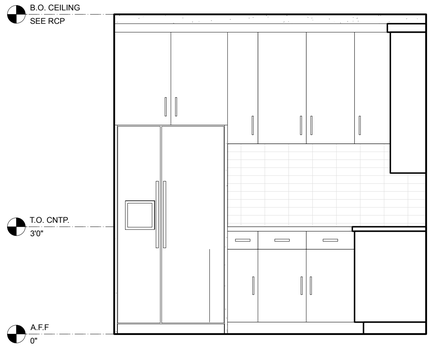

B ELEVATION
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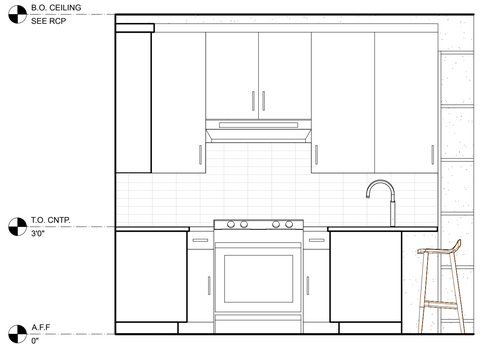

C ELEVATION
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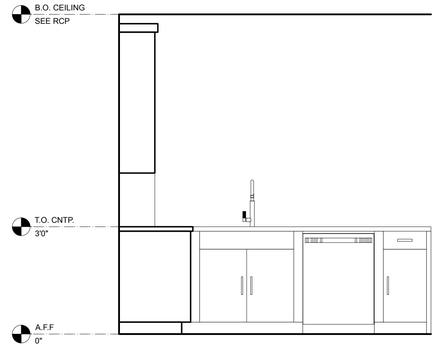

D ELEVATION
Scale: 1/2" = 1'-0"



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ARCHITECT

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SCALE

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SHEET

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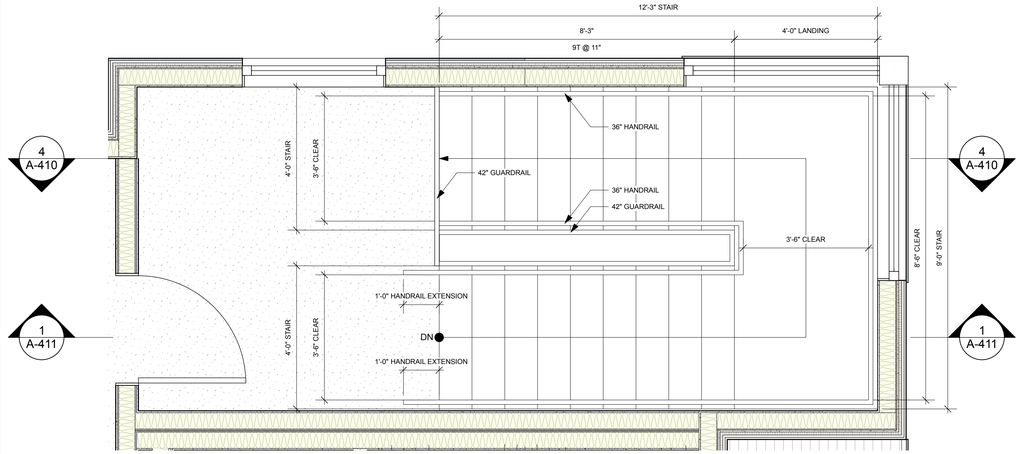
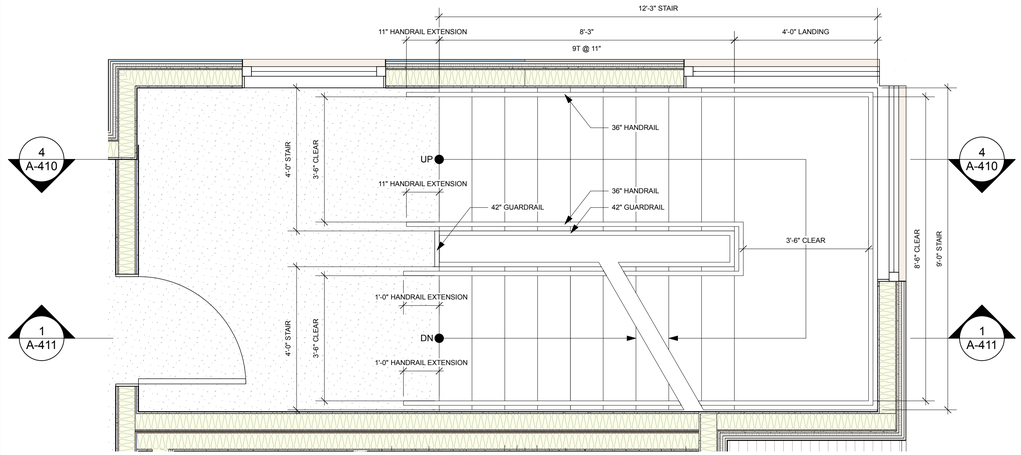
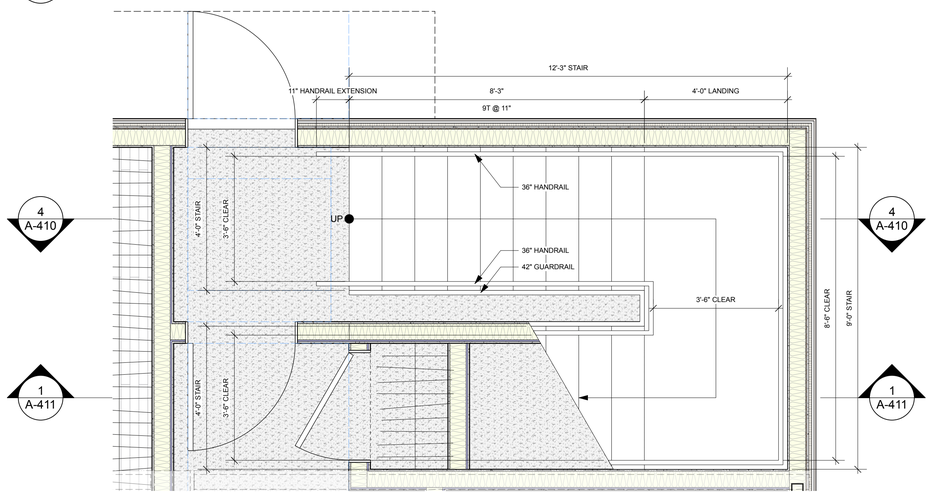


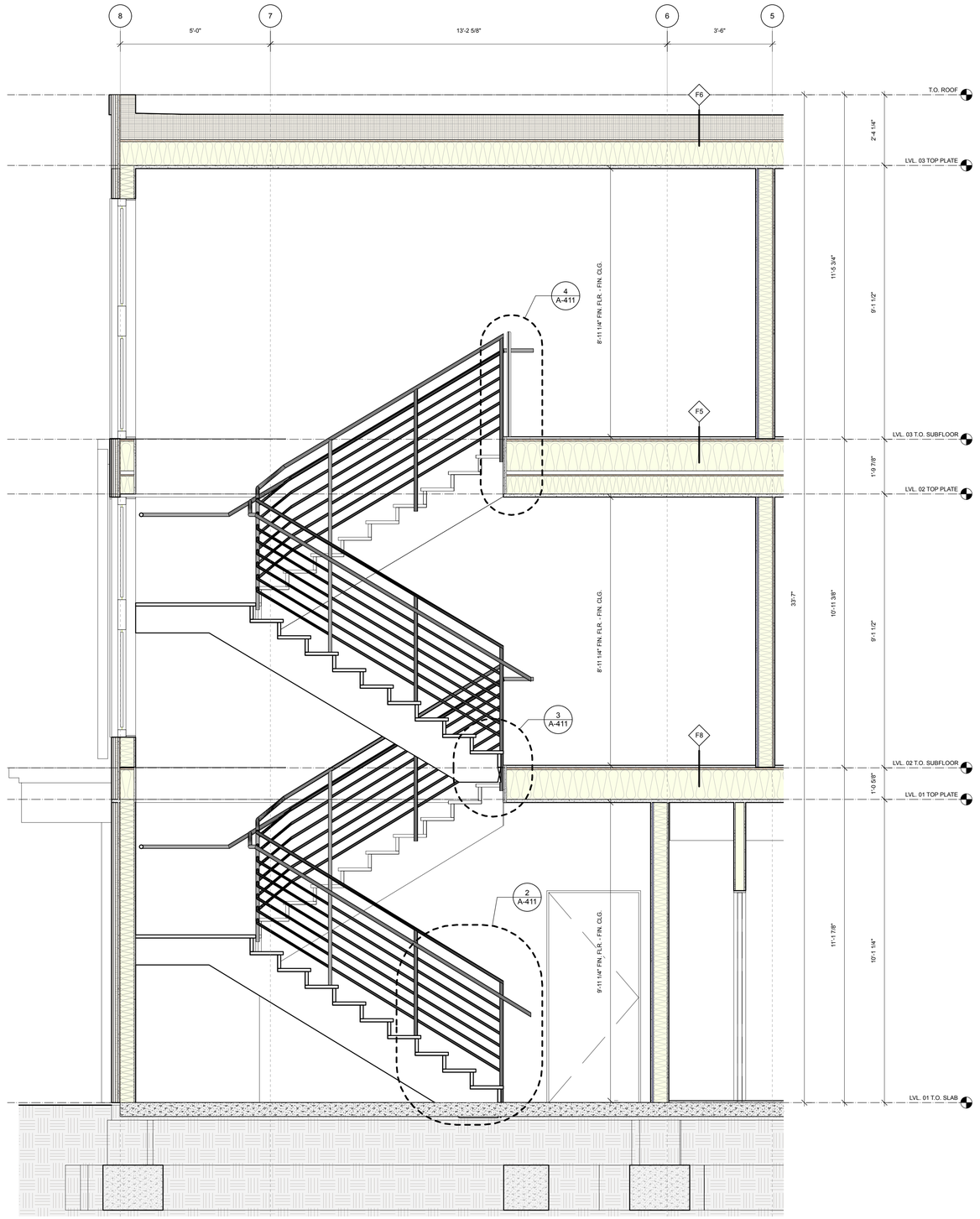
3 A-410 STAIR A PLAN - LEVEL 03 Scale: 1/2" = 1'-0"



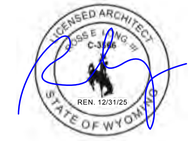
2 A-410 STAIR APLAN - LEVEL 02 Scale: 1/2" = 1'-0"



1 A-410 STAIR A PLAN - LEVEL 01 Scale: 1/2" = 1'-0"



4 A-410 STAIR SECTION Scale: 1/2" = 1'-0"



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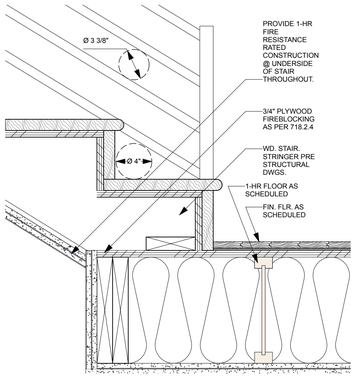
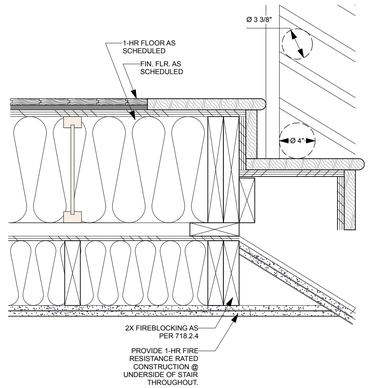


3 STRINGER @ FLOOR DETAIL
Scale: 1 1/2" = 1'-0"



6 STRINGER @ FLOOR DETAIL
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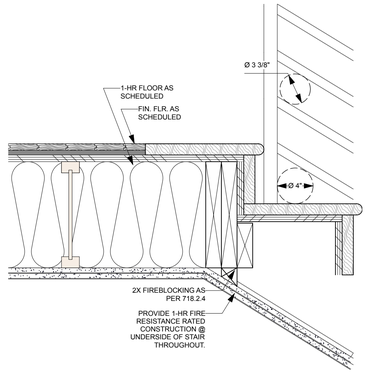

5 STRINGER @ FLOOR DETAIL
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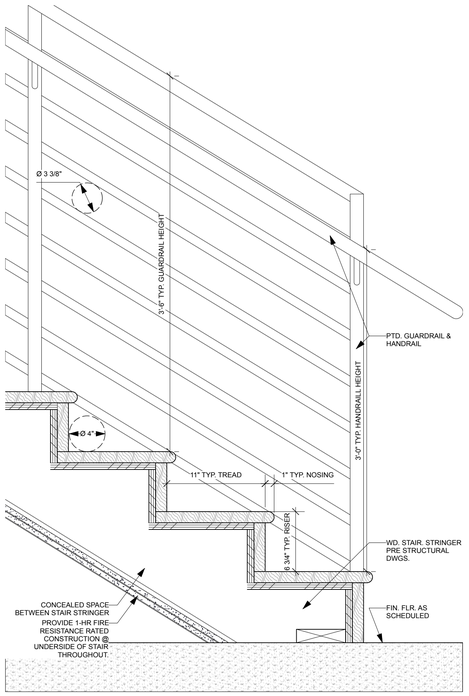
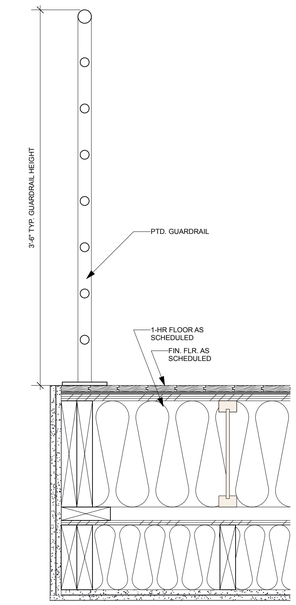


2 STRINGER @ CONC. SLAB DETAIL
Scale: 1 1/2" = 1'-0"



4 GUARDRAIL @ STAIR DETAIL
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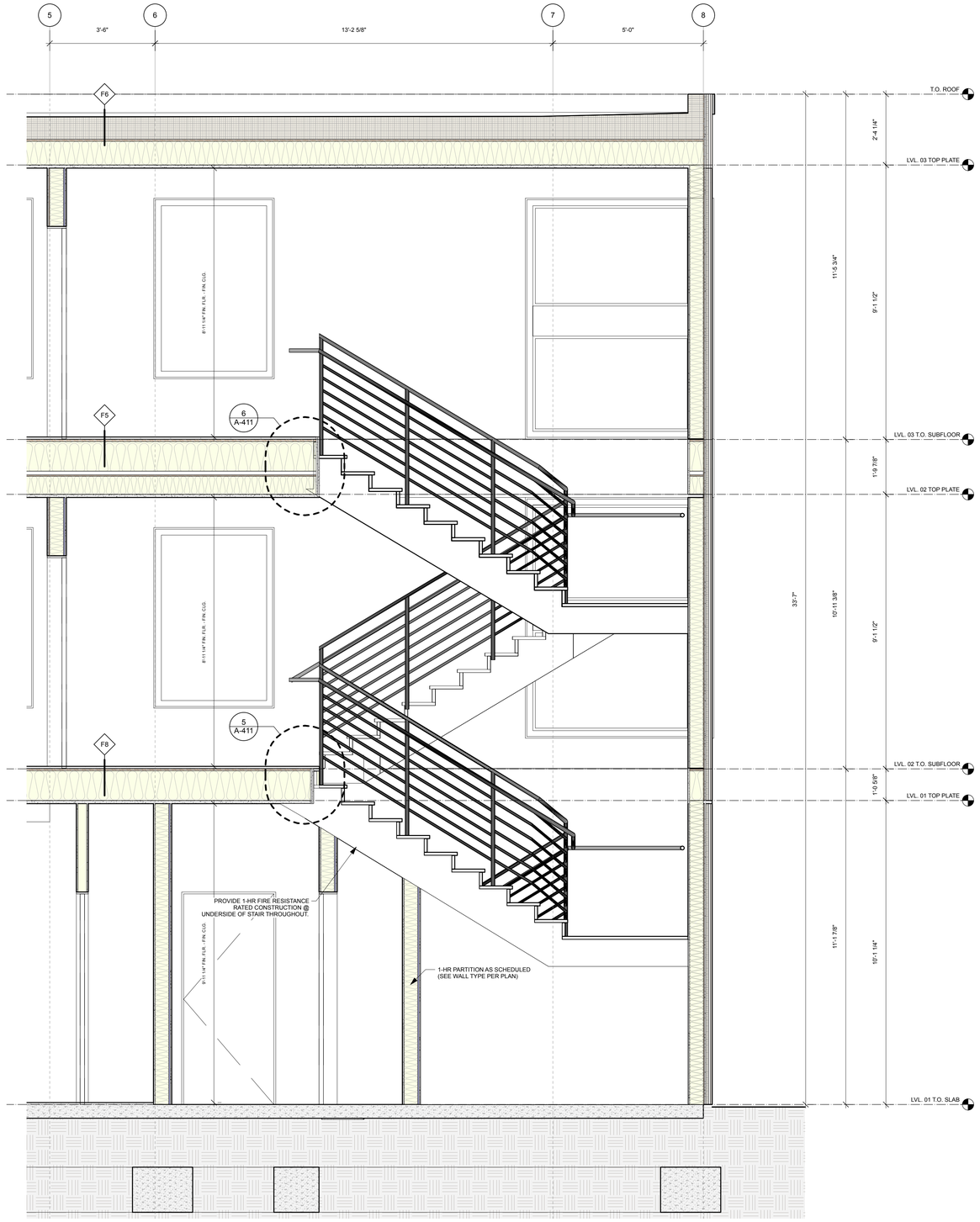

1 A-411 STAIR SECTION Scale: 1/2" = 1'-0"

LICENSED ARCHITECT
JOSE E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

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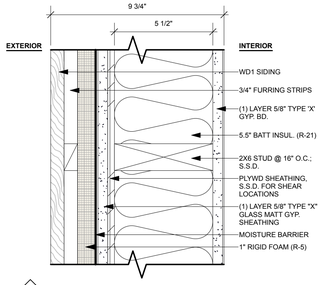
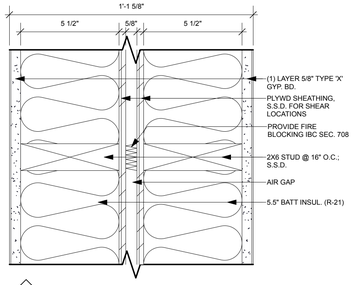


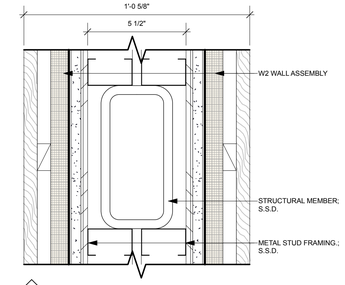
W2 **1-HR EXTERIOR WALL - WOOD SIDING**

1-HR
GA FILE NO. WP 7940
UL DESIGNS U337, U305



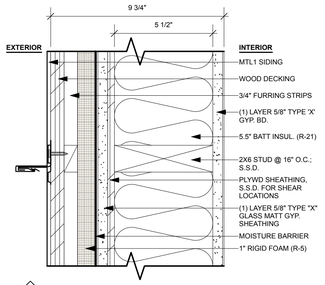
W23 **1-HR INTERIOR MOD WALL - DEMISING**

1-HR
GA FILE NO. WP 3116
UL DESIGNS U341
55 - 59 STC



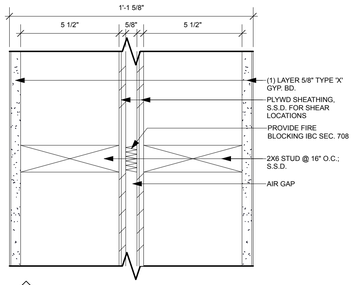
W3 **1-HR EXTERIOR WALL - PARKING**

1-HR
GA FILE NO. WP 6751
UL DESIGNS U419, U499
50 - 54 STC



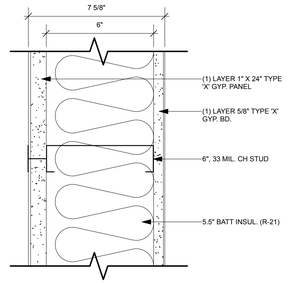
W1 **1-HR EXTERIOR WALL - METAL SIDING**

1-HR
GA FILE NO. WP 7940
UL DESIGNS U337, U305



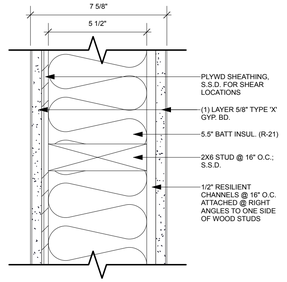
W23 **INTERIOR MOD WALL - UNIT**

1-HR
GA FILE NO. WP 3116
UL DESIGNS U341



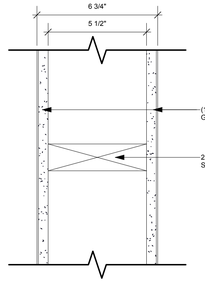
W32 **1-HR INTERIOR SHAFT WALL**

1-HR
GA FILE NO. WP 6751
UL DESIGNS U419, U499
50 - 54 STC



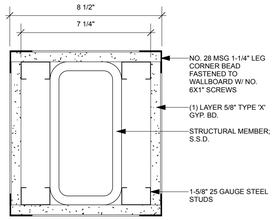
W26 **1-HR INTERIOR WALL - CORRIDOR**

1-HR
GA FILE NO. WP 3242
UL DESIGNS U309
50 - 54 STC



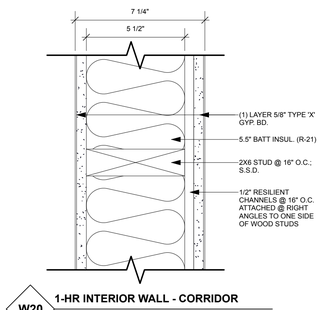
W24 **INTERIOR WALL - UNIT**

1-HR
GA FILE NO. WP 3115
UL DESIGNS U305



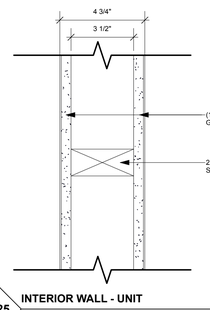
1-HR COLUMN FIREPROOFING; TYP.

1-HR
UL DESIGNS X528



W20 **1-HR INTERIOR WALL - CORRIDOR**

1-HR
GA FILE NO. WP 3242
UL DESIGNS U309
50 - 54 STC



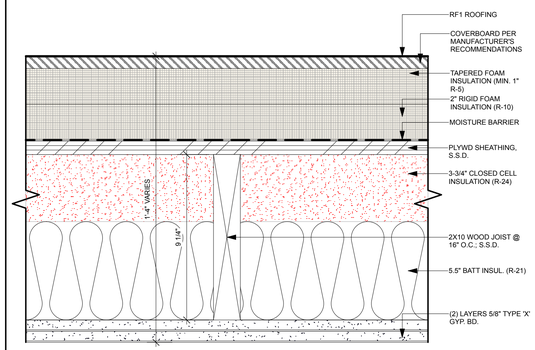
W25 **INTERIOR WALL - UNIT**

1-HR
GA FILE NO. WP 3115
UL DESIGNS U305

GENERAL WALL TYPE NOTES

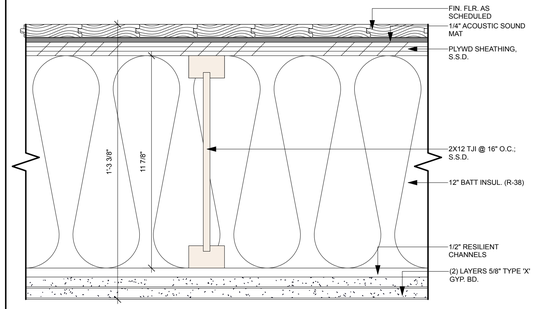
1. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AS PER SECTION 718.
2. WALLS, PARTITIONS AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50 WHERE TESTED IN ACCORDANCE WITH ASTM E90, OR HAVE A NORMLIZED NOISE ISOLATION CLASS (NNIC) RATING OF NOT LESS THAN 45 IF FIELD TESTED, IN ACCORDANCE WITH ASTM E336 FOR AIRBORNE NOISE.
3. SEE SHEET A-501 FOR FIRE PENETRATION AND JOINT DETAILS.
4. AS PER IBC SECTION 602.4.4.1 FIRE-RETARDANT-TREATED-WOOD FRAMING AND SHEATING COMPLYING WITH 2302.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES WITH A 2-HOUR RATING OR LESS.

1 PARTITION TYPES — SCALE: 3" = 1'-0"



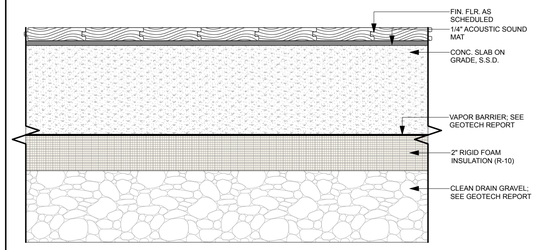
F6 **1-HR ROOF - CEILING**

1-HR
GA FILE NO. RC 2601
ROOFS SHALL HAVE A ROOF ASSEMBLY THAT COMPLIES WITH NOT LESS THAN A CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790, OR AN APPROVED NONCOMBUSTIBLE ROOF COVERING.

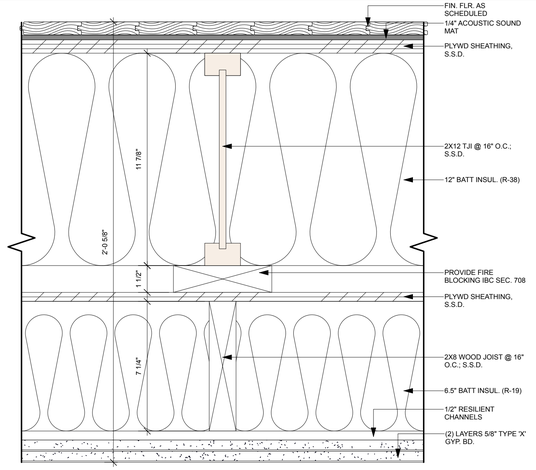


F8 **1-HR FLOOR - CEILING**

1-HR
GA FILE NO. FC 5011
UL DESIGNS L570
60 - 64 STC

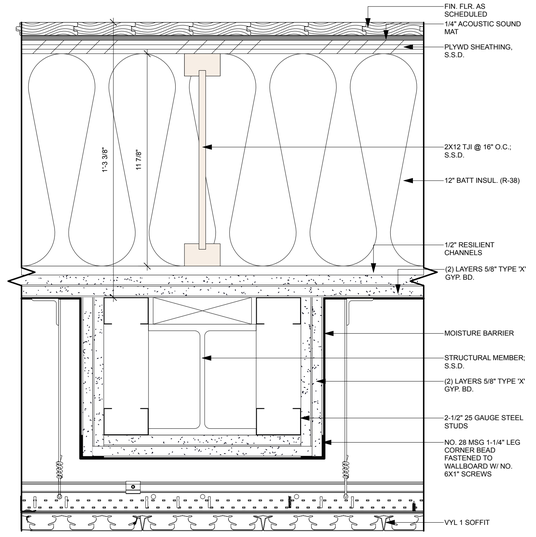


F1 **FLOOR - SLAB**



F5 **1-HR MOD FLOOR - CEILING**

1-HR
GA FILE NO. FC 5011
UL DESIGNS L570
60 - 64 STC



F8.1 **1-HR FLOOR - CEILING - PARKING**

1-HR
GA FILE NO. FC 5011
UL DESIGNS L570
60 - 64 STC

GENERAL FLOOR TYPE NOTES

1. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AS PER SECTION 718.
2. WALLS, PARTITIONS AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50 WHERE TESTED IN ACCORDANCE WITH ASTM E90, OR HAVE A NORMLIZED NOISE ISOLATION CLASS (NNIC) RATING OF NOT LESS THAN 45 IF FIELD TESTED, IN ACCORDANCE WITH ASTM E336 FOR AIRBORNE NOISE.
3. SEE SHEET A-501 FOR FIRE PENETRATION AND JOINT DETAILS.

2 ROOF & FLOOR TYPES — SCALE: 3" = 1'-0"



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APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

PARTITION TYPES

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SCALE

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A-500.00

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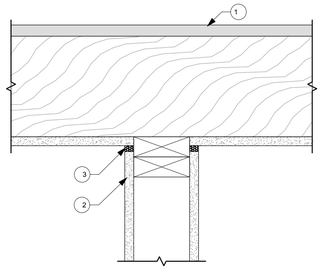
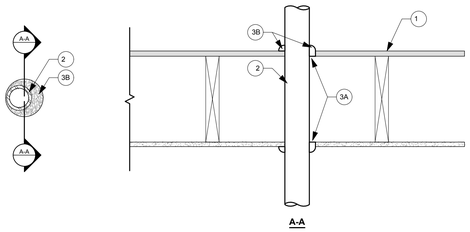


SYSTEM NO. HW-S-0116

1. FLOOR OR ROOF ASSEMBLY — 1 HR FIRE-RATED FLOOR OR ROOF ASSEMBLY.
2. WALL ASSEMBLY — 1 HR FIRE-RATED GYPSUM WALL ASSEMBLY.
3. JOINT SYSTEM — MAX SEPARATION BETWEEN THE BOTTOM OF THE CEILING AND THE TOP OF THE WALL IS 1/2 IN. (13 MM). MIN 5/8 IN. (16 MM) THICKNESS OF FILLMATERIAL INSTALLED TO FILL THE JOINT, FLUSH WITH EACH SURFACE OF THE WALL.

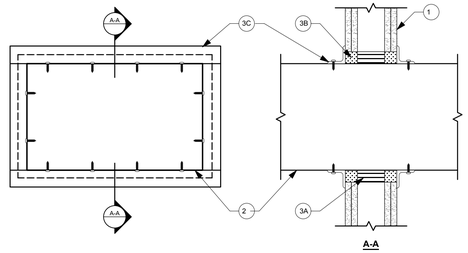
1 1 HR RATED HEAD OF WALL JOINT
Scale: N.T.S.



SYSTEM NO. F-C-1069

1. FLOOR - CEILING ASSEMBLY — 1 HR FIRE-RATED FLOOR OR ROOF ASSEMBLY.
2. THROUGH PENETRANTS — ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE SPACE BETWEEN PIPES, CONDUITS OR TUBING AND PERIPHERY OF OPENING SHALL BE MIN 0 IN. (POINT CONTACT) TO MAX 7/8 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.
A. STEEL PIPE — NOM 8 IN. DIAM (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE.
C. CONDUIT — NOM 4 IN. DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR NOM 6 IN. DIAM (OR SMALLER) STEEL CONDUIT.
3. FIRESTOP SYSTEM — THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
A. PACKING MATERIAL — (OPTIONAL) — FOAM BACKER ROD FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKINGMATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR AND BOTTOM SURFACE OF CEILING AS REQUIRED TO ACCOMODATE THEREQUIRED THICKNESS OF FILL MATERIAL.
B. FILL, VOID OR CAVITY MATERIAL - CAULK — MIN 1/2 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITHTOP SURFACE OF THE FLOOR AND BOTTOM SURFACE OF THE CEILING.

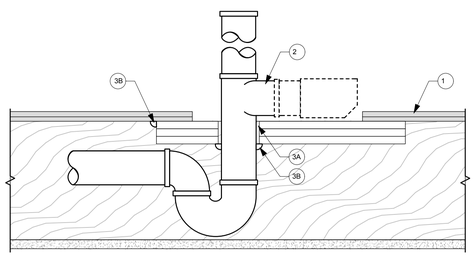
2 1HR RATED THROUGH PENETRATION METALLIC
Scale: N.T.S.



SYSTEM NO. W-L-7009

1. WALL ASSEMBLY — 1 HR FIRE-RATED WALL ASSEMBLY.
2. STEEL DUCT — MAX 12 IN. BY 12 IN. (305 BY 305 MM) NO. 24 GAUGE (OR HEAVIER) STEEL DUCT TO BE INSTALLED VERTICALLY ORHORIZONTALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE STEEL DUCT AND THE PERIPHERY OF THE FRAMED OPENINGSHALL BE MIN 1/4 IN. (6 MM) TO MAX 2 IN. (51 MM). STEEL DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
3. FIRESTOP SYSTEM — THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
A. PACKING MATERIAL — MIN 2-1/2 IN. (64 MM) THICKNESS OF MIN 4 PCF (64 KG/M) MINERAL WOOL BATT INSULATION FIRMLYPACKED BETWEEN FRAMED OPENING AND STEEL DUCT AS A PERMANENT FORM.
B. FILL, VOID OR CAVITY MATERIAL - SEALANT — MIN 5/8 IN. (16 MM)THICKENSS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS ON BOTH SURFACES OF WALL.
C. STEEL RETAINING ANGLES — MIN 2 BY 2 BY 0.030 IN. (51 BY 51 BY 0.76 MM) STEEL ANGLES CUT TO FIT THE CONTOUR OF THESTEEL DUCT WITH A 1 IN. (25 MM) LAP ON BOTH SURFACES OF WALL.

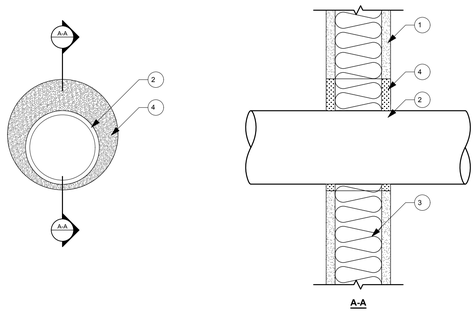
3 1HR RATED THROUGH PENETRATION STEEL DUCT
Scale: N.T.S.



SYSTEM NO. F-C-2189

1. FLOOR - CEILING ASSEMBLY — 1 HR FIRE-RATED FLOOR - CEILING ASSEMBLY.
2. DRAIN PIPING — NOM 2 IN. (51 MM) DIAM (OR SMALLER) SCHEDULE 40 CELLULAR OR SOLID CORE PVC OR ABS PIPE AND DRAIN FITTINGSCEMENTED TOGETHER AND PROVIDED WITH PVC OR ABS BATHTUB WASTE/OVERFLOW FITTING.
3. FIRESTOP SYSTEM — THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
A. FILL, VOID OR CAVITY MATERIAL - WRAP STRIP — NOM 3/16 IN. (5 MM) THICK BY 1 IN. (25 MM) WIDE INTUMESCENT WRAPSTRIP.
B. FILL, VOID OR CAVITY MATERIAL - CAULK — MIN 1/2 IN. (13 MM) DIAM BEAD OF SEALANT TO BE APPLIED AROUND THE PERIMETER OF THE GYPSUM BOARD AT ITS INTERFACE WITH THE WOOD FLOOR.

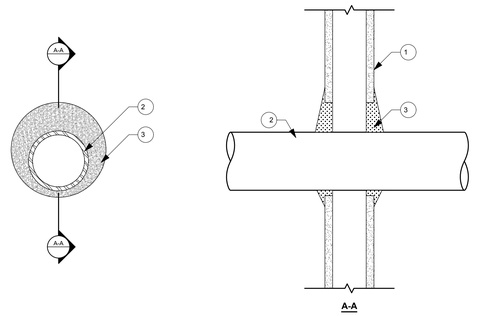
4 1HR RATED THROUGH PENETRATION DRAIN PIPE
Scale: N.T.S.



SYSTEM NO. W-L-1039

1. WALL ASSEMBLY — 1 HR FIRE-RATED WALL ASSEMBLY.
2. THROUGH PENETRANTS — ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
A. STEEL PIPE — NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE. THE ANNULAR SPACE SHALL BE MIN 1/4 TOMAX 1-5/8 IN.
B. CONDUIT — NOM 4 IN. DIAM OR SMALLER STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT. THE ANNULAR SPACE SHALL BEMIN 1/4 TO MAX 1-5/8 IN.
3. FORMING MATERIAL — MIN 2-1/2 IN. THICKNESS OF MIN 3.5 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS APERMANENT FORM. FORMING MATERIAL TO BE RECESSED FROM BOTH SURFACES OF WALL TO ACCOMMODATE THE REQUIRED THICKNESS OF FILLMATERIAL.
4. FILL, VOID OR CAVITY MATERIAL — MIN 1/2 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL.

5 1HR RATED THROUGH PENETRATION METALLIC
Scale: N.T.S.



SYSTEM NO. W-L-1087

1. WALL ASSEMBLY — 1 HR FIRE-RATED WALL ASSEMBLY.
2. THROUGH PENETRANTS — ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
A. STEEL PIPE — NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE. THE ANNULAR SPACE SHALL BE MIN 1/4 TOMAX 1-1/4 IN.
B. CONDUIT — NOM 4 IN. DIAM OR SMALLER STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT. THE ANNULAR SPACE SHALL BEMIN 1/4 TO MAX 1-1/4 IN.
3. FILL, VOID OR CAVITY MATERIAL — MIN 5/8 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL.

6 1HR RATED THROUGH PENETRATION METALLIC
Scale: N.T.S.



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10/19/2022	.	DRC SUBMISSION
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04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

FIRE PENETRATIONS

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SCALE

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SHEET

A-501.00

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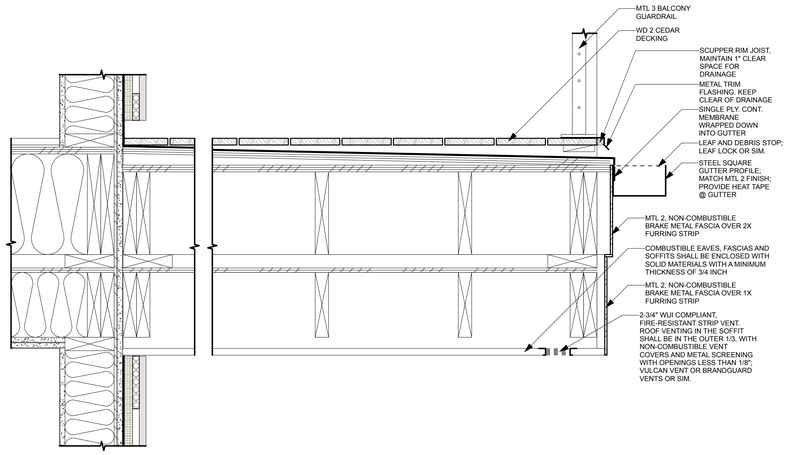
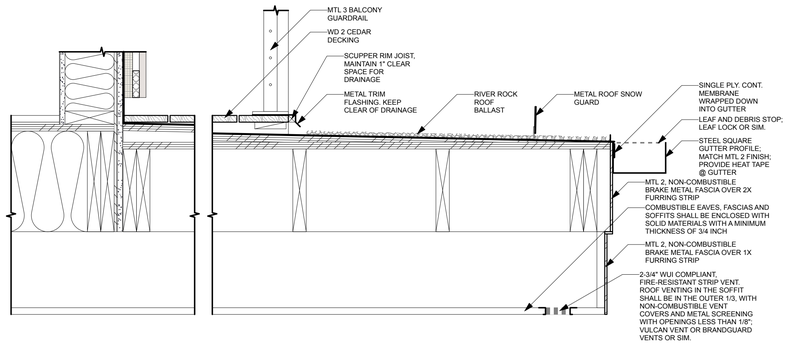
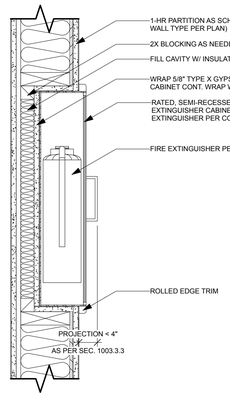


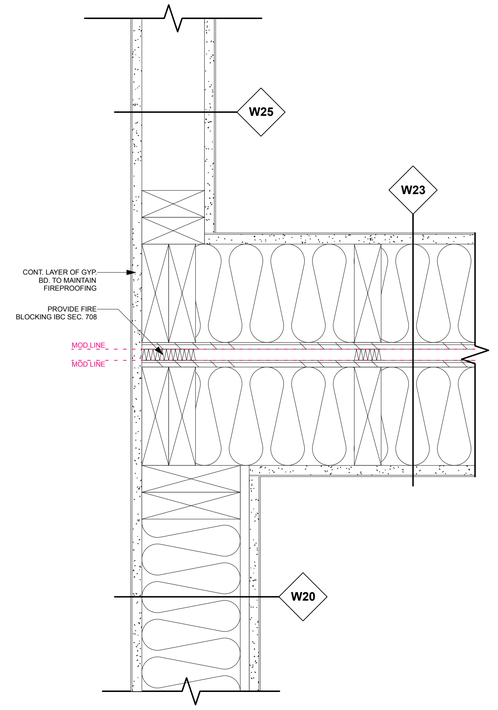
2 A-510 TYP. BALCONY DETAIL Scale: 1 1/2" = 1'-0"



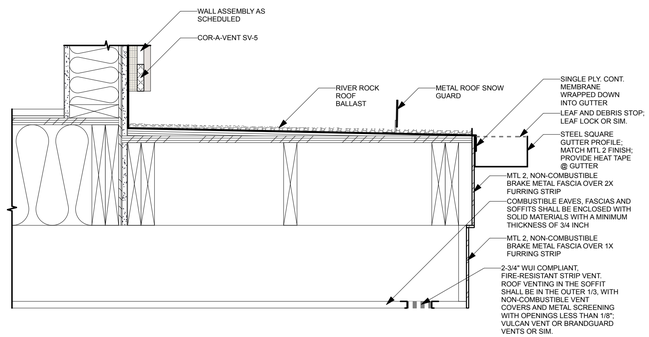
1 A-510 TYP. LOWER ROOF / BALCONY DETAIL Scale: 1 1/2" = 1'-0"



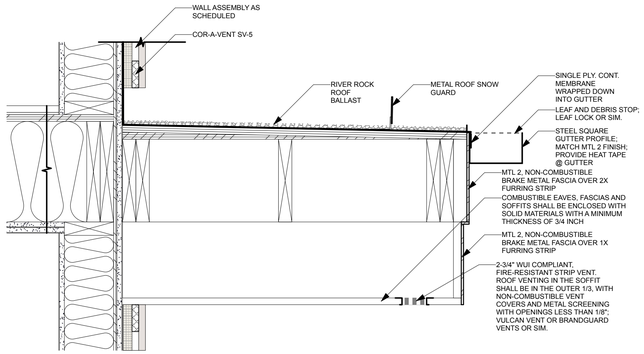
6 A-510 FIRE EXTINGUISHER CABINET Scale: 1 1/2" = 1'-0"



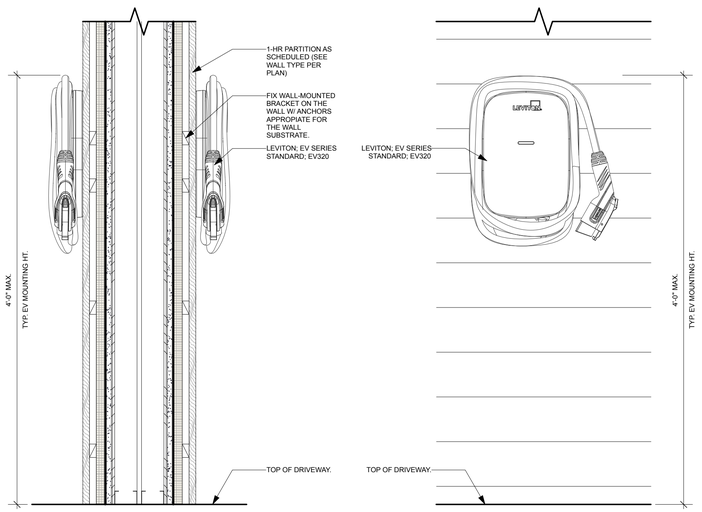
7 A-510 FIRE EXTINGUISHER CABINET Scale: 3" = 1'-0"



3 A-510 LOWER ROOF OVERHANG DETAIL Scale: 1 1/2" = 1'-0"



4 A-510 LOWER ROOF OVERHANG DETAIL Scale: 1 1/2" = 1'-0"



5 A-510 PARKING EV CHARGER DETAIL Scale: 1 1/2" = 1'-0"

LICENSED ARCHITECT
TOBY E. LONG, JR.
C-3696
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

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10/19/2022	.	DRC SUBMISSION
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SCALE

AS NOTED

SHEET

A-510.00

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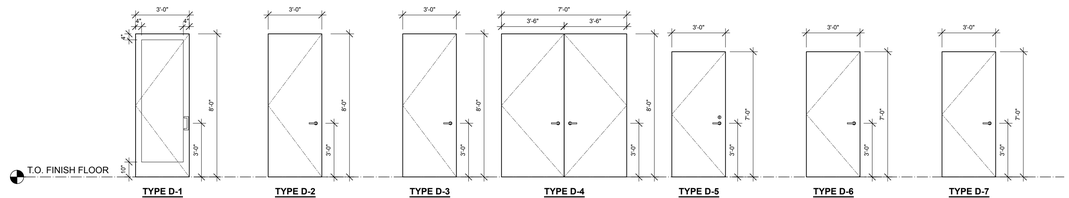
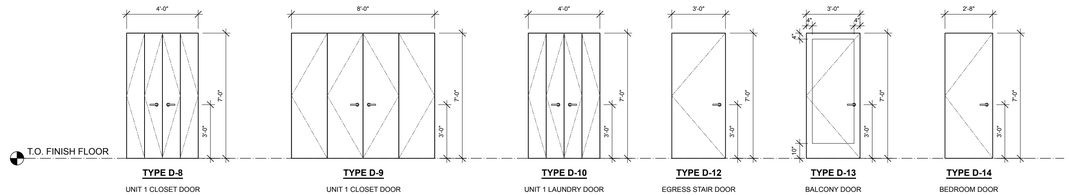
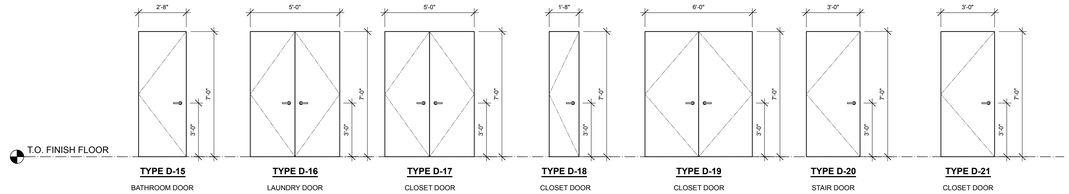
Door Schedule

Image		Mark	Nominal Size: Width	Height	Thickness	Door Style: Door Operation	Top Shape	Slab Style	Glaz. Style	Door Data: Mfr	Model No.	Accessories	Comments
	D-	1	3'0"	8'0"	1 3/4"	Swing Simple	Square	Glass	Temp.				45 MIN. FPSC; FULLY GLAZED TO THE MAXIMUM AMOUNT OF GLAZING THAT WAS TESTED TO ACHIEVE THE MANUFACTURER'S "D-H-45" RATING
	D-	2	3'0"	8'0"	1 3/4"	Swing Simple	Square	Solid	None				45 MIN. FPSC
	D-	3	3'0"	8'0"	1 3/4"	Swing Simple	Square	Solid	None				60 MIN. FPSC
	D-	4	7'0"	8'0"	1 3/4"	Swing Bi-part	Square	Solid	None				45 MIN. FPSC
	D-	5	3'0"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				20 MIN. FPSC
	D-	6	3'0"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				
	D-	7	3'0"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				
	D-	8	4'0"	7'0"	1 3/4"	---	Square	Solid	None				
	D-	9	8'0"	7'0"	1 3/4"	Bi-fold Bi-part	Square	Solid	None				
	D-	10	4'0"	7'0"	1 3/4"	Bi-fold Bi-part	Square	Solid	None				
	D-	12	3'0"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				60 MIN. FPSC
	D-	13	3'0"	8'0"	1 3/4"	Swing Simple	Square	Glass	Temp.				45 MIN. RATED FULLY GLAZED TO THE MAXIMUM AMOUNT OF GLAZING THAT WAS TESTED TO ACHIEVE THE MANUFACTURER'S "D-H-45" RATING
	D-	14	2'8"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				
	D-	15	2'8"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				
	D-	16	5'0"	7'0"	1 3/4"	Swing Bi-part	Square	Solid	None				
	D-	17	5'0"	7'0"	1 3/4"	Swing Bi-part	Square	Solid	None				
	D-	18	1'8"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				
	D-	19	6'0"	7'0"	1 3/4"	Swing Bi-part	Square	Solid	None				
	D-	20	3'0"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				60 MIN. FPSC
	D-	21	3'0"	7'0"	1 3/4"	Swing Simple	Square	Solid	None				20 MIN. FPSC







1 DOOR LEGEND
Scale: 1/4" = 1'-0"

GENERAL DOOR NOTES

1. REFER TO ACCESSIBILITY SHEET FOR DOOR MANUVERING CLEARANCES AND DOOR THRESHOLD DETAILS.
2. SEE FLOOR PLANS FOR SWING DIRECTION.
3. VERIFY ALL WALL THICKNESSES IN FIELD PRIOR TO ORDER.
4. VERIFY ALL R.O. AND FRAME DIMS WITH PROPRIETARY DOOR FRAME MANUFACTURER'S STANDARDS AND REQUIREMENTS.
5. SEE HARDWARE SCHEDULES FOR DOOR HARDWARE GROUPS.
6. ALL GLASS DOOR PANELS SHALL BE CLEAR TEMPERED GLASS, U.O.N. PROVIDE SAFETY GLAZING AS REQUIRED BY 2021 IBC.
7. GLAZING IN EXTERIOR DOORS TO BE LOW-E INSULATED GLASS UNITS U.O.N.
8. PROVIDE SINGLE GLAZING FOR LITES IN INTERIOR DOORS, U.O.N.
9. FOR ALL EXIT DOORS:
   A. DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
   B. FLUSH OR SURFACE BOLTS ARE PROHIBITED.
10. COORDINATE KEYING HIERARCHY WITH OWNER.
11. COORDINATE ADDITIONAL DOOR HARDWARE WITH OWNER INCLUDING BUT NOT LIMITED TO INTERCOM, KEY FOB, POWER OPERATED, AND /OR SENSOR OPENING.
12. ALL DOORS INTO STAIR ENCLOSURES ARE TO BE MAINTAINED SELF-CLOSING OR AUTOMATIC CLOSING.
13. ALL INTERIOR DOORS TO BE SOLID CORE OR SOLID WOOD, U.O.N
14. WHERE DOOR HARDWARE OPERATES BY PUSH OR PULL, THE OPERATIONAL FORCE TO UNLATCH THE DOOR SHALL NOT EXCEED 15 POUNDS (67 N).
15. FOR INTERIOR SWINGING EGRESS DOORS THAT ARE MANUALLY OPERATED, OTHER THAN DOORS REQUIRED TO BE FIRE RATED, THE FORCE FOR PUSHING OR PULLING OPEN THE DOOR SHALL NOT EXCEED 5 POUNDS (22 N).
16. FOR OTHER SWINGING DOORS, SLIDING DOORS OR FOLDING DOORS, AND DOORS REQUIRED TO BE FIRE RATED, THE DOOR SHALL REQUIRE NOT MORE THAN A 30-POUND (133 N) FORCE TO BE SET IN MOTION AND SHALL MOVE TO A FULL-OPEN POSITION WHEN SUBJECTED TO NOT MORE THAN A 15-POUND (67 N) FORCE.
17. SMOOTH 10" MIN. KICK PANEL IS TO BE PROVIDED AT ALL EXTERIOR DOORS
18. DRYER CLOSET DOOR TO BE LOUVERED AND HAVE AN OPEN AREA GREATER THAN 100 SQIN.
19. PROVIDE KNOX BOX ENTRY SYSTEM. PROVIDE ACCESS KEY INSIDE KNOX BOX AS REQUIRED BY THE FIRE DVISION. AT ALL ENTRANCES TO THE BUILDING AND ADJACENT OT FIRE RISER ROOM, FIRE ALARM CONTROL ROOM AND FIRE PUMP ROOM.
20. ELECTRIC GATES SHALL HAVE KNOX KEY SWITCHES FOR FIRE DEPARTENT ACCESS.
21. DOOR CLOSERS SHALL BE ADJUSTED SO THAT THE CLOSIING SPEED IS 5 SECONDS MINIMUM FROM 90˚ TO 12˚.



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DOOR SCHEDULE

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SCALE

AS NOTED

SHEET

A-600.00

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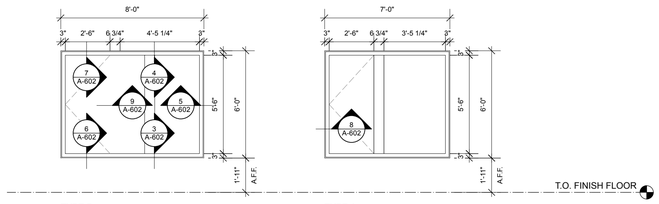
Window Schedule

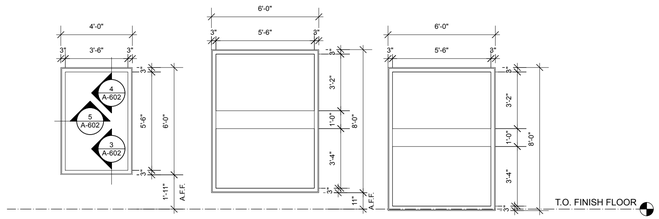
Image		Mark	Type	Nominal Size O.A. Width	Nominal Size O.A. Height	Window Style Sash Operation	Window Style Shape	Window Style Top Shape	Glass Glazing	Window Data Mfr.	Window Data Model No.	Window Data Accessories	Frame Data Frame Material	Frame Data Frame Finish	Comments
	W-	A		7'0"	6'0"	Custom	Rectangle	Square	Dual-pane, Low-E Insulating Glass	Pella	Impervia	Matte Black Easy-Slide Operator	Fiberglass	Powder-Coat Black	Combination Casement & Picture Window. As per section 505.8 of 2024 IWUIC exterior windows hall be tempered glass, "multilayered glass panels, or have a fire protection rating of not less than 20 min.
	W-	B		8'0"	6'0"	Custom	Rectangle	Square	Dual-pane, Low-E Insulating Glass	Pella	Impervia	Matte Black Easy-Slide Operator	Fiberglass	Powder-Coat Black	Combination Casement & Picture Window. As per section 505.8 of 2024 IWUIC exterior windows hall be tempered glass, "multilayered glass panels, or have a fire protection rating of not less than 20 min.
	W-	C		4'0"	6'0"	Fixed Glass	Rectangle	Square	Dual-pane,Low-E Insulating Glass	Pella	Impervia		Fiberglass	Powder-Coat Black	Picture Window. As per section 505.8 of 2024 IWUIC exterior windows hall be tempered glass, "multilayered glass panels, or have a fire protection rating of not less than 20 min.
	W-	D		6'0"	8'0"	Custom	Rectangle	Square	Dual-pane, Low-E Insulating,Tempered Glass	Pella	Impervia		Fiberglass	Powder-Coat Black	Picture Window. As per section 505.8 of 2024 IWUIC exterior windows hall be tempered glass, "multilayered glass panels, or have a fire protection rating of not less than 20 min.
	W-	E		6'0"	8'0"	Custom	Rectangle	Square	Dual-pane, Low-E Insulating,Tempered Glass	Pella	Impervia		Fiberglass	Powder-Coat Black	Picture Window. As per section 505.8 of 2024 IWUIC exterior windows hall be tempered glass, "multilayered glass panels, or have a fire protection rating of not less than 20 min.
	W-	F		8'0"	5'0"	Custom	Rectangle	Square	Dual-pane, Low-E Insulating Glass	Pella	Impervia	Matte Black Easy-Slide Operator	Fiberglass	Powder-Coat Black	Combination Casement & Picture Window. As per section 505.8 of 2024 IWUIC exterior windows hall be tempered glass, "multilayered glass panels, or have a fire protection rating of not less than 20 min.
	W-	G		7'0"	5'0"	Custom	Rectangle	Square	Dual-pane, Low-E Insulating Glass	Pella	Impervia	Matte Black Easy-Slide Operator	Fiberglass	Powder-Coat Black	Combination Casement & Picture Window. As per section 505.8 of 2024 IWUIC exterior windows hall be tempered glass, "multilayered glass panels, or have a fire protection rating of not less than 20 min.



TYPE B
COMBO CASEMENT & PICTURE WINDOW

TYPE A
COMBO CASEMENT & PICTURE WINDOW

1 WINDOW LEGEND
Scale: 1/4" = 1'-0"

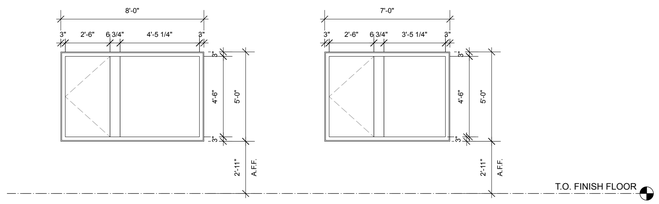


TYPE C
PICTURE WINDOW

TYPE D
PICTURE WINDOW

TYPE E
PICTURE WINDOW

2 WINDOW LEGEND
Scale: 1/4" = 1'-0"



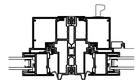
TYPE F
COMBO CASEMENT & PICTURE WINDOW

TYPE G
COMBO CASEMENT & PICTURE WINDOW

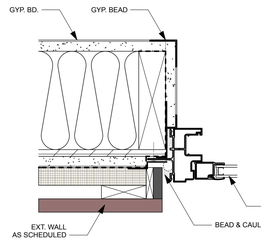
10 WINDOW LEGEND
Scale: 1/4" = 1'-0"

GENERAL WINDOW NOTES

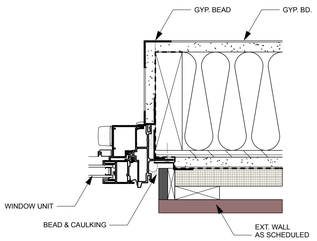
1. GENERAL CONTRACTOR TO VERIFY QUANITY OF WINDOWS WITH PLANS AND PROVIDE SHOP DRAWINGS PRIOR TO WINDOW FABRICATION.
2. GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENING DIMENSIONS IN FIELD PRIOR TO WINDOW FABRICATION.
3. OVERALL DIMENSIONS ARE OF WINDOW UNITS.
4. ALL OPERABLE WINDOWS ARE OUT-SWINGING WINDOWS, U.N.O.
5. A MAXIMUM U-FACTOR OF 0.32 SHALL BE PROVIDED FOR THE FENESTRATION.
6. SEE PLANS AND ELEVATIONS FOR WINDOW ORIENTATION.
7. REFER TO MFR. GUIDELINES AND INSTALLTION METHODS FOR DETAILS AND WATERPROOFING.



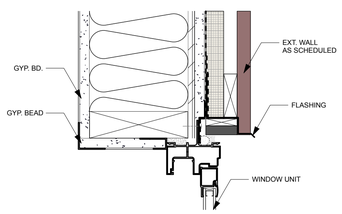
9 JAMB - VERT. JOINING MULLION
Scale: 3" = 1'-0"



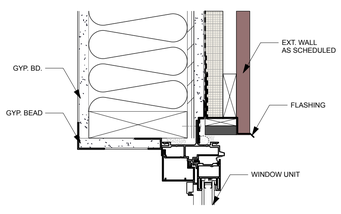
5 JAMB - FIXED
Scale: 3" = 1'-0"



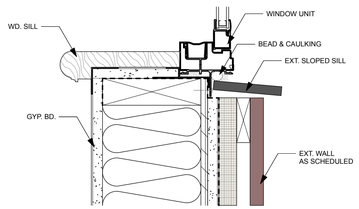
8 JAMB - CASEMENT
Scale: 3" = 1'-0"



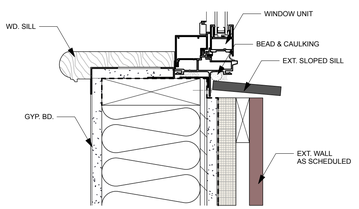
4 HEAD - FIXED
Scale: 3" = 1'-0"



7 HEAD - CASEMENT
Scale: 3" = 1'-0"



3 SILL - FIXED
Scale: 3" = 1'-0"



6 SILL - CASEMENT
Scale: 3" = 1'-0"



PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION
05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

WINDOW SCHEDULE

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

SCALE
AS NOTED

SHEET
A-602.00

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1 A-603 SCOTT LANE ELEV. MURAL Scale: 3/8" = 1'-0"

GENERAL STOREFRONT NOTES

1. FINAL SHOP DRAWINGS TO BE REVIEWED BY THE ARCHITECT.
2. FABRICATOR TO PRODUCE A MOCKUP FOR ARCHITECT'S APPROVAL PRIOR TO FINAL FABRICATION.

LICENSED ARCHITECT
JESSE E. LONG, III
C-3696
REN. 12/31/25
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
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05/12/2024	.	PERMIT SUBMISSION

ISSUE DATE: 05/12/24

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MURAL DETAILS

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SCALE

AS NOTED

SHEET

A-603.00

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EXTERIOR FINISH SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL / FINISH	NOTES
MTL1	STANDING METAL SEAM SIDING	WESTERN STATES METAL ROOFING	WESTERN LOCK STANDING SEAM; 1.75" RIB HEIGHT; 12" OVERAL WIDTH; PVDF RESIN BASED FINISH; 24 GAUGE; COLOR: SLATE GRAY	SNAP LOCK PANEL WITH CLIPS AND CONCEALED FASTNERS. SEE FOOTNOTE 1.
MTL 2	METAL TRIM & FASCIA	WESTERN STATES METAL ROOFING	24 GAUGE; COLOR: DARK BRONZE	BEND ON SITE. SEE FOOTNOTE 1.
MTL 3	BALCONY GUARDRAIL	TBD	GALVANIZED METAL GUARDRAILS PAINTED DARK BRONZE	
VYL 1	VINYL SOFFIT	TBD	TBD	SEE FOOTNOTE 1.
WD1	CEDAR SIDING	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
WD2	CEDAR DECKING	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
WD3	CEDAR SOFFIT	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
RF1	ROOFING	DUROLAST	PVC WHITE MEMBRANE	ROOFS SHALL HAVE A ROOF ASSEMBLY THAT COMPLIES WITH NOT LESS THAN A CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790, OR AN APPROVED NONCOMBUSTIBLE ROOF COVERING.
MISC 1	PERFORATED MURAL	TBD	PERFORATED METAL SCREEN & CNC CUT METAL MURAL	SEE SHEET A-603 FOR ADDITONAL DETAILS AND SPECIFICATIONS.

EXTERIOR FINISH NOTES

1. EXTERIOR WALLS OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED PER SECTION 505.5 OF THE IWUIC 2024.
1. SAMPLES TO BE PROVIDED TO ARCHITECT FOR FINAL APPROVAL.
2. REFER TO MFR. GUIDELINES AND INSTALLATION METHODS.
3. ANY ALTERNATES ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

FF&E SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL / FINISH	NOTES
WC-1	WATER CLOSET	TBD	TBD	
TUB-1	TUB	TBD	TBD	
LAV-1	LAVATORY	TBD	TBD	W/ UNDERSINK STORAGE & MEDICINE CAB.
MED CAB-1	MEDICINE CAB.	TBD	TBD	
WR-1	WARDROBE	TBD	TBD	
BKCSE-1	BOOKCASE	TBD	TBD	
BKCSE-2	BOOKCASE	TBD	TBD	
HOOKS-1	WALL HOOKS	TBD	TBD	3 HOOKS
WD-1	WASHER DRYER	TBD	TBD	STACKED WASHER AND DRYER COMBO.
TV-1	TELEVISION	TBD	TBD	
REF-1	REFRIGERATOR	TBD	TBD	30"; 21 CF.
REF-2	REFRIGERATOR	TBD	TBD	36"; 25 CF.
DW-1	DISHWASHER	TBD	TBD	24" WIDTH
GB-1	GARAGE DISPOSAL	TBD	TBD	
SINK-1	SINK	TBD	TBD	30" WIDTH
SINK-2	SINK	TBD	TBD	32" WIDTH
STOVE-1	STOVE	TBD	TBD	30" WIDTH
HOOD-1	HOOD	TBD	TBD	RECIRCULATING RANGE HOOD

FF&E NOTES

1. APPLIANCES ARE TO BE NEW, ENERGY STAR, UL LISTED, 1-YEAR WARRANTY
2. INSTALL PER MFR. GUIDELINES.



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SCALE

AS NOTED

SHEET

A-604.00

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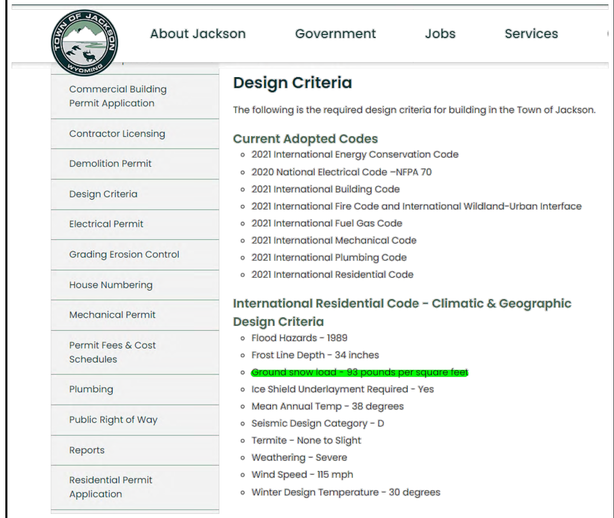
PROJECT INFORMATION & INTRODUCTION

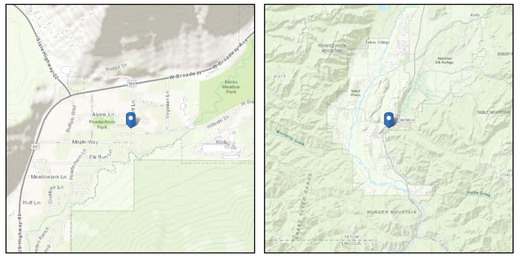


ASCE 7 Hazards Report

Address:
910 Smith Ln
Jackson, Wyoming
83001

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Stiff Soil

Latitude: 43.471243
Longitude: -110.782753
Elevation: 0 ft (NAVD 88)



Wind

Results:

Wind Speed	105 Vmph
10-year MRI	75 Vmph
25-year MRI	81 Vmph
50-year MRI	86 Vmph
100-year MRI	91 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2
Date Accessed: Wed Dec 28 2022

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2.

Seismic

Site Soil Class: D - Stiff Soil
Results:

S_S :	1.046	S_{D1} :	N/A
S_1 :	0.345	T_L :	8
F_a :	1.082	PGA :	0.464
F_v :	N/A	PGA_M :	0.527
S_{MS} :	1.131	F_{PGA} :	1.136
S_{M1} :	N/A	I_e :	1
S_{DS} :	0.754	C_v :	1.309

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.
Data Accessed: Wed Dec 28 2022
Date Source: USGS Seismic Design Maps

SHEET INDEX

GENERAL NOTES

SCS STRUCTURAL COVER SHEET
SN1 STRUCTURAL GENERAL NOTES
SN2 STRUCTURAL GENERAL NOTES

PLANS

S0 FOUNDATION PLAN
S1 1ST LEVEL SITE FRAMING PLAN
S2 2ND LEVEL MODULAR FLOOR FRAMING PLAN
S3 2ND LEVEL MODULAR CEILING FRAMING PLAN
S4 3RD LEVEL MODULAR FLOOR FRAMING PLAN
S5 3RD LEVEL ROOF FRAMING PLAN
S6.1 2ND LEVEL STRAPS AT FLOOR ASSEMBLY
S6.2 2ND LEVEL MODULAR SHEAR WALL & STRAP PLAN
S6.3 3RD LEVEL STRAPS AT FLOOR ASSEMBLY
S6.4 3RD LEVEL MODULAR SHEAR WALL & STRAP PLAN
S7 ROOF & BALCONY SNOW LOADING PLAN

STRUCTURAL DETAILS

SD0 TYPICAL FOUNDATION DETAILS
SD1 FOUNDATION DETAILS
SD2 SITE GENERAL FRAMING DETAILS
SD2.1 MODULAR GENERAL FRAMING DETAILS
SD2.2 MODULAR GENERAL FRAMING DETAILS
SD3.1 TYPICAL MODULAR FRAMING DETAILS
SD3.2 SITE FRAMING & CONNECTION DETAILS
SD3.3 TYPICAL STAIR & DRAG CONNECTION DETAILS
SD5 TYPICAL STEEL FRAMING DETAILS

PROJECT DESIGN CRITERIA	
BUILDING CODE:	2021 IBC
LOCATION (LATITUDE / LONGITUDE):	43.471243, -110.782753
GEOTECHNICAL PARAMETERS:	
SOILS ENGINEER:	JORGENSEN GEOTECHNICAL
REPORT NUMBER:	22132
DATE:	DECEMBER 12, 2022
ALLOWABLE SOIL BEARING PRESSURES:	6000 PSF
ALLOWABLE PASSIVE PRESSURE:	433PCF
EXPANSION POTENTIAL:	NOT PROVIDED
PLASTICITY INDEX:	NOT PROVIDED
LIQUEFACTION POTENTIAL:	UNLIKELY
TOTAL SETTLEMENT:	LESS THAN 1"
DIFFERENTIAL SETTLEMENT POTENTIAL:	LESS THAN $\frac{3}{4}$"
CORROSIVITY:	NOT IN SCOPE
SULFATE CONTENT:	NOT IN SCOPE
CHLORIDE CONTENT:	NOT IN SCOPE
SEISMIC DESIGN PARAMETERS:	
RISK CATEGORY:	II
SITE CLASS:	D
SHORT PERIOD SPECTRAL ACCELERATION, S_S:	1.046
1s PERIOD SPECTRAL ACCELERATION, S_1:	0.345
SPECTRAL RESPONSE COEFFICIENT, S_{D1}:	N/A
SHORT PERIOD SPECTRAL RESPONSE, S_{DS}:	0.754
SITE COEFFICIENT, F_a:	1.082
SITE COEFFICIENT, F_v:	N/A
SEISMIC DESIGN CATEGORY:	D
SEISMIC IMPORTANCE FACTOR, I_e:	1.00
RESPONSE MODIFICATION, R & SEISMIC FORCE RESISTING SYSTEM:	6.5 - LIGHT FRAMED SHEAR WALLS
DESIGN PROCEDURE:	EQUIVALENT LATERAL FORCE
REDUNDANCY FACTOR, ρ:	1.3
SYSTEM OVERSTRENGTH FACTOR, Ω:	2.5
DEFLECTION AMPLIFICATION FACTOR, C_d:	4.0
WIND DESIGN PARAMETERS:	
RISK CATEGORY:	II
WIND EXPOSURE CATEGORY:	C
ULTIMATE DESIGN WIND SPEED (3-SECOND GUST), V_{ULT}:	105
NOMINAL DESIGN WIND SPEED (3-SECOND GUST), V_{ASD}:	81 MPH
INTERNAL PRESSURE COEFFICIENT, GC_{pi}:	±0.18

GRAVITY DESIGN PARAMETERS: (PSF, SERVICE LOADS)					
	DEAD	ROOF LIVE	SNOW	LIVE	TOTAL
MODULAR ROOF:	16	20	59	-	95
MODUALR FLOOR:	15	-	-	40	55
MODUALR CEILING	11	-	-	-	12
EXTERIOR WALL:	12	-	-	-	12
INTERIOR WALL:	10	-	-	-	10

ISE STRUCTURAL ENGINEERS
27369 VIA INDUSTRIA
TEMECULA, CA 92590
TELE: 951.600.0032
WWW.ISEENGINEERS.COM
SOCAL | NORCAL | COLORADO

TEAM CONTACT INFORMATION:

ISE PROJECT NO.: 8500.13
PROJECT MANAGER:
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MATTHEW@ISEENGINEERS.COM

PROJECT DESIGN ENGINEER:
GREG DELEON
GREG@ISEENGINEERS.COM

PROJECT INFORMATION:

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910 SMITH LANE
JACKSON, WY 83001

CONTACT INFORMATION:

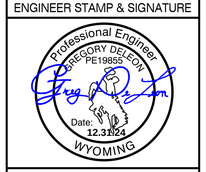
ARCHITECT:
TOBY LONG, AIA NCARB
CH X TLD PREFAB EVOLVED
6114 LA SALLE AVENUE #552
OAKLAND, CA 94611
415.905.9030

GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE



DATE: 07/12/2024

SHEET TITLE:

STRUCTURAL COVER SHEET

SHEET NUMBER:

SCS

100% SUBMITTAL SET

WOOD FRAMING

1. SAWN LUMBER: ALL STRUCTURAL SAWN LUMBER SHALL BE DOUGLAS FIR LARCH WITH 19% MAXIMUM MOISTURE CONTENT OF THE FOLLOWING GRADES, CONFORMING TO STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, UNLESS NOTED OTHERWISE. THE LUMBER GRADES AS SPECIFIED BELOW MEET MINIMUM REQUIREMENTS:

LUMBER GRADES	
CONDITION	GRADE
PLATES & BLOCKING	STANDARD OR BETTER
STUDS TO 10'-0" IN HEIGHT	STANDARD OR BETTER
STUDS OVER 10'-0" IN HEIGHT	#2
2x RAFTER JOISTS	#2
4x6 THROUGH 4x12 BEAMS, HEADER & POSTS	#2
4x14 BEAMS, HEADERS & POSTS	#1
4x4 POSTS, HEADERS	#2
6x AND LARGER POSTS, BEAMS, STRINGERS	#1

2. GRADE STAMPS: WHERE POSSIBLE ALL LUMBER GRADE STAMPS SHALL REMAIN ON LUMBER AFTER INSTALLATION. CONVENTIONAL LUMBER SHALL MEET DOC PS 20 REQ.

3. PRESSURE TREATED LUMBER: ALL EXPOSED EXTERIOR WOOD AND WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED FIR. ALL NAILS TO PLATES TREATED w/ BORATE MAY BE STANDARD NAILS, FOR ALL OTHER PRESSURE TREATED PLATES, USE HOT DIP GALVANIZED NAILS.

4. PLYWOOD/OSB: EACH WOOD-BASED STRUCTURAL-USE PANEL USED FOR DIAPHRAGM CONSTRUCTION SHALL BE IDENTIFIED BY A REGISTERED STAMP OR BRAND OF AN ICC-APPROVED COMPLIANCE ASSURANCE AGENCY.WOOD-BASED STRUCTURAL-USE PANELS SHALL MEET THE REQUIREMENTS OF DOC PS 1 OR PS 2. ALL PANELS SHALL BE GLUED WITH EXTERIOR TYPE GLUE MEETING APA SPECIFICATIONS. PANELS PERMANENTLY EXPOSED TO THE OUTDOORS SHALL BE EXTERIOR TYPE.

5. METAL CONNECTORS: ALL METAL CONNECTORS SHALL BE THOSE MANUFACTURED BY SIMPSON STRONG TIE OR USP LUMBER CONNECTORS. THE NAILS FOR THESE CONNECTORS SHALL BE AS SPECIFIED BY THE MANUFACTURERS FOR CAPACITY OF THE HARDWARE. ALL CALLOUTS REFER TO SIMPSON PRODUCT CODES AND NAMES. REFER TO CROSS REFERENCE TABLES PROVIDED BY USP IN THEIR PRODUCT CATALOGS.

6. FIRE STOPS: PROVIDE FIRE STOPS AT ALL INTERSECTIONS OF STUD WALLS AT FLOOR, CEILING AND ROOF. FIRE STOPS SHALL BE 2x NOMINAL THICKNESS OF WOOD AND SHALL BE THE FULL WIDTH OF THE ENCLOSED SPACE. PLACE FIRESTOPS AT A MAXIMUM SPACING OF 10'-0" IN THE VERTICAL DIRECTION. PROVIDE 2x FIRE STOPS IN ALL FURRED SPACES, VERTICAL AND HORIZONTAL, AND AT A MAXIMUM SPACING OF 10'-0" IN EACH DIRECTION AND AT THE SAME LINES AS FIRE STOPS IN ADJACENT STUD WALLS.

7. BOLT HOLES: IN WOOD SHALL BE 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER . ALL BOLTS SHALL HAVE A STANDARD CUT WASHER UNDER HEAD AND NUT UNLESS NOTED OTHERWISE. INSPECTOR TO VERIFY.

8. BOLTS: ALL BOLTS USED FOR WOOD CONNECTIONS SHALL BE ASTM A307, U.N.O. ALL NUTS AND BOLTS SHALL BE RE-TIGHTENED PRIOR TO THE APPLICATION OF SHEATHING, PLASTER, ETC.

9. NOTCHING & CUTTING: STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY DETAILED. NOTCHING OF HORIZONTAL STRUCTURAL MEMBERS SHALL CONFORM TO THE BUILDING CODE. NOTCHING AND BORING OF STUDS AND TOP PLATES SHALL CONFORM TO THE BUILDING CODE.

10. JOIST BLOCKING: PROVIDE 2x BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING SUPPORTS U.N.O. CROSS BRIDGING OR SOLID BLOCKING SHALL BE PROVIDED AT 8'-0" O.C. MAXIMUM FOR ALL JOISTS UNLESS BOTH EDGES ARE HELD IN LINE FOR THEIR ENTIRE LENGTH.

11. JOIST HANGERS: FOR I-JOISTS, PROVIDE SIMPSON 'IUS' HANGER. FOR CONVENTIONAL JOIST, USE SIMPSON 'LUS' HANGER, OR EQUIVALENT.

12. BEAM BEARING: ALL BEAMS TO BE SUPPORTED WITH FULL BEARING UNLESS NOTED OTHERWISE.

13. CONVENTIONAL FRAMING: ALL CONVENTIONAL FRAMED PORTIONS OF THE STRUCTURE ARE TO BE CONSTRUCTED PER IBC SECTION 2308 .

14. WALLS ON WOOD FLOOR: PROVIDE SINGLE FLOOR JOIST BELOW NON-BEARING, PARALLEL WALLS 10'-0" OR LONGER.

15. FINGER JOINTED STUDS: IT IS STRUCTURALLY ACCEPTABLE TO USE STRUCTURAL GLUED (FINGER-JOINTED) LUMBER. ALL FINGER-JOINTED LUMBER MUST BE 'CER EXT JNTS' AND CONFORM WITH THE WWPA'S GLUED PRODUCTS PROCEDURES AND QUALITY CONTROL. FINGER-JOINTED LUMBER IS TO BE STAMPED WITH 'CER EXT JNTS' AND MAY BE USED INTERCHANGEABLE WITH ANY SOLID-SAWN LUMBER PRODUCT OF THE SAME SPECIES AND GRADES. PLEASE REFER TO LUMBER SPECIFICATION IN THE STRUCTURAL GENERAL NOTES AND CALCULATIONS.

16. PLATE WASHERS AT NON-SILL PLATE APPLICATION: MINIMUM SIZE FOR SQUARE PLATE WASHERS: (REFER TO SILL PLATE ANCHORAGE DETAIL FOR SILL PLATE WASHER REQUIREMENTS.)

PLATE WASHERS NON SILL PLATE APPLICATION	
BOLT SIZE	PLATE WASHER SIZE
½"	2" x 2" x 2"
⅝"	2½" x 2½" x 2½"
¾"	2⅞" x 2⅞" x 2⅞"
⅞"	3⅜" x 3" x 3"
1"	3⅞" x 3½" x 3½"

MANUFACTURED LUMBER PRODUCTS

1. MANUFACTURED LUMBER: ALL MANUFACTURED SHALL HAVE ICC APPROVAL FOR THE LATEST BUILDING CODE.

2. SIZES & STRENGTH: THE FOLLOWING MINIMUM DESIGN VALUES MUST BE ACHIEVED FOR EACH TYPE OF MANUFACTURED LUMBER SPECIFIED ON THE STRUCTURAL PLANS.

STRUCTURAL COMPOSITE LUMBER			
BEAM TYPE	MINIMUM DESIGN VALUES		
	Fb (PSI)	Fv (PSI)	E (PSI x 10 ^ 6)
PSL - PARALLAM	2,900	290	2.2
LVL - MICROLAM	2,600	285	1.9
LSL - TIMBERSTRAND	2,325	310	1.55
RIM - TIMBERSTRAND	1,700	400	1,3

3. I-JOISTS: PROVIDE FLOOR I-JOISTS AS MANUFACTURED BY I-LEVEL OR APPROVED EQUAL. THE FLOOR I-JOIST SIZES NOTED ON PLAN REFERENCE I-LEVEL PRODUCT.

4. FOR UNPROTECTED EXTERIOR APPLICATIONS, CONTRACTOR TO PROVIDE EXTERIOR GRADE PRODUCTS OF EQUIVALENT DESIGN CAPACITY PER MANUFACTURER REQUIREMENTS. CONTRACTOR TO IMMEDIATELY NOTIFY THE STRUCTURAL EOR OF ANY DISCREPANCIES, PRIOR TO THE START OF CONSTRUCTION.

NAILS

1. DIAPHRAGM NAILING: ALL FLOOR SHEATHING, ROOF SHEATHING AND SHEAR PANELS CONSTRUCTED USING WOOD-BASED STRUCTURAL-USE PANELS SHALL BE FASTENED WITH COMMON NAILS. HARDWARE SHALL BE NAILED PER MANUFACTURER'S REQUIREMENTS, OTHERWISE SHORT NAILS MAY BE USED. NAILING SHALL BE PER THE BUILDING CODE UNLESS NOTED OTHERWISE ON THE PLANS OR DETAILS.

2. NAIL GUNS: MUST BE EQUIPPED WITH A FLUSH NAILER ATTACHMENT FOR NAILING OF PLYWOOD SHEAR WALLS, FLOOR SHEATHING AND ROOF SHEATHING.

3. NAIL MANUFACTURING: ALL NAILS MUST BE DOMESTICALLY MANUFACTURED & MEET THE REQUIREMENTS OF THE CURRENT BUILDING CODE.

4. GALVANIZED NAILS: ALL NAILS INTO PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR OTHER APPROVED COATING TO RESIST CORROSION UNLESS PRESSURE TREATED PLATE IS TREATED WITH BORATE.

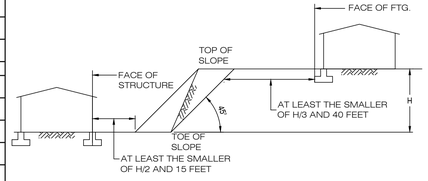
PROPRIETARY ANCHORAGES AND FASTENERS

1. ANCHORAGES:
   - 1.1. DRILL AND EPOXY ANCHORS: SIMPSON SET-XP EPOXY ADHESIVE SYSTEM USING THREADED STEEL RODS CONFORMING TO ASTM-F1554, GRADE 36, OR REINFORCING STEEL CONFORMING TO ASTM A615 OR A706, GRADE 60, COMPLYING WITH ICC ES ESR 2508. INSTALLERS TO BE CERTIFIED BY MANUFACTURER.
   - 1.2. SIMPSON 3G EPOXY ADHESIVE SYSTEM USING THREADED STEEL RODS CONFORMING TO ASTM-F1554, GRADE 36, OR REINFORCING STEEL CONFORMING TO ASTM A615 OR A706, GRADE 60, COMPLYING WITH ICC ES ESR 4057. INSTALLERS TO BE CERTIFIED BY MANUFACTURER.
   - 1.3. MECHANICAL ANCHORS:
     - 1.3.1. HILTI KWIK BOLT-III CARBON STEEL EXPANSION ANCHORS COMPLYING WITH ICC ESR-1385.
     - 1.3.2. HILTI KWIK BOLT-TC CARBON STEEL EXPANSION ANCHORS COMPLYING WITH ICC ES REPORT NO. 1917
     - 1.3.3. SIMPSON TITEN HD ANCHORS STEEL SCREW ANCHORS COMPLYING WITH ICC ESR-2713.
       - 1.3.3.1. TITEN HD ANCHORS SHALL BE STAINLESS STEEL IN EXPOSED WET ENVIRONMENTS.
   - 1.4. WELDED SHEAR STUDS: NELSON 3SL FLUX FILLED, HEADED STUD ANCHORS, 60,000 PSI MINIMUM ULTIMATE TENSILE STRENGTH, AUTOMATICALLY END WELDED IN FIELD CONFIRMING TO ASTM A108 AND COMPLYING WITH ICC ES REPORT NO. 2856.
   - 1.5. WELDED DEFORMED ANCHORS: NELSON D2L, COLD ROLLED, DEFORMED STEEL REINFORCING BARS CONFORMING TO ASTM A496 AND COMPLYING WITH ICC ES REPORT NO. 2907.
2. FASTENERS:
   - 2.1. POWDER ACTUATED FASTENERS: HILTI XCP, COMPLYING WITH CURRENT ICC ES REPORT NO. 2379. PROVIDE APPROPRIATE WASHER BETWEEN FASTENER HEAD AND LIGHT GAUGE METAL OR WOOD SURFACE.
     - 2.1.1. POWDER-DRIVEN FASTENERS SHALL NOT BE USED TO ANCHOR SILL PLATES EXCEPT AT INTERIOR NON-BEARING WALL NOT DESIGN AS SHEAR WALLS.
   - 2.2. SELF-DRILLING METAL SCREWS (INDICATED 'SCREWS' ON DRAWINGS): MINIMUM 0.292-INCH HEAD DIAMETER SELF-DRILLING/SELF-TAPPING STEEL SCREWS COMPLYING WITH ICC ES REPORT. MINIMUM YIELD STRESS, FY=33 KSI.
   - 2.3. FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. STAPLES SHALL BE OF STAINLESS STEEL. FASTENERS OTHER THAN NAILS, STABLES, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM.
     - 2.3.1. EXCEPTION: PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBX/DOT AND ZINC BORATED PRESERVATIVE WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.
3. INSTALLATION: SEE MANUFACTURER'S WRITTEN INSTRUCTIONS AND REFERENCED ICC ES REPORT.
4. TESTING FOR DRILL AND EPOXY ANCHORS:
   - 4.1. SPECIAL INSPECTION: SPECIAL INSPECTOR WILL PERFORM CONTINUOUS SPECIAL INSPECTION DURING INSTALLATION.
5. MATERIALS NOT TO BE PENETRATED BY FASTENERS OR ANCHORAGES: POST-TENSIONED CONCRETE AND PRECAST, PRESTRESSED CONCRETE UNLESS SPECIFICALLY DETAILED HEREIN OR AS ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER). WHEN INSTALLATION IS PERMITTED, LOCATE PRESTRESSING AND POST-TENSIONED TENDONS ACCURATELY PRIOR TO INSTALLATION.
6. DRILLING HOLES IN EXISTING CONCRETE OR MASONRY FOR ANCHORAGES: USE NON-PNEUMATIC, ROTARY HAMMER TOOLS WITH ANSI COMPLIANT NON-REBAR CUTTING DRILL BITS TO DRILL HOLES OF PROPER TOLERANCES. LOCATE EXISTING REBAR INCLUDING PRESTRESSING AND POST-TENSIONING TENDONS USING NON-HAZARDOUS, NONDESTRUCTIVE METHODS WITH ACCURATE LOCATION TOLERANCES PLUS OR MINUS ½" INCH PRIOR TO DRILLING HOLES TO AVOID CUTTING OR DAMAGING. HOLES SHALL BE THOROUGHLY CLEANED PER MANUFACTURERS WRITTEN RECOMMENDATIONS PRIOR TO INSTALLATION OF ANCHORAGES.
7. DELETERIOUS MATERIALS: KEEP ANCHORAGES, INCLUDING HOLES FOR DRILL AND EPOXY ANCHORS AND MECHANICAL ANCHORS, FREE OF DUST, GREASE, AND OTHER MATERIALS THAT IMPAIR BOND.
8. EXTERIOR PROPRIETARY ANCHORS & FASTENERS:
   - 8.1. FOR EXTERIOR APPLICATIONS & CORROSIVE ENVIRONMENTS, ALL ANCHORS SHOULD BE GALVANIZED OR STAINLESS STEEL. CONTRACTOR TO VERIFY AND PROVIDE GALVANIZED OR STAINLESS STEEL ANCHORAGE PER MANUFACTURER REQUIREMENTS. CONTRACTOR TO IMMEDIATELY NOTIFY THE STRUCTURAL EOR OF ANY DISCREPANCIES, PRIOR TO THE START OF CONSTRUCTION
9. EXTERIOR ANCHOR BOLTS AND POST BASES SHALL BE GALVANIZED AND SHALL HAVE AT LEAST TWO GALVANIZED NUTS ABOVE THE BASE PLATE.

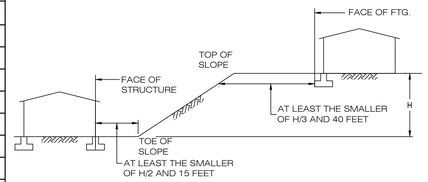
WOOD HARDWARE NAILING SCHEDULE				
HOLDOWNS				
SIMPSON				
MODEL NAME	CAPACITY (LBS)	FASTENER SCHEDULE	APPLICATION	LARR #
STHD14	3,500	(24) 10d Nails (0.148" x 3-¼")	HOLDOWN	-
HTT4	4,455	(18) SD #10 1-½"	HOLDOWN	RR 25818
HDU4	4,565	(10) ¼" x 2-½" SDS	HOLDOWN	ESR-2330
HDU5	5,645	(14) ¼" x 2-½" SDS	HOLDOWN	ESR-2330
HDU8	6,765	(20) ¼" x 2-½" SDS	HOLDOWN	ESR-2330
HDU11	9,335	(30) ¼" x 2-½" SDS	HOLDOWN	ESR-2330
HDU14	10,770	(36) ¼" x 2-½" SDS	HOLDOWN	ESR-2330
ANCHOR BOLTS				
SSTB20	4,785	⅝"	HOLDOWN ANCHOR	ESR-2611
SSTB24	5,790	⅝"	HOLDOWN ANCHOR	ESR-2611
SSTB28	11,645	⅞"	HOLDOWN ANCHOR	ESR-2611
SB1x30	13,090	1"	HOLDOWN ANCHOR	ESR-2611
HARDWARE				
A34	465	(8) 8d Nails (0.131" x 1-½")	AT BLOCKING OR RIM	RR 25716
A35	650	(12) 8d Nails (0.131" x 1-½")	AT BLOCKING OR RIM	RR 25716
LTP4	625	(12) 8d Nails (0.131" x 1-½")	AT BLOCKING OR RIM	RR 25716
LTP5	565	(12) 8d Nails (0.131" x 1-½")	AT BLOCKING OR RIM	RR 25716
LS50	560	(8) 8d Nails (0.131" x 1-½")	AT BLOCKING OR RIM	RR 25716
STRAPS				
MODEL NAME	CAPACITY (LBS)	FASTENER SCHEDULE	APPLICATION	MODEL NAME
CS16	1,705	(22) 8d Nails (0.131" x 2-½")	DIRECTLY TO TIMBER	ESR-2105
CS16	1,705	(22) 8d Nails (0.131" x 2-½")	THRU PLYWOOD	ESR-2105
CS14	2,490	(30) 8d Nails (0.131" x 2-½")	DIRECTLY TO TIMBER	ESR-2105
CS14	1,705	(22) 8d Nails (0.131" x 2-½")	THRU PLYWOOD	ESR-2105
CMSTC16	4,690	(50) 10d Nails (0.148" x 3-¼")	DIRECTLY TO TIMBER	ESR-2105
CMST14	6,475	(66) 10d Nails (0.148" x 2-½")	DIRECTLY TO TIMBER	ESR-2105
CMST12	9,215	(86) 10d Nails (0.148" x 2-½")	DIRECTLY TO TIMBER	ESR-2105
SHEAR WALLS				
NAIL TYPE	SHEAR WALL TYPE	NAIL SIZE		
8d COMMON	SW 2, 3, 4, 6	2-1/2" x .131"		
10d COMMON	SW 2B	2-1/4" x .148"		

REINFORCING STEEL

1. REINFORCING STEEL:
   - A. ALL BARS, U.N.O.: ASTM A615, GRADE 60
   - B. BARS TO BE WELDED: ASTM A706, GRADE 60
   - C. ADDITIONAL REQUIREMENTS FOR BARS, EXCLUDING TIES, IN DUCTILE MOMENT RESISTING FRAMES AND BOUNDARY ELEMENTS IN SHEAR WALLS: NO ADDITIONAL REQUIREMENTS IF ASTM A706, GRADE 60 BARS USED. ASTM615, GRADE 60 BARS ARE PERMITTED PROVIDED ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI (PRETESTS SHALL NOT EXCEED THIS VALUE BY MORE THAN AN ADDITIONAL 3,000 PSI) AND RATIO OF ACTUAL ULTIMATE TENSILE STRESS TO ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25.
2. WIRE AND SPIRAL REINFORCING:
   - A. SMOOTH WELDED WIRE FABRIC (W.W.F.): ASTM A185, FY=65 KSI, FLAT SHEETS ONLY. DO NOT USE ROLLED MESH. LAP SPACES (1 FOOT MINIMUM). OFFSET LAPS IN ADJACENT SHEETS TO AVOID CONTINUOUS LAPS.
   - B. DEFORMED WIRE STIRRUPS (D4 AND LARGER ONLY): ASTM A497, FY=65 KSI.
   - C. SPIRAL REINFORCING: ASTM A82, GRADE 60
3. SHOP DRAWINGS: ACI 315, PART B. SHOW REINFORCING STEEL PLACEMENT INCLUDING SIZES, QUANTITIES, SPACING, CLEARANCES, SPLICE LOCATIONS, LAP LENGTHS, AND CONCRETE COVERAGE AND SUBMIT TO ARCHITECT (STRUCTURAL ENGINEER). PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO DEVELOPING SHOP DRAWINGS IF INSUFFICIENT CLEAR DISTANCES BETWEEN REINFORCING STEEL AND OTHER CONGESTION IS ENCOUNTERED. NOTIFY SPECIAL INSPECTOR OF ADJUSTMENTS MADE FORM APPROVED CONTRACT DOCUMENTS WHICH ARE INDICATED ON ACCEPTED SHOP DRAWINGS THAT FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.
4. SPLICE LOCATIONS: SPLICE #5 BARS AND LARGER ONLY AT LOCATIONS INDICATED. IF ADDITIONAL SPLICE LOCATIONS ARE PROPOSED, PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO DEVELOPING SHOP DRAWINGS.
   - A. SPLICES IN WALLS: LOCATE SPLICES IN HORIZONTAL BARS AT WELL-STAGGERED LOCATIONS. DO NOT SPLICE VERTICAL BARS EXCEPT AT HORIZONTAL SUPPORTS SUCH AS FLOOR AND ROOF DIAPHRAGMS.
5. MINIMUM CLEARANCES BETWEEN PARALLEL REINFORCING STEEL INCLUDING DISTANCE BETWEEN SETS OF SPLICED BARS: 1" OR 1 db, WHICHEVER IS GREATER. 1 ½" OR 1½ db WHICHEVER IS GREATER, AT COLUMNS, PIERS, AND PILASTERS ONLY. FOR BUNDLED BARS, MINIMUM CLEAR DISTANCES BETWEEN UNITS OF BUNDLED BARS SHALL BE SAME AS SINGLE BARS EXCEPT BAR DIAMETER IS DERIVED FROM EQUIVALENT TOTAL AREA OF BUNDLE.
6. DOWELS AT CONSTRUCTION JOINTS: PROVIDE DOWELS MATCHING SIZE AND QUANTITY OF REINFORCING STEEL INTERRUPTED AT CONSTRUCTION JOINTS, UNLESS DETAILED OTHERWISE.
7. PLACEMENT OF BARS IN WALLS: PLACE VERTICAL BARS CLOSEST TO WALL SURFACES AT CURTAINS CONTAINING VERTICAL AND HORIZONTAL BARS OF THE SAME SIZE. IN CURTAINS WHICH VERTICAL AND HORIZONTAL BARS ARE OF DIFFERENT SIZES OR SPACING, PLACE LAYER WITH MOST STEEL AREA CLOSEST TO NEAR WALL SURFACE.
8. BARS TERMINATING AT WALLS, COLUMNS, BEAMS, AND FOUNDATIONS: EXTEND BARS TO WITHIN 2" (3" AT CONCRETE POURED AGAINST EARTH) OF FAR FACE OF WALL, COLUMN, BEAM OR FOUNDATION AND PROVIDE STANDARD ACI 90-DEGREE HOOK UNLESS DETAILED OTHERWISE.
9. BARS INTERRUPTED BY STRUCTURAL STEEL: EXTEND BARS TO WITHIN 2" OF STEEL FACE AND PROVIDE STANDARD ACI 90-DEGREE HOOK UNLESS DETAILED OTHERWISE.
10. WELDING: AWS D1.4, EXCEPT AS MODIFIED BY APPLICABLE CODE STANDARD 19-1. SEE RGA #3-77 OF CITY OF LOS ANGELES 'R' BOOK FOR ADDITIONAL REQUIREMENTS IF GOVERNING CODE AUTHORITY IS CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY.
    - A. ACCEPTABLE REINFORCING STEEL FOR WELDING ASTM A706: IF WELDING OF REINFORCING STEEL OTHER THAN A706 IS DESIRED, SUBMIT PROPOSED PROCEDURE, INDICATING CONFORMANCE TO APPLICABLE CODE AND REQUIREMENTS OF GOVERNING CODE AUTHORITY, TO ARCHITECT (STRUCTURAL ENGINEER) FOR ACCEPTANCE AND TO GOVERNING CODE AUTHORITY FOR APPROVAL PRIOR TO EXECUTION.
    - B. WELDER CERTIFICATION: GOVERNING CODE AUTHORITY.
11. BENDING: BEND COLD UNLESS OTHERWISE ACCEPTED BY ARCHITECT (STRUCTURAL ENGINEER). DO NOT FIELD-BEND REINFORCING STEEL BARS EMBEDDED IN CONCRETE UNLESS OTHERWISE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER).
12. LAP SPLICES: PROVIDE CLASS B SPLICES UNLESS INDICATED OTHERWISE.



SET BACK AT SLOPES STEEPER THAN 1:1



SET BACK AT SLOPES OVER 1:3 TO 1:1

FOUNDATIONS ON OR ADJACENT TO SLOPES STEEPER THAN ONE UNIT VERTICAL IN THREE UNITS HORIZONTAL SHALL COMPLY WITH THE SETBACK LIMITS ABOVE. IF SETBACK LIMITS ARE LES THAN INDICATED, A SITE SPECIFIC GEOTECHNICAL REPORT IS REQUIRED PER 2022 IBC SECTION 1808A.7)

CONCRETE

1. CONCRETE COMPRESSIVE STRENGTH: ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AS SHOWN IN THE TABLE 2 BELOW AT 28 DAYS, U.N.O. ON PLANS. SEE ALSO SULFATE CONTENT NOTES.
2. AGGREGATES IN CONCRETE: SHALL BE NATURAL SAND AND ROCK (150 LB/CU. FT) CONFORMING TO ASTM C33. AGGREGATE SHALL HAVE PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.04% PER ASTM C-157. DO NOT CHANGE SOURCE OF AGGREGATE DURING COURSE OF WORK WITHOUT WRITTEN CONSENT OF ENGINEER.
3. CEMENT: SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150. CEMENT SHALL BE TYPE II OR AS REQUIRED TO SATISFY SITE SOIL CONDITIONS. REFER TO TABLE 4 FOR CONCRETE CEMENT REQUIREMENTS ON SOIL CONTAINING SULFATE. REFER TO TABLE 2 FOR MAXIMUM WATER TO CEMENT RATIO.

CONCRETE STRENGTH			
CONDITION	STRENGTH, f'c	WATER / CEMENT RATIO	MAX. SLUMP
CONCRETE STEMWALL	4,500 PSI	PER MIX DESIGN	PER MIX DESIGN
FOOTING	4,500 PSI	PER MIX DESIGN	PER MIX DESIGN

4. REBAR CLEAR COVER IN CONCRETE: THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE:

REBAR CLEAR COVER FOR CAST-IN-PLACE CONCRETE MEMBERS			
CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER
SLAB ON GRADE	ALL	ALL	CENTER OF SLAB OR 2" MIN
CONCRETE AGAINST & PERMANENTLY IN CONTACT WITH GROUND	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	No. 6 THROUGH No. 18 BARS	2"
		No. 5 BAR, W31 OR D31 WIRE, AND SMALLER	1-1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS, AND WALLS	No. 14 AND No. 18 BARS	1-1/2"
		No. 11 BAR AND SMALLER	⅝"
	BEAMS, COLUMNS, PEDESTALS, AND TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, AND HOOPS	1-1/2"

5. VIBRATION: VIBRATION OF CONCRETE SHALL BE IN ACCORDANCE WITH GENERAL PROVISIONS OUTLINED IN PORTLAND CEMENT ASSOCIATION SPECIFICATION ST26.
6. CURING: CONCRETE SHALL BE MAINTAINED AT IN A MOIST CONDITION FOR A MINIMUM OF FIVE DAYS AFTER ITS PLACEMENT. FOR CONCRETE OTHER THAN SLAB ON GRADE, APPROVED CURING COMPOUNDS MAY BE USED IN LIEU OF MOIST CURING. ONLY IF APPROVED BY THE ENGINEER OR ARCHITECT.
7. INSPECTIONS, TESTING & QUALITY ASSURANCE: REFER TO STRUCTURAL NOTE SHEETS FOR DEPUTY SPECIAL INSPECTION, TESTING & STRUCTURAL OBSERVATION REQUIREMENTS. A MINIMUM OF ONE COMPRESSION TEST AT 7 DAYS AND 2 TESTS AT 28 DAYS FOR ALL CONCRETE SAMPLES. TAKE TEST AT A FREQUENCY OF ONCE EVERY 150 CU. YDS OR 5,000 SQ. FT MINIMUM.
8. ANCHOR BOLTS, DOWELS, INSERTS: SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE.
9. CONSTRUCTION AND POUR JOINTS: LOCATIONS SHALL BE APPROVED BY ENGINEER PRIOR TO POURING CONCRETE.
10. FLY ASH: SHALL NOT BE USED IN CONCRETE.
11. FORMWORK: FORMWORK TOLERANCE SHALL IN ACCORDANCE WITH THE C.B.C. AND A.C.I. STANDARDS.
12. HOT AND COLD WEATHER CONCRETING:
    - A. HOT WEATHER CONCRETING: WHEN AIR TEMPERATURE RISES ABOVE 80° F AND HUMIDITY FALLS BELOW 25, THE CONTRACTOR SHALL FOLLOW HOT WEATHER CONCRETING IN ACCORDANCE WITH ACI 305 5-77. CONTRACTOR SHALL BE PREPARED TO USE FOG SPRAY OR OTHER PRECAUTIONS ACCEPTABLE TO ARCHITECT WHEN RATE OF EVAPORATION EQUALS OR EXCEEDS 0.2 POUNDS PER SQUARE FOOT PER HOUR.
    - B. COLD WEATHER CONCRETING: ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER. ALL CONCRETE MATERIALS AND ALL REINFORCEMENT, FORMS FILLERS AND GROUND WITH WHICH THE CONCRETE IS TO CONTACT SHALL BE FREE FROM FROST. FROZEN MATERIAL OR MATERIALS CONTAINING ICE SHALL NOT BE USED. COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI 306 R-78. (LATEST EDITION)
13. PIPES IN CONCRETE: PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. PIPES OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN THE STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
14. EXPOSED CORNERS: PROVIDE 3/4" CHAMFERS AT ALL EXPOSED CORNERS.
15. ARCHITECTURAL DETAILS: REFER TO ARCHITECTURAL DRAWINGS FOR REVEALS, AREAS OF TEXTURED CONCRETE OR SPECIAL FINISHES, ITEMS REQUIRED TO BE CAST INTO THE CONCRETE, CURBS AND SLAB DEPRESSIONS.
16. DRYPACK OR GROUT: SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AND SHALL NOT BE LESS THAN THE CONCRETE STRENGTH AND SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN THREE PARTS SAND.

EARTHWORK AND FOUNDATIONS

1. GEOTECHNICAL REPORT: PERFORM SOILS WORK COMPLYING WITH FOUNDATION DESIGN BASED ON RECOMMENDATIONS IN SOILS REPORT. SEE STRUCTURAL COVER SHEET FOR SOILS REPORT NUMBER AND DATE.
2. ALLOWABLE FOUNDATION DESIGN VALUES PER GEOTECHNICAL REPORT: VALUES BELOW MAY BE INCREASED 33 PERCENT FOR TRANSIENT LOADING.
   - A. BEARING CAPACITY: SEE PROJECT DESIGN CRITERIA
   - B. PASSIVE LATERAL BEARING PRESSURE: SEE PROJECT DESIGN CRITERIA
   - C. COEFFICIENT OF FRICTION: SEE PROJECT DESIGN CRITERIA
3. GRADING, EXCAVATIONS, BACKFILL AND COMPACTION OF BACKFILL: COMPLY WITH GEOTECHNICAL REPORT AND REQUIREMENTS OF GOVERNING CODE AUTHORITY AND PERFORMED ONLY UNDER CONTINUOUS SPECIAL INSPECTION OF GEOTECHNICAL ENGINEER.
4. PREPARATION OF SOIL UNDER BUILDING PAD: SEE GEOTECHNICAL REPORT FOR OVER-EXCAVATION OF EXISTING SOIL AND INSTALLATION OF PROPERLY COMPACTED BACKFILL.
5. FOUNDATION EXCAVATIONS: FOUNDATIONS ARE TO BEAR ON FIRM EXISTING SOIL OR APPROVED COMPACTED FILL AS INDICATED IN GEOTECHNICAL REPORT. EXCAVATIONS ARE TO BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL AND FORMWORK. ENSURE EXCAVATIONS ARE CLEANS, DRY AND FREE OF DEBRIS OR LOOSE SOIL. SLOPE SIDES OF EXCAVATION NOT LESS THAN MINIMUM SLOPE INDICATED IN GEOTECHNICAL REPORT. CAST CONCRETE DIRECTLY AGAINST EXCAVATED SURFACES.
6. BACKFILLING OF RETAINING WALLS: PLACE AFTER COMPLETION AND INSPECTION OF WATERPROOFING. ADEQUATELY SH

CONCRETE EXPOSURE REQUIREMENTS

ACI 318-14 TABLE 19.3.1.1 - EXPOSURE CATEGORIES AND CLASSES

CATEGORY	CLASS	CONDITION	
F FREEZING AND THAWING	F0	CONCRETE NOT EXPOSED TO FREEZING-AND-THAWING CYCLES	
	F1	CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES WITH LIMITED EXPOSURE TO WATER	
	F2	CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES WITH FREQUENT EXPOSURE TO WATER	
	F3	CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES WITH FREQUENT EXPOSURE TO WATER AND EXPOSURE TO DEICING CHEMICALS	
S SULFATE	S0	WATER SOLUBLE SULFATE (SO_4^{2-}) IN SOIL, PERCENT BY WEIGHT: SO_4^{2-} < 0.10	DISSOLVED SULFATE (SO_4^{2-}) IN WATER, PPM: SO_4^{2-} < 150
	S1	0.10 ≤ SO_4^{2-} < 0.20	150 ≤ SO_4^{2-} < 1500 OR SEAWATER
	S2	0.20 ≤ SO_4^{2-} ≤ 2.0	1500 ≤ SO_4^{2-} ≤ 10,000
	S3	SO_4^{2-} > 2.00	SO_4^{2-} > 10,000
W IN CONTACT WITH WATER	W0	CONCRETE DRY IN SERVICE CONCRETE IN CONTACT WITH WATER AND LOW PERMEABILITY IS NOT REQUIRED	
	W1	CONCRETE IN CONTACT WITH WATER AND LOW PERMEABILITY IS NOT REQUIRED	
C CORROSION PROTECTION OF REINFORCEMENT	C0	CONCRETE DRY OR PROTECTED FROM MOISTURE	
	C1	CONCRETE EXPOSED TO MOISTURE BUT NOT TO EXTERNAL SOURCES OF CHLORIDES	
	C2	CONCRETE EXPOSED TO MOISTURE AND AN EXTERNAL SOURCE OF CHLORIDES FROM DEICING CHEMICALS, SALT, BRACKISH WATER, SEAWATER, OR SPRAY FROM THESE SOURCES	

ACI 318-14 TABLE 19.3.2.1 - REQUIREMENTS FOR CONCRETE BY EXPOSURE CLASS

EXPOSURE CLASS	MAX W/CM	MIN f'c	ADDITIONAL MINIMUM REQUIREMENTS			
			AIR CONTENT			LIMITS ON CEMENTITIOUS MATERIALS
			ASTM C150	ASTM C595	ASTM C1157	CALCIUM CHLORIDE ADMIXTURE
F0	N/A	2500	NO TYPE RESTRICTION	NO TYPE RESTRICTION	NO TYPE RESTRICTION	NO RESTRICTION
F1	0.55	3500	PER TABLE 19.3.3.1			N/A
F2	0.45	4500	PER TABLE 19.3.3.1			N/A
F3	0.40 [a]	5000 [a]	PER TABLE 19.3.3.1			26.4.2.2(b)
			CEMENTITIOUS MATERIALS - TYPES			
S0	N/A	2500	NO TYPE RESTRICTION	NO TYPE RESTRICTION	NO TYPE RESTRICTION	NO RESTRICTION
S1	0.50	4000	II [4,5]	TYPES IP, IS, OR IT WITH (MS) DESIGNATION	MS	NO RESTRICTION
S2	0.45	4500	V [5]	TYPES IP, IS, OR IT WITH (HS) DESIGNATION	HS	NOT PERMITTED
S3	0.45	4500	V PLUS POZZOLAN OR SLAG CEMENT [6]	TYPES IP, IS, OR IT WITH (HS) DESIGNATION PLUS POZZOLAN OR SLAG CEMENT [6]	HS PLUS POZZOLAN OR SLAG CEMENT [6]	NOT PERMITTED
W0	N/A	2500	NONE			
W1	0.50	4000	NONE			
			MAXIMUM WATER SOLUBLE CHLORIDE ION (CL-) CONTENT IN CONCRETE, PERCENT BY WEIGHT OF CEMENT [7]		ADDITIONAL PROVISIONS	
			NON-PRESTRESSED-ISSUED CONCRETE	PRESTRESSED CONCRETE		
C0	N/A	2500	1.00	0.06	NONE	
C1	N/A	2500	0.30	0.06		
C2	0.40	5000	0.15	0.06	CONCRETE COVER [8]	

1. THE MAXIMUM W/CM LIMITS IN TABLE 19.3.2.1 DO NOT APPLY TO LIGHTWEIGHT CONCRETE.
2. FOR PLAIN CONCRETE, THE MAXIMUM W/CM SHALL BE 0.45 AND THE MINIMUM f'c SHALL BE 4,500 PSI.
3. ALTERNATIVE COMBINATIONS OF CEMENTITIOUS MATERIALS TO THOSE LISTED IN TABLE 19.3.2.1 ARE PERMITTED WHEN TESTED FOR SULFATE RESISTANCE AND MEETING THE CRITERIA IN 26.4.2.2(c).
4. FOR SEAWATER EXPOSURE, OTHER TYPES OF PORTLAND CEMENTS WITH TRI-CALCIUM ALUMINATE (C_3A) CONTENTS UP TO 10 PERCENT ARE PERMITTED IF THE W/CM DOES NOT EXCEED 0.40.
5. OTHER AVAILABLE TYPES OF CEMENT SUCH AS TYPE I OR TYPE III ARE PERMITTED IN EXPOSURE CLASSES S1 OR S2 IF THE C_3A CONTENTS ARE LESS THAN 8 PERCENT FOR EXPOSURE CLASS S1 OR LESS THAN 5 PERCENT FOR EXPOSURE CLASS S2.
6. THE AMOUNT OF THE SPECIFIC SOURCE OF THE POZZOLAN OR SLAG CEMENT TO BE USED SHALL BE AT LEAST THE AMOUNT THAT HAS BEEN DETERMINED BY SERVICE RECORD TO IMPROVE SULFATE RESISTANCE WHEN USED IN CONCRETE CONTAINING TYPE V CEMENT. ALTERNATIVELY, THE AMOUNT OF THE SPECIFIC SOURCE OF THE POZZOLAN OR SLAG CEMENT TO BE USED SHALL BE AT LEAST THE AMOUNT TESTED IN ACCORDANCE WITH ASTM C1012 AND MEETING THE CRITERIA IN 26.4.2.2(c).
7. WATER-SOLUBLE CHLORIDE ION CONTENT THAT IS CONTRIBUTED FROM THE INGREDIENTS INCLUDING WATER, AGGREGATES, CEMENTITIOUS MATERIALS, AND ADMIXTURES SHALL BE DETERMINED ON THE CONCRETE MIXTURE BY ASTM C1218 AT AGE BETWEEN 28 AND 42 DAYS.
8. CONCRETE COVER SHALL BE IN ACCORDANCE WITH 20.6.

REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION PER TABLE 1705.3

CHECK IF REQUIRED	TYPE	CONTINUOUS	PERIODIC
	INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT		X
	REINFORCING BAR WELDING:		
	VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706;		X
	INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM $\frac{5}{16}$"; AND		X
	INSPECT ALL OTHER WELDS	X	
	INSPECT ANCHORS CAST IN CONCRETE		X
	INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS		
	• ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X	
	• MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED ABOVE		X
X	VERIFY USE OF REQUIRED DESIGN MIX		X
	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X	
	INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	
	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X
	INSPECT PRESTRESSED CONCRETE FOR:		
	• APPLICATION OF PRESTRESSING FORCES; AND	X	
	• GROUTING OF BONDED PRESTRESSING TENDONS	X	
	INSPECT ERECTION OF PRECAST CONCRETE MEMBERS		X
	VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS		X
	INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X

EXCEPTIONS:

1. ISOLATED SPREAD FOOTINGS OF BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK.

2. CONTINUOUS CONCRETE FOOTINGS SUPPORTING WALLS OF BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK WHERE:

   2.1. THE FOOTINGS SUPPORT WALLS OF LIGHT FRAME CONSTRUCTION;
   2.2. THE FOOTINGS ARE DESIGNED IN ACCORDANCE WITH 1809.7; OR
   2.3 THE STRUCTURAL DESIGN OF THE FOOTING IS BASED ON f'c= 2,500 PSI OR LESS, REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE IN THE CONSTRUCTION DOCUMENTS OR USED IN THE FOOTING CONSTRUCTION.

3. NON STRUCTURAL CONCRETE SLABS SUPPORTED DIRECTLY ON THE GROUND, INCLUDING PRESTRESSED SLABS ON GRADE, WHERE THE EFFECTIVE PRE-STRESS IS LESS THAN 150 PSI.

4. CONCRETE FOUNDATION WALLS CONSTRUCTED WITH TABLE 1807.1.6.2

5. CONCRETE PATIOS, DRIVEWAYS AND SIDEWALKS ON GRADE.

REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS PER TABLE 1705.6

CHECK IF REQUIRED	TYPE	CONTINUOUS	PERIODIC
X	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X
X	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X
X	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		X
X	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X	
X	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X

EXCEPTIONS:

WHERE SECTION 1803 DOES NOT REQUIRE REPORTING OF MATERIALS AND PROCEDURES FOR FILL PLACEMENT, THE SPECIAL INSPECTOR SHALL VERIFY THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL IS NOT LESS THAN 90 PERCENT OF THE MAXI-MUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557

REQUIRED SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE PER 1705.12

STRUCTURAL WOOD PER 1705.12.2

CHECK IF REQUIRED	TYPE	CONTINUOUS	PERIODIC
	INSPECTION DURING FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM.	X	
X	INSPECTION FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS.		X

EXCEPTION:
SPECIAL INSPECTIONS ARE NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER.

REQUIRED SPECIAL INSPECTIONS FOR WIND RESISTANCE PER 1705.12

SPECIAL INSPECTIONS FOR WIND RESISTANCE SPECIFIED IN SECTIONS 1705.12.1 THROUGH 1705.12.3, UNLESS EXEMPTED BY THE EXCEPTIONS TO SECTION 1704.2, ARE REQUIRED FOR BUILDINGS AND STRUCTURES CONSTRUCTED IN THE FOLLOWING AREAS:

1. IN WIND EXPOSURE CATEGORY B, WHERE V IS 150 MILES PER HOUR OR GREATER.

2. IN WIND EXPOSURE CATEGORY C OR D, WHERE V IS 140 MPH OR GREATER.

STRUCTURAL WOOD PER 1705.12.1

CHECK IF REQUIRED	TYPE	CONTINUOUS	PERIODIC
--	DURING FIELD GLUING OPERATIONS OF ELEMENTS OF THE MAIN WINDFORCE RESISTING SYSTEM	X	--
X	INSPECTION OF NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF ELEMENTS OF THE MAIN WINDFORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLD-DOWNS.	--	X

EXCEPTION:
SPECIAL INSPECTIONS ARE NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER ELEMENTS OF THE MAIN WINDFORCE-RESISTING SYSTEM, WHERE THE LATERAL RESISTANCE IS PROVIDED BY STRUCTURAL SHEATHING, AND THE SPECIFIED FASTENER SPACING AT THE PANEL EDGES IS MORE THAN 4 INCHES (102 MM) ON CENTER.

WIND RESISTING COMPONENTS PER 1705.12.3

CHECK IF REQUIRED	TYPE	CONTINUOUS	PERIODIC
--	ROOF COVERING, ROOF DECK AND ROOF FRAMING CONNECTIONS.	--	X
--	EXTERIOR WALL COVERING AND WALL CONNECTIONS TO ROOF AND FLOOR DIAPHRAGMS AND FRAMING.	--	X

STRUCTURAL STEEL NOTES

1. FABRICATION & ERECTION: ALL FABRICATION & ERECTION SHALL CONFORM TO THE LATEST STANDARDS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS.

2. ASTM SPECIFICATIONS: STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

TABLE 1 - STEEL MATERIAL SPECIFICATIONS	
STEEL SHAPE	ASTM SPECIFICATION
W	A992 OR A572 GRADE 50
M, S, HP	A36 OR A572 GRADE 50
C - CHANNEL	A572 GRADE 50
L - ANGLE	A36
PLATES & BAR	A36
STEEL PIPE	A53 GRADE B
ROUND HSS	A500 GRADE B OR C
SQ. & RECT. HSS	A500 GRADE B OR C
MACHINE BOLTS	A325, A490, F1852, F2280
NUTS	A563, A194
WASHERS	F436
ANCHOR RODS	F1554-A36
SHEAR STUDS	A108

3. STEEL EXPOSED TO WEATHER OR CORROSIVE ENVIRONMENT: ALL STEEL EXPOSED TO WEATHER OR CORROSIVE ENVIRONMENT SHALL BE HOT DIP GALVANIZED AFTER FABRICATION IN COMPLIANCE WITH ASTM A123. ALL FIELD WELDS ON GALVANIZED STEEL SHALL BE TREATED WITH ZINC-RICH PAINT IN COMPLIANCE WITH ASTM A780.

4. STEEL FABRICATION: ALL STEEL FABRICATION SHALL BE PERFORMED IN A SHOP APPROVED BY THE GOVERNING JURISDICTION DEPARTMENT OF BUILDING & SAFETY.

5. STEEL FABRICATOR: THE STRUCTURAL STEEL FABRICATOR SHALL PROVIDE A SET OF SHOP FABRICATION DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD. THE FABRICATOR SHALL NOT FABRICATE THE STEEL UNTIL THE ENGINEER OF RECORD HAS APPROVED THE SHOP DRAWINGS.

6. WELDING: ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST AISC & AMERICAN WELDING SOCIETY (AWS) STANDARDS. ALL WELDING SHALL BE PERFORMED USING A SHIELDED ARC PROCESS USING APPROVED ELECTRODES CONFORMING TO AWS SPECIFICATION E70XX (LOW HYDROGEN). WELD MATERIAL SHALL COMPLY WITH AWS CERTIFICATION AND POSSESS A CHARPY V-NOTCH TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F. WELDING SHALL BE PERFORMED BY ONLY AWS CERTIFIED WELDERS.

7. WELDING PROCEDURES: A WRITTEN WELDING PROCEDURE SPECIFICATIONS (WPS) PER AWS D1.1 SHALL BE DEVELOPED BY THE FABRICATOR/ERECTOR AND REVIEWED BY THE ENGINEER OF RECORD AND THE BUILDING DEPARTMENT.

8. ERECTION AIDS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDS AND JOINT PREPARATIONS THAT INCLUDE, BUT ARE NOT LIMITED TO, ERECTION ANGLES, LIFT HOLES AND OTHER AIDS, WELDING PROCEDURES, REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, COPES, SURFACE ROUGHNESS AND UNEQUAL PARTS.

9. FIELD WELDING: FIELD WELDING SHALL BE PERFORMED BY A BUILDING DEPARTMENT CERTIFIED WELDERS. FIELD WELDING REQUIRES CONTINUOUS SPECIAL INSPECTION. PERIODIC FIELD SPECIAL INSPECTION IS ACCEPTABLE FOR FLOOR AND ROOF DECK WELDING, STUD WELDING & WELDING OF STAIR/HANDRAIL SYSTEMS.

10. BOLTING: BOLTING OF STRUCTURAL STEEL SHALL MEET THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) 2000 EDITION SPECIFICATIONS FOR STRUCTURAL JOINTS USING A325 & A490 BOLTS FOR TYPES X, N & SC.

11. CAMBER: ALL STEEL BEAMS SHALL HAVE STANDARD MILL CAMBER UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS.

QUALITY ASSURANCE (STRUCTURAL OBSERVATION, MATERIALS TESTING, AND SPECIAL INSPECTION)

1. STRUCTURAL OBSERVATION:
   A. COORDINATION RESPONSIBILITIES OF CONTRACTOR: NOTIFY ARCHITECT (STRUCTURAL ENGINEER) 48 HOURS IN ADVANCE OF CRITICAL STAGES OF CONSTRUCTION INDICATED BELOW SO VISITS MAY BE SCHEDULED BY STRUCTURAL OBSERVER. FAILURE BY CONTRACTOR TO MEET OBSERVATION SCHEDULE MAY REQUIRE REMOVAL OF SUBSEQUENT WORK FOR OBSERVATION. CONTRACTOR TO BEAR COSTS OF REMOVAL AND REPLACEMENT OF FINISHED WORK OR FRAMING DAMAGED BY REMOVAL PROCESS OR AS REQUIRED FOR CORRECTIVE ACTION.
   B. PRE-CONSTRUCTION MEETING: OWNER MAY COORDINATE AND CALL FOR MEETING BETWEEN ARCHITECT (STRUCTURAL ENGINEER) RESPONSIBLE FOR STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND SPECIAL INSPECTOR. STRUCTURAL OBSERVER WILL PRESIDE OVER THIS MEETING. PURPOSE OF MEETING IS TO IDENTIFY MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT VERTICAL AND LATERAL LOAD RESISTING SYSTEMS OF STRUCTURE AND TO REVIEW SCHEDULE OF STRUCTURAL OBSERVATION, MATERIALS TESTING, AND SPECIAL INSPECTION OF PROJECT.
   C. CRITICAL STAGES OF CONSTRUCTION REQUIRING STRUCTURAL OBSERVATION:
      I. CASTING OF CONCRETE
      II. COVERING OF FRAMING

2. MILL TEST REPORTS CERTIFYING MATERIALS: CONTRACTOR TO SUBMIT MILL TEST REPORTS CERTIFYING REINFORCING STEEL, STRESSING TENDONS, AND STRUCTURAL STEEL ARE OF IDENTIFIABLE TESTED STOCK TO OWNER, SPECIAL INSPECTOR, ARCHITECT (STRUCTURAL ENGINEER) AND, UPON REQUEST, TO GOVERNING CODE AUTHORITY. ENSURE MATERIALS ARE PROPERLY TAGGED FOR IDENTIFICATION. IF MILL TEST REPORTS CANNOT BE MADE AVAILABLE OR IF MATERIAL CANNOT BE IDENTIFIED, TESTING LABORATORY WILL PERFORM TESTS AS DIRECTED BY ARCHITECT (STRUCTURAL ENGINEER). CONTRACTOR SHALL PAY TESTING RELATED TO TESTS AND INSPECTIONS OF UNIDENTIFIABLE MATERIALS FURNISHED WITHOUT MILL LABORATORY FOR COSTS TEST REPORTS, MATERIALS FOUND DEFICIENT AFTER INITIAL TESTS AND INSPECTIONS, OR MATERIALS REPLACING DEFICIENT MATERIALS.
   A. ULTRASONIC EXAMINATION OF HEAVY ROLLED SHAPES AND THICK PLATES AT PROPOSED WELDED MOMENT CONNECTIONS: WHERE COMPLETE PENETRATION GROOVE WELDS OCCUR AT GROUPS 4 AND 5 STRUCTURAL STEEL SHAPES, AS DEFINED IN ASTM A6, AND PLATES EXCEEDING 2 INCHES THICK, SUBMIT MILL TEST REPORTS TO ARCHITECT (STRUCTURAL ENGINEER) AND, UPON REQUEST, TO GOVERNING CODE AUTHORITY. MILL TEST REPORTS SHALL CERTIFY THAT CHARPY V-NOTCH TESTING WAS CONDUCTED IN COMPLIANCE WITH ASTM A6, SUPPLEMENTARY REQUIREMENT S5, INCLUDING IMPACT TEST COMPLYING WITH ASTM A673 AT FREQUENCY P WITH MINIMUM AVERAGE VALUE OF 20 FT.-LBS. ABSORBED ENERGY AT 70 DEGREES FAHRENHEIT.

3. CERTIFICATE OF COMPLIANCE FOR OFFSITE FABRICATION: SUBMIT FOR STRUCTURAL STEEL, GLU-LAMS, AND PLYWOOD-WEB JOISTS, PRECAST CONCRETE IN COMPLIANCE WITH APPLICABLE CODE SECTION 1701.7. SUBMIT TO OWNER, TESTING LABORATORY, ARCHITECT (STRUCTURAL ENGINEER) AND GOVERNING CODE AUTHORITY.

4. WELD TESTING AND INSPECTION: TESTING LABORATORY WILL SUBMIT WELD TEST RESULTS TO OWNER, CONTRACTOR, ARCHITECT (STRUCTURAL ENGINEER) AND, UPON REQUEST, TO GOVERNING CODE AUTHORITY. SEE SPECIFICATIONS FOR TESTING REQUIREMENTS NOT INDICATED ON STRUCTURAL DRAWINGS.

A. STRUCTURAL STEEL WELDING NOT DESTRUCTIVE TESTING REQUIREMENTS: APART FROM VISUAL INSPECTION AND REVIEW OF FABRICATION AND ERECTION REPORTS OF FABRICATOR/ERECTOR'S OWN QUALITY CONTROL TESTING AND INSPECTION, OWNER'S TESTING LABORATORY WILL PERFORM INDICATED SHOP AND FIELD INSPECTION AND TESTING. TESTING LABORATORY WILL BE AWS CERTIFIED AND UPON REQUEST, PROVIDE INSPECTORS FOR CONTINUOUS INSPECTION OF STEEL FABRICATION AND ERECTION AND STRUCTURAL WELDING. SHOP AND FIELD TESTING OF MATERIALS AND WELDING WILL BE AS FOLLOWS:
   I. COMPLETE JOINT PENETRATION WELDS: FOR STRUCTURES IN RISK CATEGORY III OR IV ULTRASONIC TESTING (UT) SHALL BE PERFORMED BY QA ON ALL CJP GROOVE WELDS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING IN BUTT, T- AND CORNER JOINTS, IN MATERIALS 5/16 IN. THICK OR GREATER. FOR STRUCTURES IN RISK CATEGORY II, UT SHALL BE PERFORMED BY QA ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING, IN MATERIALS 5/16 IN THICK OR GREATER. FOR STRUCTURES IN RISK CATEGORY I, NDT OF CJP GROOVE WELDS IS NOT REQUIRED. FOR ALL STRUCTURES IN ALL RISK CATEGORIES, NDT OF CJP GROOVE WELDS IN MATERIALS LESS THAN 5/16 IN THICK IS NOT REQUIRED.
   II. ACCESS HOLES: THERMALLY CUT SURFACES OF ACCESS HOLES SHALL BE TESTED BY QA USING MT OR PT, WHEN THE FLANGE THICKNESS EXCEEDS 2 IN. (50 MM) FOR ROLLED SHAPES, OR WHEN THE WEB THICKNESS EXCEEDS 2 IN FOR BUILT-UP SHAPES. ANY CRACK SHALL BE DEEMED UNACCEPTABLE REGARDLESS OF SIZE OR LOCATION.

5. CONTINUOUS SPECIAL INSPECTION: UNLESS OTHERWISE INDICATED, CONTINUOUS SPECIAL INSPECTION WILL BE PERFORMED BY SPECIAL INSPECTOR COMPLYING WITH APPLICABLE CODE SECTION 1701 AND SPECIFICALLY APPROVED BY GOVERNING CODE AUTHORITY FOR EACH INSPECTION CATEGORY BELOW. PERIODIC INSPECTION IS NOT PERMITTED UNLESS INDICATED IN THE PROGRAM OR OTHERWISE ACCEPTED BY ARCHITECT (STRUCTURAL ENGINEER). SEE SPECIFICATIONS FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS.

ENGINEER OF RECORD - STRUCTURAL OBSERVATION PROGRAM

STRUCTURAL OBSERVATIONS FOR SEISMIC & WIND RESISTANCE:

1. THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT REGISTERED/LICENSED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN TO PERFORM STRUCTURAL OBSERVATION(S).

   ENGINEER IN RESPONSIBLE CHARGE/ENGINEER OF RECORD:

   NAME: SHAWN LOTHROP, SE
   LIC #: S5627

   OBSERVER DESIGNATED BY E.O.R. RESPONSIBLE FOR STRUCTURAL OBSERVATION(S):

   NAME: SHAWN LOTHROP, SE
   LIC #: S5627

2. STRUCTURAL OBSERVATIONS SHALL BE PROVIDED BY THE DESIGNATED STRUCTURAL OBSERVER FOR ALL BUILDINGS AT THE FOLLOWING STAGES OF CONSTRUCTION, UNLESS OTHERWISE AUTHORIZED OR REQUESTED IN WRITING BY THE BUILDING OFFICIAL:

   A. PRE-CONCRETE POUR REBAR OBSERVATION
   B. WOOD FRAMING OBSERVATION PRIOR TO COVERING w/ FINISH & AFTER ROOF LOAD

3. PRIOR TO COMMENCEMENT OF OBSERVATION, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING DEPARTMENT A WRITTEN STATEMENT IDENTIFYING THE FREQUENCY AND EXTENT OF THE STRUCTURAL OBSERVATION.

4. AT THE CONCLUSION OF WORK, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING DEPARTMENT A WRITTEN STATEMENT THAT THE STRUCTURAL OBSERVATION VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

DEPUTY SPECIAL INSPECTOR

1. DEPUTY SPECIAL INSPECTIONS SHALL BE PROVIDED BY:

   NAME:
   PHONE NUMBER:

2. SPECIAL INSPECTOR SHALL BE HIRED BY THE OWNER TO PROVIDE SPECIAL INSPECTIONS AS REQUIRED PER THE PLANS.

3. SPECIAL INSPECTOR: A QUALIFIED PERSON, EMPLOYED BY THE OWNER, WHO HAS DEMONSTRATED COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. DUTIES INCLUDE VISUAL INSPECTIONS AND FIELD MEASUREMENTS OF MATERIALS, OBTAINING SPECIMENS FOR TESTS AND RELATED ACTIONS INCLUDING PREPARATION OF REPORTS.

4. CONTINUOUS INSPECTION: ON SITE INSPECTION BY THE SPECIAL INSPECTOR ON A CONTINUOUS BASIS OBSERVING ALL WORK REQUIRING SPECIAL INSPECTION.

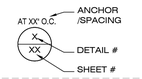
5. PERIODIC INSPECTION: INTERMITTENT INSPECTION AS PERMITTED BY THE PLAN, SPECIFIED AT PRE-DETERMINED INTERVALS OR MORE FREQUENTLY AS WORK PROGRESSES. NO SIGNIFICANT ELEMENTS OR AREAS SHALL BE COVERED BY ADDITIONAL WORK UNTIL APPROVED BY THE BUILDING OFFICIAL AND/OR SPECIAL INSPECTOR.

6. REPORTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN A TIMELY MANNER AS DETERMINED BY THE BUILDING OFFICIAL.

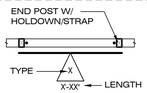
ABBREVIATIONS

#	NUMBER OR POUND	EI	EXPANSION INDEX	OD	OUSIDE DIAMETER		
(E)	EXISTING	EJ	EXPANSION JOINT	OH	OVERHANG		
±	APPROXIMATE	ELE	ELEVATION	OMF	ORDINARY MOMENT FRAME		
A/E	ARCHITECT/ENGINEER	EMBED	EMBEDMENT	OPEN	OPENING		
AB	ANCHOR BOLT	EN	EDGE NAILING	OPP	OPPOSITE		
ABV	ABOVE	EOS	EDGE OF SLAB	OWSJ	OPEN WEB STEEL JOIST		
ACI	AMERICAN CONCRETE INSTITUTE	EQ	EQUAL	OWWJ	OPEN WEB WOOD JOIST		
ADDL	ADDITIONAL	EQL SP	EQUALLY SPACED	PAF	POWER ACTUATED FASTENER		
ADDM	ADDENDUM	EQUIP	EQUIPMENT	PERF	PERFORATED		
ADJ	ADJACENT	ES	EDGE SCREWS	PERP	PERPENDICULAR		
ADMIN	ADMINISTRATION	EW	EACH WAY	PI	PLASTICITY INDEX		
AFF	ABOVE FINISH FLOOR	EWB	ENGINEERED WOOD BEAM	PL	PLATE		
AHR	ANCHOR AMERICAN INSTITUTE OF STEEL CONSTRUCTION	EXP	EXPANSION	PLBG	PLUMBING		
AISC		EXT	EXTERIOR	PLYWD	PLYWOOD		
AJ	ALIGN JOIST	F/	FACE OF	PNL	PANEL		
ALT	ALTERNATE	FA	FROM ABOVE	PREFAB	PREFABRICATED		
ALUM	ALUMINIUM	FAS BD	FASCIA BOARD	PSF	POUNDS PER SQUARE FOOT		
APA	AMERICAN PLYWOOD ASSOCIATION	FDN	FOUNDATION	PSI	POUNDS PER SQUARE INCH		
APPD	APPROVED	FD	FULL DEPTH	PSL	PARALLEL STRAND LUMBER		
APPX	APPROXIMATE	FF	FINISHED FLOOR	PT	PRESSURE TREATED		
ARCH	ARCHITECTURAL	FFA	FROM FLOOR ABOVE	P-T	POST TENSIONED		
ASD	ALLOWABLE STRESS DESIGN	FFB	FROM FLOOR BELOW	PUR	PURLINS		
ASPH	ASPHALT	FG	FINISHED GRADE	RC	REINFORCED CONCRETE		
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FH	FULL HEIGHT	REF	REFERENCE		
		FIN	FINISH	REINF	REINFORCEMENT		
ATC	ACUSTICAL TILE CEILING	FJ	FLOOR JOIST	REPL	REPLACE		
ATCH	ATTACHMENT	FL	FLUSH	REQ	REQUIRED		
ATS	ANCHOR TIEDOWN SYSTEM	FLG	FLANGE	REQ'D	REQUIRED		
AWA	ALIGN WITH ABOVE	FLR	FLOOR	RET	RETAINING		
AWN	AWNING	FNGR	FINGER	REV	REVISION		
AWS	AMERICAN WELDING SOCIETY	FOC	FACE OF CONCRETE	RF	ROOF		
B/B	BACK TO BACK	FOF	FACE OF FINISH	RFG	ROOFING		
BAL	BALANCE	FOM	FACE OF MASONRY	RFI	REQUEST FOR INFORMATION		
BALC	BALCONY	FOS	FACE OF STUD	RM	ROOM		
BD	BOARD	FOUN	FOUNDATION	RO	ROUGH OPENING		
BDRY	BOUNDARY	FRMG	FRAMING	SAD	SEE ARCHITECTUAL DRAWINGS		
BEV	BEVEL	FRT	FIRE RETARTDANT TREATED	SCHD	SCHEDULE		
BEW	BOTTOM EACH WAY	FSTNR	FASTNER	SECT	SECTION		
BKG	BACKING	FT	FEET	SHTG	SHEATHING		
BLDG	BUILDING	FTG	FOOTING	SIM	SIMILAR		
BLK	BLOCK	FURR	FURRING	SMF	SPECIAL MOMENT FRAME		
BLKG	BLOCKING	FWRK	FLAT

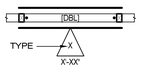
FOUNDATION LEGEND & SYMBOLS



INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL



INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1



INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE AT [S] S.W. & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

HOLDOWN / STRAP SCHEDULE

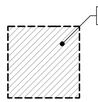
FLOOR TO FOUNDATION CONNECTION AT BOTTOM OF SHEARWALL PER DTL SHEET SD1		
PLAN ID	HOLDOWN	HOLDOWN POST
U2	HDU2	2x6 MIN / FLR RIM
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATE HD PER SHED. X

SPREAD FOOTING SCHEDULE

FOOTING ID	CONCRETE FOOTING SIZE		STEEL REINFORCING TOP & BTM
	WIDTH X LENGTH	PAD DEPTH	
F24	24" x 24"	18"	(3) #5
F36	36" x 36"	18"	(4) #5
F42	42" x 42"	18"	(5) #5
F48	48" x 48"	18"	(6) #5
F54	54"x 54"	18"	(6) #5
F60	60" x 60"	18"	(7) #5
F42-54	42" x 54"	18"	SEE DTL 6/SD1
F42-36	42" x 36"	18"	SEE DTL 6/SD1

NOTES:
1. REFER TO DETAILS CALLED OUT ON FOUNDATION PLAN FOR CONCRETE PEDESTAL CONDITION.
2. REFER TO FOUNDATION PLAN FOR SPECIFIC REBAR LAYOUT REQUIREMENTS NOT SHOWN IN TYPICAL DETAIL.



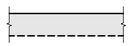
FOUNDATION NOTES

1. INSTALL HOLDOWN ANCHOR BOLTS PER DETAIL 10/SD1. REFER TO DETAIL 12/SD1 FOR TYP STEEL BASE PLATE CONNECTION TO FOOTING. PROVIDE AND INSTALL ALL U.S.P. OR SIMPSON LUMBER CONNECTORS (OR EQUAL) FOUNDATION HARDWARE PER MANUFACTURERS RECOMMENDATIONS. DEEPEN FOOTING WHERE NECESSARY TO PROVIDE ANCHOR EMBEDMENT AT HOLDOWN LOCATIONS.
2. REFER TO DETAIL 4/SD0 FOR FOR ANCHOR BOLT SPACING AND ANCHOR BOLT INSTALLATION.
3. REFER TO DETAIL PACKAGE FOR TYPICAL CONDITIONS NOT SPECIFICALLY CALLED OUT OR NOTED ON PLANS.
4. ALL DIMENSIONS SHALL BE PER THE CURRENT APPROVED STAMPED SET OF ARCHITECTURAL PLANS. OUR OFFICE SHOULD BE NOTIFIED IMMEDIATELY IF DISCREPANCIES EXIST BETWEEN THE ARCHITECTURAL & STRUCTURAL PLANS.
5. CONSTRUCT CONTINUOUS FOOTINGS AT CORNERS AND INTERSECTIONS PER DETAIL 2/SD0 FOUNDATION SIZES, DEPTHS, AND REINFORCEMENT SHOULD BE COORDINATED WITH THE OWNER/DEVELOPER'S SOILS ENGINEERS REPORT. SOILS ENGINEER REPORT MAY REQUIRE ADDITIONAL ITEMS NOT NOTED ON THE STRUCTURAL PLANS.
5. CLIENT/OWNER SHALL ADDRESS CORROSIVE SOIL CONDITIONS. FOR HIGH SULFATE SOIL CONDITIONS, MITIGATE PER ACI TABLE 4.3.1. THE CLIENT/OWNER SHALL HAVE A CORROSION ENGINEER PROVIDE MITIGATION RECOMMENDATIONS FOR ALL OTHER CORROSIVE SOIL CONDITIONS. CLIENT IS RESPONSIBLE TO REVIEW STRUCTURAL PLANS AND DETAILS FOR COMPLIANCE TO CORROSION ENGINEER'S RECOMMENDATIONS PRIOR TO CONSTRUCTION.

GEOTECHNICAL INFORMATION

1. REFER TO STRUCTURAL COVER SHEET (SCS) FOR ASSUMED SOIL VALUES OR VALUES BASED ON THE PROVIDED GEOTECHNICAL (SOILS) REPORT:
2. PRIOR TO REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL CERTIFY IN WRITING THAT:
   a. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE SOILS REPORT,
   b. THE FOOTINGS EXTEND TO THE PROPER DEPTH OR BEARING STRATA,
   c. UTILITY TRENCHES ARE PROPERLY BACKFILLED AND COMPACTED,
   d. AND THAT THE CONDITIONS FOUND MATCH THOSE ASSUMED IN THE SOILS REPORT.
3. THE OWNER/DEVELOPER AND SUBCONTRACTORS ARE TO REVIEW THE SOILS REPORT PRIOR TO COMMENCING CONSTRUCTION AND VERIFY THE PLANS COMPLY WITH THE CURRENT SOILS REPORT RECOMMENDATIONS. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IF THE SOILS REPORT DATE SHOWN ON SHEET (SCS) DOES NOT MATCH THE CURRENT REPORT DATE. THE OWNER/DEVELOPER IS RESPONSIBLE FOR UPDATING THE STRUCTURAL ENGINEER WITH CURRENT GEOTECHNICAL ENGINEERING REQUIREMENTS.

FOUNDATION LEGEND & SYMBOLS



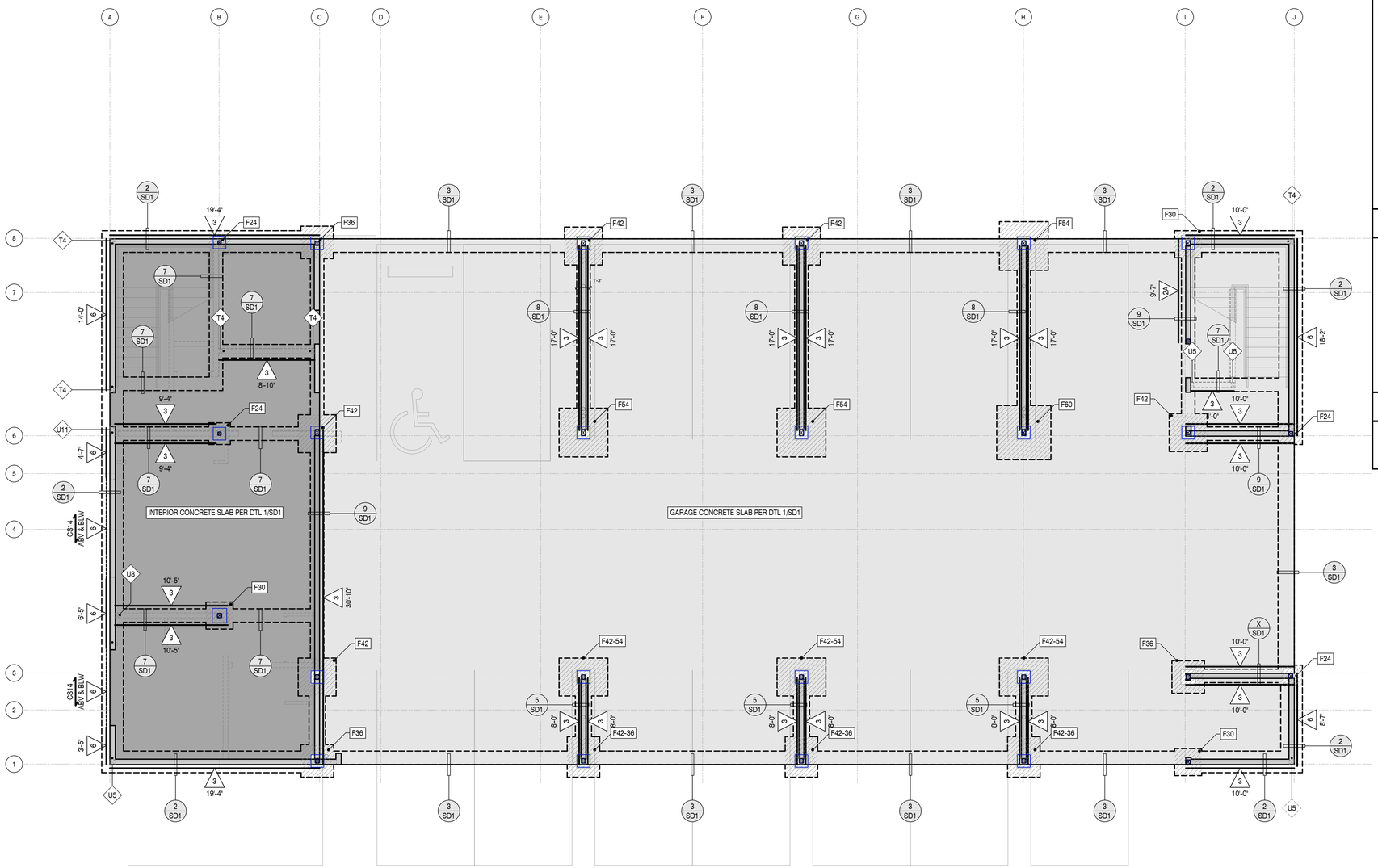
INDICATES: CONCRETE SLAB & FOOTING. FOOTING SIZE AND REINFORCING PER DETAIL SHEETS SD1



INDICATES: CONCRETE STEMWALL. FOOTING SIZE AND REINFORCING PER PER DETAIL SHEETS SD1

STRUCTURAL OBSERVATION REQUIREMENTS

STRUCTURAL OBSERVATION IS REQUIRED BY THE ENGINEER OF RECORD. OUR OFFICE SHOULD BE NOTIFIED TO PERFORM STRUCTURAL OBSERVATION AT THE FOLLOWING STAGES OF CONSTRUCTION:
1. PRIOR TO POUR OF CONCRETE TO OBSERVE REINFORCING & EMBEDS
2. PRIOR TO COVERING ANY COMPLETED STRUCTURAL MEMBER
3. PRIOR TO COVERING ANY MODULAR RELATED SITE BUILT CONNECTIONS



FOUNDATION PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE



DATE: 07/12/2024

SHEET TITLE:

FOUNDATION PLAN

SHEET NUMBER:

S0

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — (SX-(##)) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS			
PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B	
PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
6	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3		
PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

CS STRAP OCCURS AT THAT LEVEL — X X — CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE		
RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 1/2", 5 1/4" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE			
TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE		
TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE		
PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 3/4" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/4" x 11 7/8"	PSL
614P	5 1/4" x 14"	PSL
616P	5 1/4" x 16"	PSL

HEADER SCHEDULE		
PLAN ID	SIZE	SPEC.
46H	4x6	DF-#2 OR BTR
48H	4x8	DF-#2 OR BTR
66H	6x6	DF-#1 OR BTR
68H	6x8	DF-#1 OR BTR
610H	6x10	DF-#1 OR BTR
612H	6x12	DF-#1 OR BTR

BEAM MODIFIER SYMBOL LEGEND:
- XX'H' — HEADER
- 'DXX — DROP BM
- 'FXX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

HSS COLUMN SCHEDULE	
PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x3/8"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED

FRAMING LEGEND & SYMBOLS

AT XX" O.C. — REQUIRED ANCHOR/SPACING; X/SDX — DETAIL # / SHEET #

INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

2x4 : 2x6 :

INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.

XX (BXX)

INDICATES:
1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET.
2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1
3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN.
4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE

END POST w/ HOLDOWN/STRAP — TYPE X — X-XX' — LENGTH

DBL — TYPE X — X-XX'

INDICATES SHEAR TYPE ABV & BLW OPENING — X-XX' X XXXX X-XX'

INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1
5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION

INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY)

INDICATES:
1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C
2. WHERE NO STRAP OCCURS, REFER TO DETAIL 5B/SD2.1
3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION
4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL

INDICATES: SHEAR WALL OCCURS ABOVE

TENSION STRAP L=X'-XX"

INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL

INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN

INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

XX

INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT

XXX

INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.

S

INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.

INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN

1ST LEVEL SITE FRAMING PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer — GREGORY DECON — PE19855 — Date: 12.31.24 — WYOMING

DATE: 07/12/2024

SHEET TITLE:
1ST LEVEL SITE FRAMING PLAN

SHEET NUMBER:
S1

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — (SX-(##)) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS

PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B

PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
6	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3

PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

CS STRAP OCCURS AT THAT LEVEL — X X — CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE

RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 1/2", 5 1/4" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE

TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE

TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE

PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 3/4" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/4" x 11 7/8"	PSL
614P	5 1/4" x 14"	PSL
616P	5 1/4" x 16"	PSL

HEADER SCHEDULE

PLAN ID	SIZE	SPEC.
46H	4x6	DF-#2 OR BTR
48H	4x8	DF-#2 OR BTR
66H	6x6	DF-#1 OR BTR
68H	6x8	DF-#1 OR BTR
610H	6x10	DF-#1 OR BTR
612H	6x12	DF-#1 OR BTR

BEAM MODIFIER SYMBOL LEGEND:
- XX'H' — HEADER
- 'D'XX — DROP BM
- 'F'XX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

HSS COLUMN SCHEDULE

PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x1/2"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED

FRAMING LEGEND & SYMBOLS

AT XX" O.C. — REQUIRED ANCHOR/SPACING; X/SDX — DETAIL # / SHEET #

INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

2x4 : 2x6 :

INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.

XX (BXX)

INDICATES:
1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET.
2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1
3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN.
4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE

END POST w/ HOLDOWN/STRAP — TYPE X, X-XX' — LENGTH

INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1
5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION

DBL — TYPE X, X-XX'

INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

INDICATES SHEAR TYPE ABV & BLW OPENING — X-XX', XXXX, X-XX'

INDICATES:
1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C
2. WHERE NO STRAP OCCURS, REFER TO DETAIL 5B/SD2.1
3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION
4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL

INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY) — X-XX', X, X-XX'

INDICATES: SHEAR WALL OCCURS ABOVE

TENSION STRAP L=X'-XX"

INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL

INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN

INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

XX

INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT

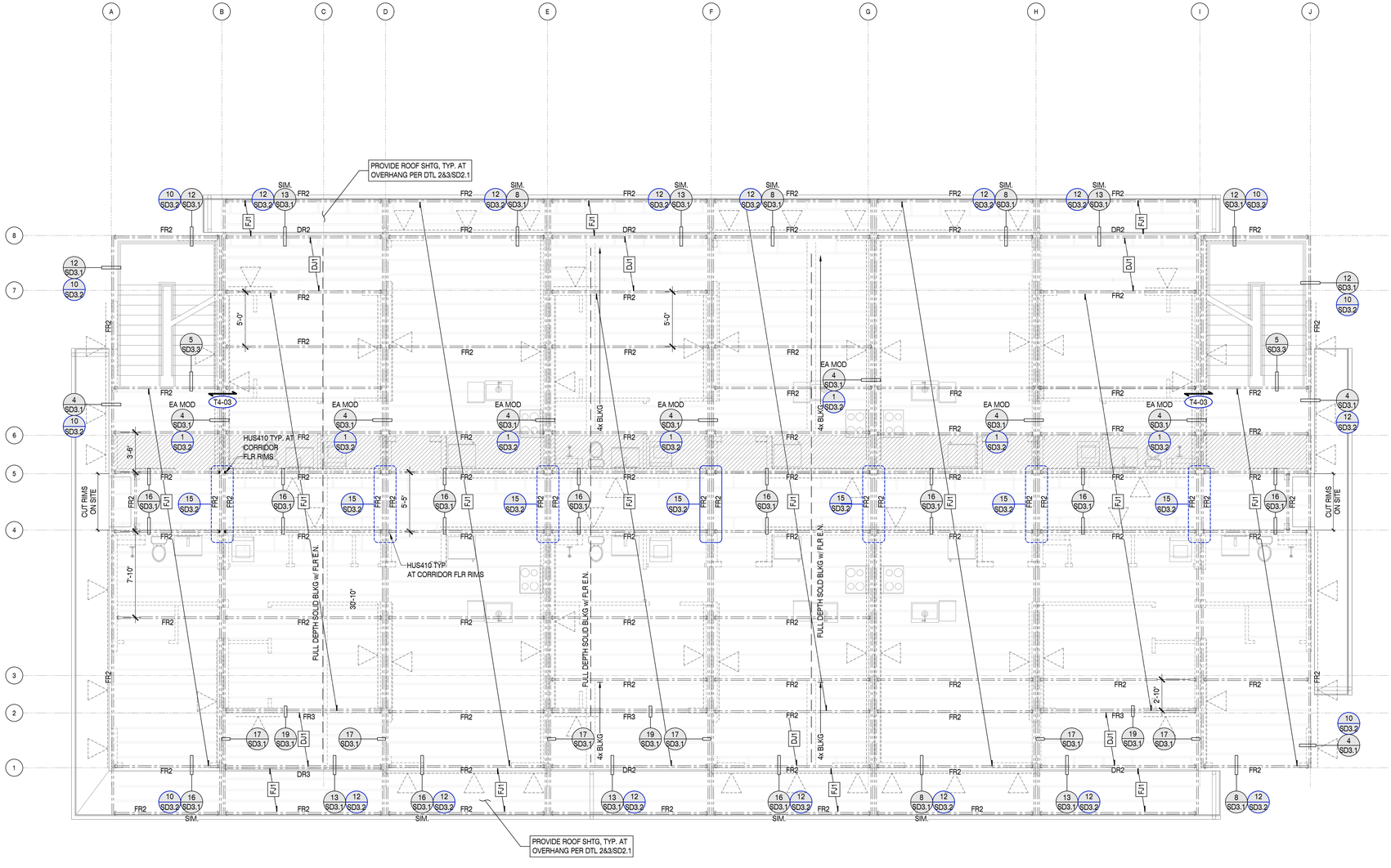
XXX

INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.

S

INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.

INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN



2ND LEVEL MODULAR FLOOR FRAMING PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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GREG@ISEENGINEERS.COM

PROJECT INFORMATION:

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GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer — GREGORY DELEON — PE19855 — LICENSED — Date: 12.31.24 — WYOMING

DATE: 07/12/2024

SHEET TITLE:
2ND LEVEL MODULAR FLOOR FRAMING PLAN

SHEET NUMBER:
S2

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — (SX-(##)) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS			
PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B	
PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
5	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3		
PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

X X — CS STRAP OCCURS AT THAT LEVEL — CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE		
RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 1/2", 5 1/2" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE			
TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE		
TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE		
PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 1/2" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/2" x 11 7/8"	PSL
614P	5 1/2" x 14"	PSL
616P	5 1/2" x 16"	PSL

HEADER SCHEDULE			
PLAN ID	SIZE	SPEC.	
46H	4x6	DF-#2 OR BTR	
48H	4x8	DF-#2 OR BTR	
66H	6x6	DF-#1 OR BTR	
68H	6x8	DF-#1 OR BTR	
610H	6x10	DF-#1 OR BTR	
612H	6x12	DF-#1 OR BTR	

BEAM MODIFIER SYMBOL LEGEND:
- XX'H' — HEADER
- 'D'XX — DROP BM
- 'F'XX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

HSS COLUMN SCHEDULE	
PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x1/8"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED

FRAMING LEGEND & SYMBOLS

AT XX" O.C. — REQUIRED ANCHOR/SPACING
X/SDX — DETAIL # / SHEET #
INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

2x4 : 2x6 :
INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.

XX (BXX)
INDICATES:
1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET.
2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1
3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN.
4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE

END POST w/ HOLDOWN/STRAP — TYPE X — X-XX' LENGTH
INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1
5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION

DBL — TYPE X X-XX'
INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

INDICATES SHEAR TYPE ABV & BLW OPENING — X-XX' X X-XX' XXXX
INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY)
INDICATES:
1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C
2. WHERE NO STRAP OCCURS, REFER TO DETAIL 5B/SD2.1
3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION
4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL

INDICATES: SHEAR WALL OCCURS ABOVE

TENSION STRAP L=X'-XX"
INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL

INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN

INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

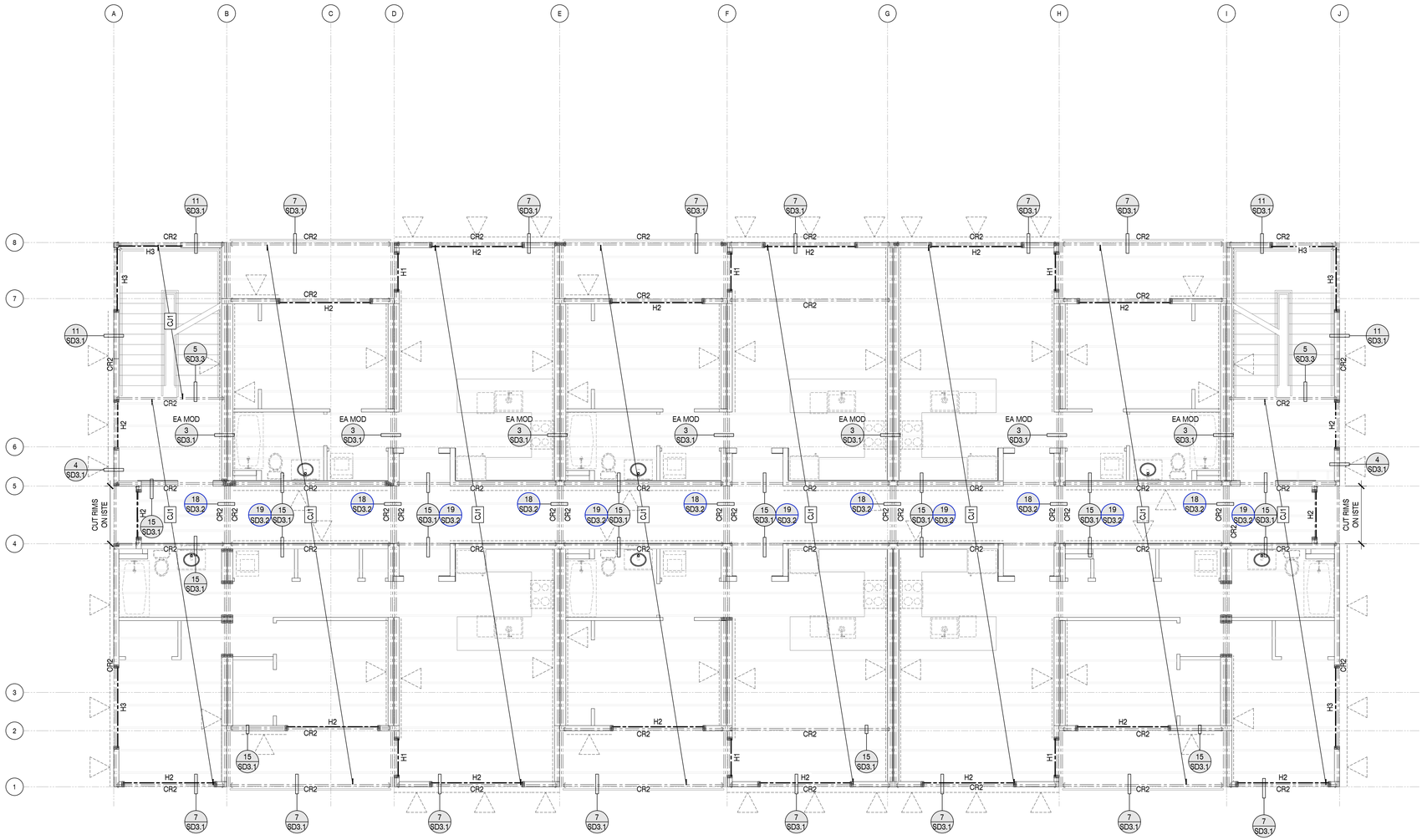
INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

XX — XXX
INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT

INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.

(S)
INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.

INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN



2ND LEVEL MODULAR CEILING FRAMING PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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PROJECT DESIGN ENGINEER:
GREG DELEON
GREG@ISEENGINEERS.COM

PROJECT INFORMATION:

JACKSON DEVELOPMENT

910 SMITH LANE
JACKSON, WY 83001

CONTACT INFORMATION:

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415.905.9030

GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer — GREGORY DELEON — PE19855 — Date: 12.31.24 — WYOMING

DATE: 07/12/2024

SHEET TITLE:
2ND LEVEL MODULAR CEILING FRAMING PLAN

SHEET NUMBER:
S3

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — (SX-(##)) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS

PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B

PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
6	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3

PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

CS STRAP OCCURS AT THAT LEVEL — X X — CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE

RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 1/2", 5 1/2" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE

TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE

TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE

PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 3/4" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/2" x 11 7/8"	PSL
614P	5 1/2" x 14"	PSL
616P	5 1/2" x 16"	PSL

HEADER SCHEDULE

PLAN ID	SIZE	SPEC.
46H	4x6	DF-#2 OR BTR
48H	4x8	DF-#2 OR BTR
66H	6x6	DF-#1 OR BTR
68H	6x8	DF-#1 OR BTR
610H	6x10	DF-#1 OR BTR
612H	6x12	DF-#1 OR BTR

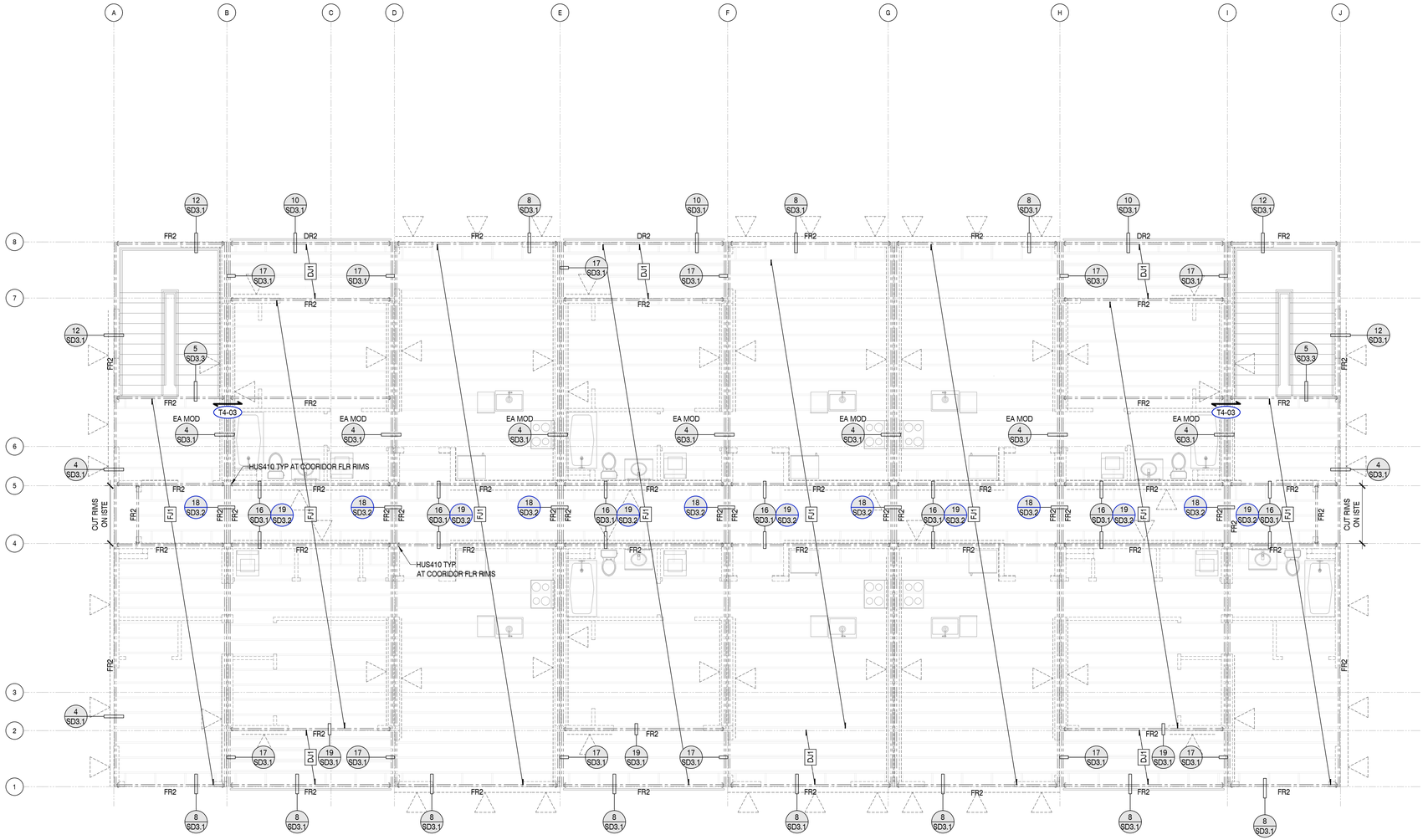
BEAM MODIFIER SYMBOL LEGEND:
- XX'H' — HEADER
- 'D'XX — DROP BM
- 'F'XX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

HSS COLUMN SCHEDULE

PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x1/8"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED



FRAMING LEGEND & SYMBOLS

AT XX" O.C. REQUIRED ANCHOR/SPACING; X SDX — DETAIL # / SHEET #	INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL
2x4 : / 2x6 :	INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.
XX (BXX)	INDICATES: 1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET. 2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1 3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN. 4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE
END POST w/ HOLDOWN/STRAP; TYPE X X'-XX" LENGTH	INDICATES: 1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL 2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS 3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN 4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1 5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION
DBL; TYPE X X'-XX"	INDICATES: 1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES 2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS
INDICATES SHEAR TYPE ABV & BLW OPENING; X X'-XX" / X X'-XX" / X XXXX; INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY)	INDICATES: 1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C 2. WHERE NO STRAP OCCURS, REFER TO DETAIL 5B/SD2.1 3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION 4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL
	INDICATES: SHEAR WALL OCCURS ABOVE
TENSION STRAP L=X'-XX"	INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL
	INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN
	INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.
	INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.
XX	INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT
XXX	INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.
S	INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.
	INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN

3RD LEVEL MODULAR FLOOR FRAMING PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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PROJECT DESIGN ENGINEER:
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PROJECT INFORMATION:

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GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer GREGORY DELEON PE19855 LICENSED Date: 12.31.2024 WYOMING

DATE: 07/12/2024

SHEET TITLE:

3RD LEVEL MODULAR FLOOR FRAMING PLAN

SHEET NUMBER:

S4

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — (SX-(##)) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS			
PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B	
PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
5	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3		
PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

X — X — CS STRAP OCCURS AT THAT LEVEL / CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE		
RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 1/2", 5 1/2" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE			
TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE		
TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE		
PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 3/4" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/4" x 11 7/8"	PSL
614P	5 1/4" x 14"	PSL
616P	5 1/4" x 16"	PSL

HEADER SCHEDULE		
PLAN ID	SIZE	SPEC.
46H	4x6	DF-#2 OR BTR
48H	4x8	DF-#2 OR BTR
66H	6x6	DF-#1 OR BTR
68H	6x8	DF-#1 OR BTR
610H	6x10	DF-#1 OR BTR
612H	6x12	DF-#1 OR BTR

BEAM MODIFIER SYMBOL LEGEND: BM/HDR SIZE PER TABLES
- XX'H' — HEADER
- 'D'XX — DROP BM
- 'F'XX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

HSS COLUMN SCHEDULE	
PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x1/8"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED

FRAMING LEGEND & SYMBOLS

AT XX" O.C. — REQUIRED ANCHOR/SPACING; X/SDX — DETAIL # / SHEET #

INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

2x4 : 2x6 :

INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.

XX (BXX)

INDICATES:
1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET.
2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1
3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN.
4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE

END POST w/ HOLDOWN/STRAP — TYPE X X'-XX' — LENGTH

INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1
5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION

DBL — TYPE X X'-XX'

INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

INDICATES SHEAR TYPE ABV & BLW OPENING — X X'-XX' / X XXXX / X X'-XX' — INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY)

INDICATES:
1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C
2. WHERE NO STRAP OCCURS, REFER TO DETAIL 5B/SD2.1
3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION
4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL

INDICATES: SHEAR WALL OCCURS ABOVE

TENSION STRAP L=X-XX' — INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL

INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN

INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

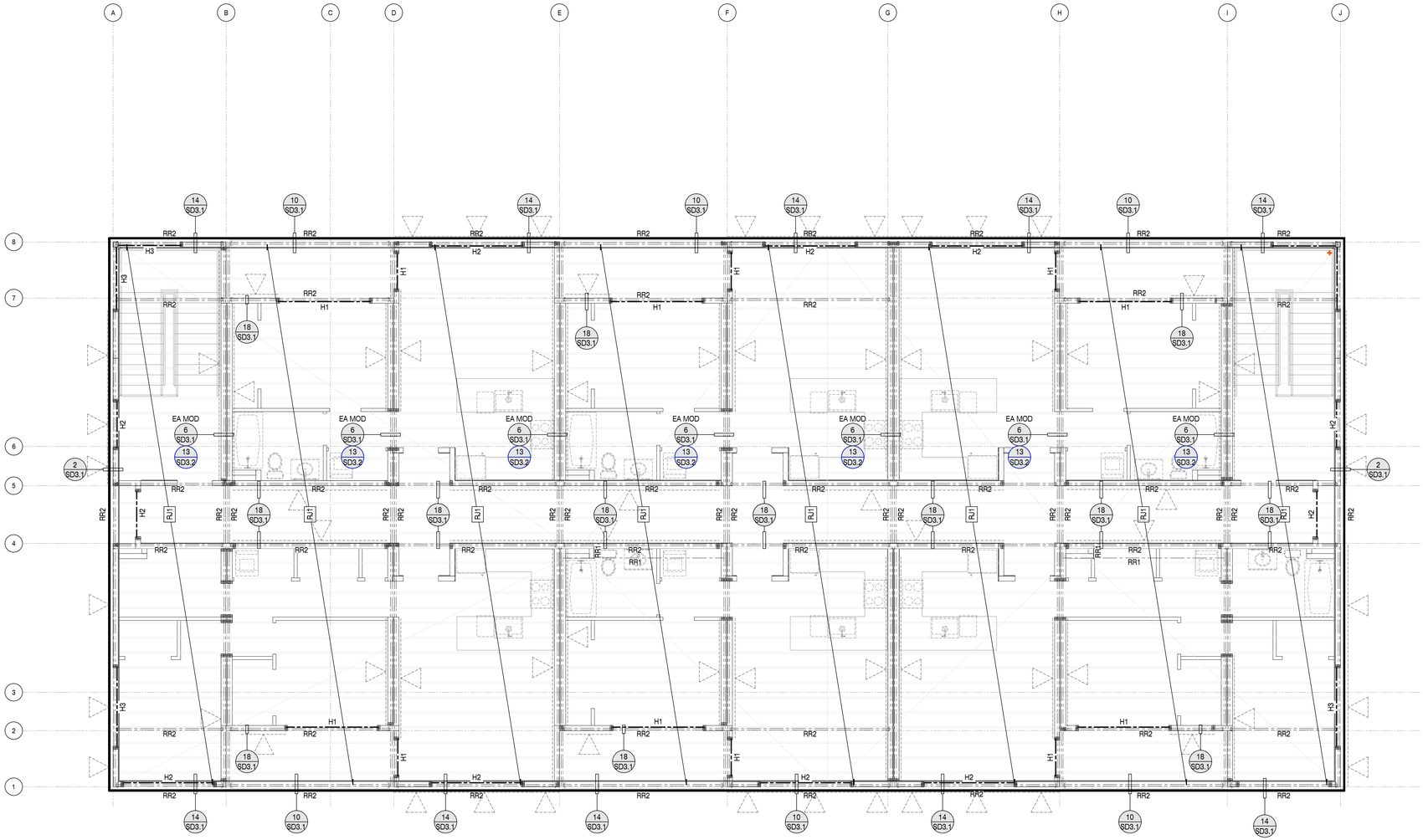
INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

XX — INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT

XXX — INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.

(S) — INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.

INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN



3RD LEVEL MODULAR CEILING FRAMING PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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PROJECT DESIGN ENGINEER:
GREG DELEON
GREG@ISEENGINEERS.COM

PROJECT INFORMATION:

JACKSON DEVELOPMENT

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GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer — GREGORY DELEON — PE19855 — LICENSED — Date: 12.31.24 — WYOMING

DATE: 07/12/2024

SHEET TITLE:

3RD LEVEL MODULAR ROOF FRAMING PLAN

SHEET NUMBER:

S5

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — SX-(##) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS

PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B

PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
6	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3

PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

CS STRAP OCCURS AT THAT LEVEL — X X — CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE

RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 1/2", 5 1/2" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE

TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE

TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE

PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 3/4" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/4" x 11 7/8"	PSL
614P	5 1/4" x 14"	PSL
616P	5 1/4" x 16"	PSL

HEADER SCHEDULE

PLAN ID	SIZE	SPEC.
46H	4x6	DF-#2 OR BTR
48H	4x8	DF-#2 OR BTR
66H	6x6	DF-#1 OR BTR
68H	6x8	DF-#1 OR BTR
610H	6x10	DF-#1 OR BTR
612H	6x12	DF-#1 OR BTR

BEAM MODIFIER SYMBOL LEGEND:
- 'XX'H' — HEADER
- 'D'XX — DROP BM
- 'F'XX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

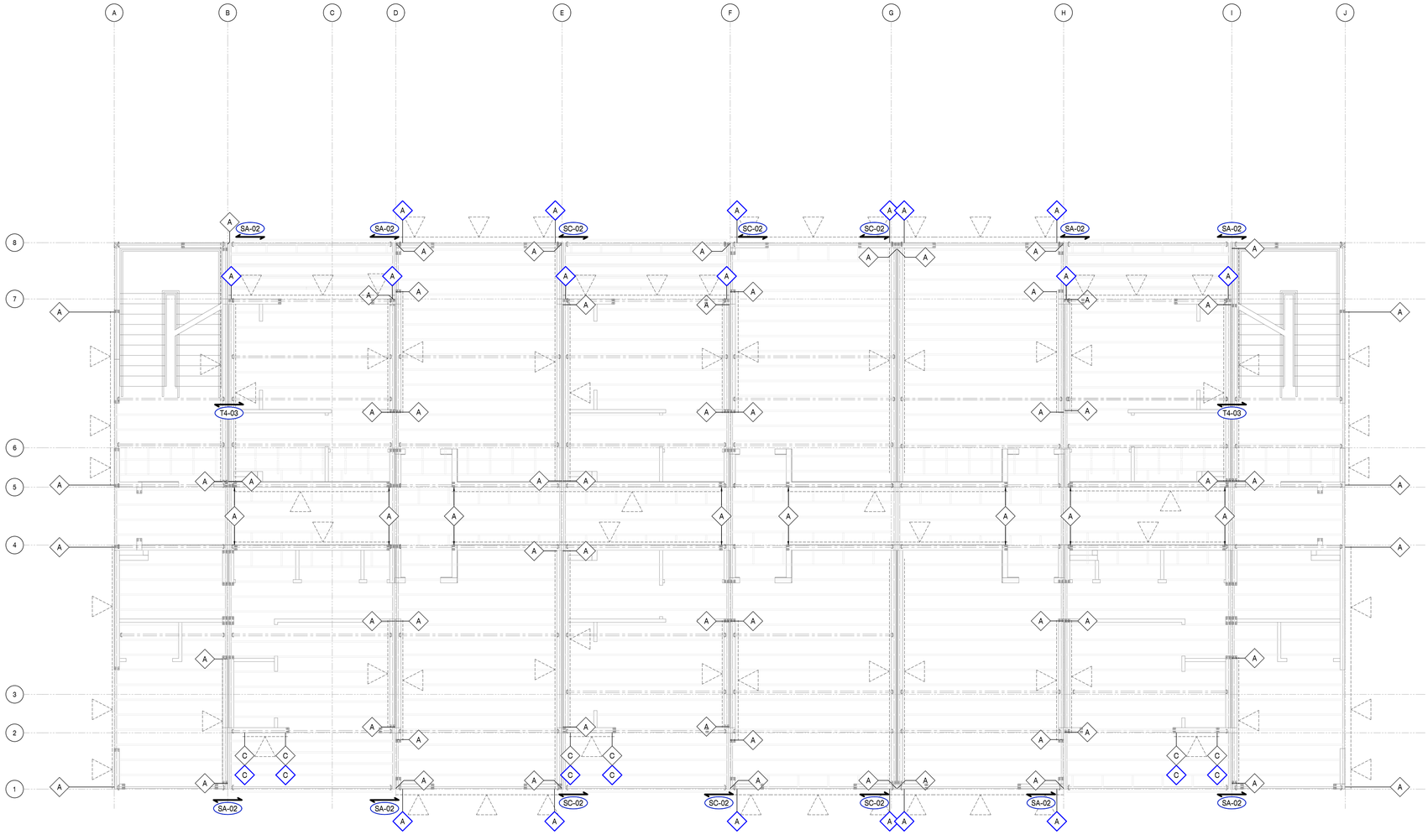
BM/HDR SIZE PER TABLES

HSS COLUMN SCHEDULE

PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x1/8"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED



FRAMING LEGEND & SYMBOLS

AT XX" O.C. REQUIRED ANCHOR/SPACING — X/SDX — DETAIL # — SHEET #

INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

2x4 :
2x6 :

INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.

XX (BXX)

INDICATES:
1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET.
2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1
3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN.
4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE

END POST w/ HOLDOWN/STRAP — TYPE X — X-XX' LENGTH

INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1
5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION

DBL — TYPE X — X-XX'

INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

INDICATES SHEAR TYPE ABV & BLW OPENING — X X-XX' — X XXXX — X X-XX' — INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY)

INDICATES:
1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C
2. WHERE NO STRAP OCCURS, REFER TO DETAIL 5B/SD2.1
3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION
4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL

INDICATES: SHEAR WALL OCCURS ABOVE

TENSION STRAP L=X'-XX" — INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL

INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN

INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

XX — INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT

XXX — INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.

S — INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.

INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN

2ND LEVEL STRAPS AT FLOOR ASSEMBLY

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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PROJECT DESIGN ENGINEER:
GREG DELEON
GREG@ISEENGINEERS.COM

PROJECT INFORMATION:

JACKSON DEVELOPMENT

910 SMITH LANE
JACKSON, WY 83001

CONTACT INFORMATION:

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415.905.9030

GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer — GREGORY DELEON — PE19855 — LICENSED — Date: 12.31.24 — WYOMING

DATE: 07/12/2024

SHEET TITLE:

2ND LEVEL STRAPS AT FLOOR ASSEMBLY

SHEET NUMBER:

S6.1

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — (SX-(##)) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS			
PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B	
PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
5	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3		
PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

CS STRAP OCCURS AT THAT LEVEL — X X — CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE		
RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 1/2", 5 1/2" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE			
TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE		
TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE		
PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 3/4" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/4" x 11 7/8"	PSL
614P	5 1/4" x 14"	PSL
616P	5 1/4" x 16"	PSL

HEADER SCHEDULE		
PLAN ID	SIZE	SPEC.
46H	4x6	DF-#2 OR BTR
48H	4x8	DF-#2 OR BTR
66H	6x6	DF-#1 OR BTR
68H	6x8	DF-#1 OR BTR
610H	6x10	DF-#1 OR BTR
612H	6x12	DF-#1 OR BTR

BEAM MODIFIER SYMBOL LEGEND:
- XX'H' — HEADER
- 'D'XX — DROP BM
- 'F'XX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

HSS COLUMN SCHEDULE	
PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x1/2"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED

FRAMING LEGEND & SYMBOLS

AT XX" O.C. — REQUIRED ANCHOR/SPACING
X/SDX — DETAIL # / SHEET #
INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

2x4 :
2x6 :
INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.

XX (BXX)
INDICATES:
1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET.
2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1
3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN.
4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE

END POST w/ HOLDOWN/STRAP — TYPE X — X'-XX" — LENGTH
TYPE X X'-XX" (DBL)
INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1
5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION

INDICATES SHEAR TYPE ABV & BLW OPENING — X X'-XX" — X X'-XX" — XXXX — X X'-XX"
INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY)
INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

INDICATES:
1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C
2. WHERE NO STRAP OCCURS, REFER TO DETAIL 5B/SD2.1
3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION
4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL

INDICATES: SHEAR WALL OCCURS ABOVE

TENSION STRAP L=X'-XX"
INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL

INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN

INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

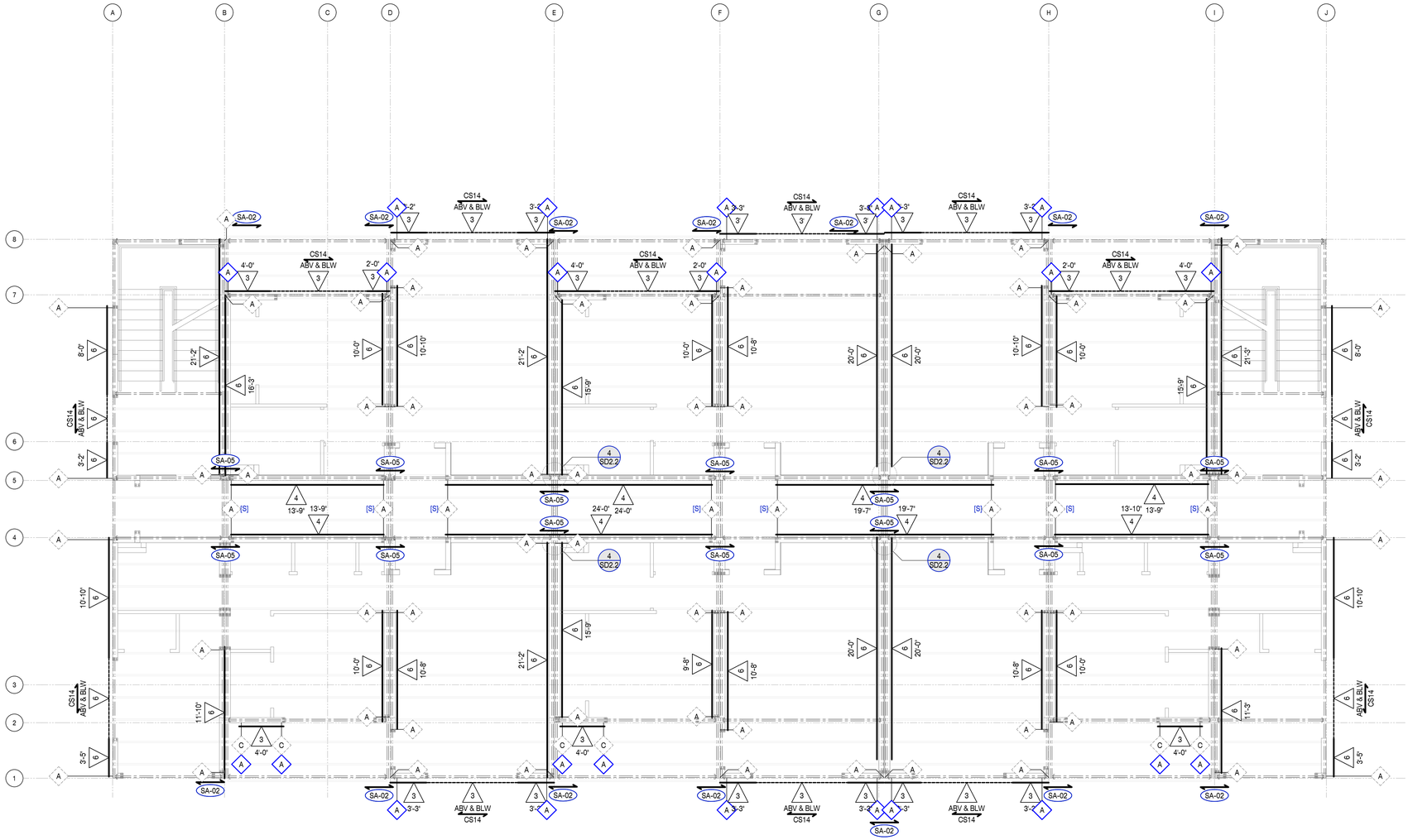
INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

XX
INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT

XXX
INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.

(S)
INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.

INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN



2ND LEVEL MODULAR SHEAR WALL AND STRAP PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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PROJECT DESIGN ENGINEER:
GREG DELEON
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PROJECT INFORMATION:

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TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer
GREGORY DELEON
PE19855
License
Date: 12.31.2024
WYOMING

DATE: 07/12/2024

SHEET TITLE:
2ND LEVEL MODULAR SHEAR WALL & STRAP PLAN

SHEET NUMBER:
S6.2

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — SX-(##) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS

PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B

PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
6	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3

PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

CS STRAP OCCURS AT THAT LEVEL — X X — CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE

RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 3/4", 5 1/4" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE

TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE

TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE

PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 3/4" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/4" x 11 7/8"	PSL
614P	5 1/4" x 14"	PSL
616P	5 1/4" x 16"	PSL

HEADER SCHEDULE

PLAN ID	SIZE	SPEC.
46H	4x6	DF-#2 OR BTR
48H	4x8	DF-#2 OR BTR
66H	6x6	DF-#1 OR BTR
68H	6x8	DF-#1 OR BTR
610H	6x10	DF-#1 OR BTR
612H	6x12	DF-#1 OR BTR

BEAM MODIFIER SYMBOL LEGEND:
- XX'H' — HEADER
- 'D'XX — DROP BM
- 'F'XX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

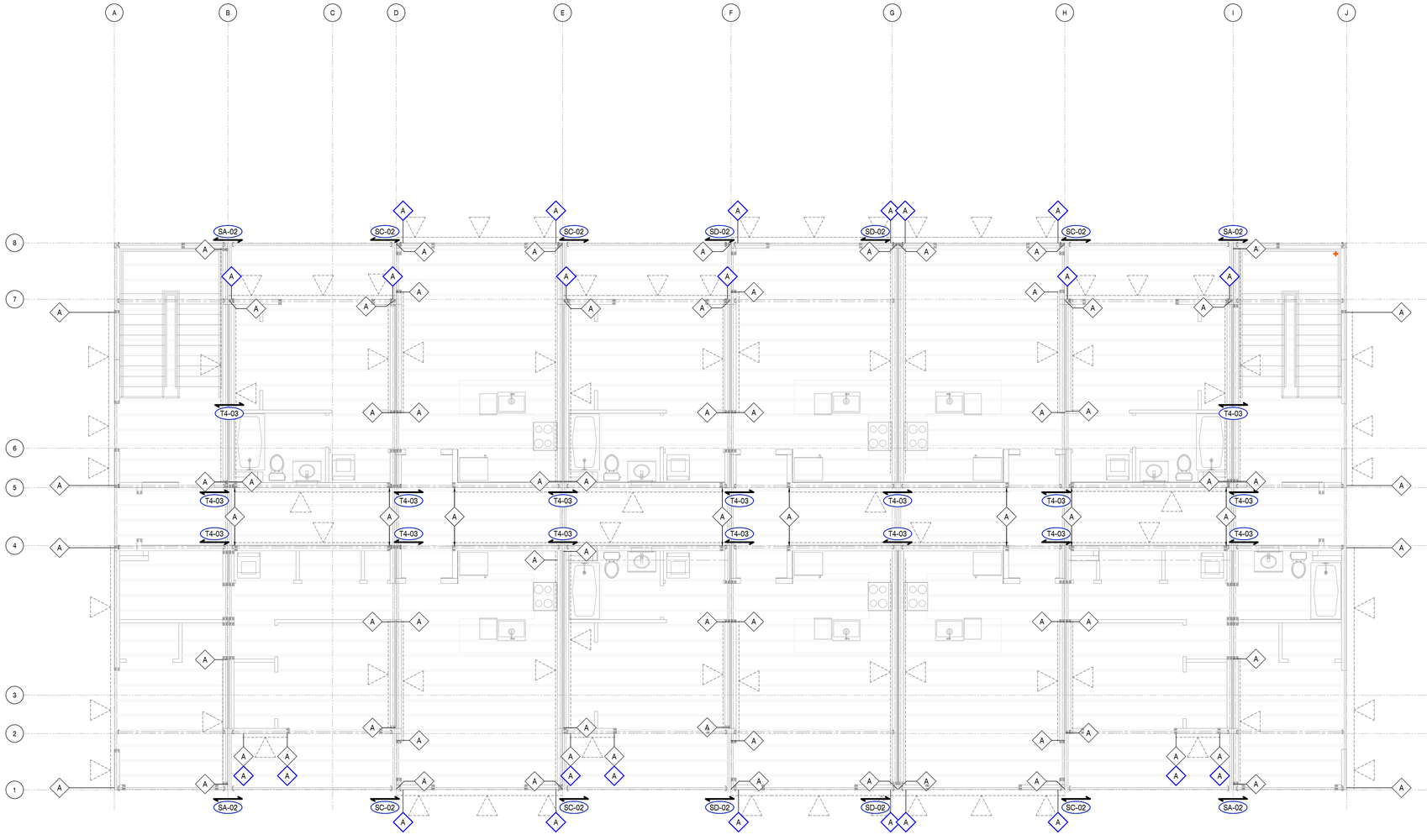
BM/HDR SIZE PER TABLES

HSS COLUMN SCHEDULE

PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x1/8"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED



FRAMING LEGEND & SYMBOLS

AT XX" O.C. — REQUIRED ANCHOR/SPACING; X SDX — DETAIL #, SHEET #

INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

2x4 : 2x6 :

INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.

XX (BXX)

INDICATES:
1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET.
2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1
3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN.
4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE

END POST w/ HOLDOWN/STRAP — TYPE X X'-XX" LENGTH

INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1
5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION

DBL — TYPE X X'-XX"

INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

INDICATES SHEAR TYPE ABV & BLW OPENING — X X'-XX" X X'-XX" X X'-XX" XXXX — INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY)

INDICATES:
1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C
2. WHERE NO STRAP OCCURS, REFER TO DETAIL 5B/SD2.1
3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION
4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL

INDICATES: SHEAR WALL OCCURS ABOVE

TENSION STRAP L=X'-XX"

INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL

INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN

INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

XX

INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT

XXX

INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.

S

INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.

INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN

3RD LEVEL STRAPS AT FLOOR ASSEMBLY

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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GOVERNING JURISDICTION:
TETON COUNTY PLANNING AND BUILDING DEPARTMENT
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer — GREGORY DELEON — PE19855 — L&S — Date: 12.31.24 — WYOMING

DATE: 07/12/2024

SHEET TITLE: 3RD LEVEL STRAPS AT FLOOR ASSEMBLY

SHEET NUMBER: S6.3

100% SUBMITTAL SET

TENSION / DRAG STRAP SCHEDULE

INDICATES: DRAG TIE STRAP PER PLAN AND STRAP DETAIL CONNECTION BELOW.

STRAPS PER SCHEDULE ON TABLE A — SX-(##) — STRAP DETAIL CONNECTION ON TABLE B

TABLE A - DRAG STRAPS

PLAN ID	STRAP	MEMBER WIDTH	STRAP (TJI)
SA	(1) CS14	2x	MSTI26
SB	(2) CS14	2-2x	MSTI36
SC	CMST14	2-2x	MSTI48
SD	CMST12	2-2x OR 4x	CMST14
SE	2-CMST12	2-4x	-

TABLE B

PLAN ID	DETAIL
1	1/SD3.3
2	2/SD3.3
3	3/SD3.3
4	4/SD3.3
6	6/SD2.1

FLOOR TO FLOOR/RIM CONNECTION AT BOTTOM OF SHEARWALL PER DETAIL SHEET SD3

PLAN ID	HOLDOWN	HOLDOWN POST
A	CS14	2x4 MIN
B	2-CS14	2-2x4 MIN
C	3-CS14	3-2x4 MIN
D	4-CS14	4-2x4 MIN
T4	HTT4	4x6 MIN
U5	HDU5	4x6 MIN
U8	HDU8	4x6 MIN

INDICATES DIRECTION OF INSTALLATION — (X) U2 — INDICATES # OF HDU2 AT FOUNDATION

CS STRAP OCCURS AT THAT LEVEL — X X — CS STRAP OCCURS BELOW PER PLAN

X — SITE INSTALLED CS STRAP PER PLAN

MODULAR FRAMING SCHEDULE

MODULE RIM SCHEDULE		
RIM TYPE	SIZE[1]	SPECIFICATION
RR1	1- 1 3/4" x 9 1/4"	LVL 2.0E
RR2	2- 1 3/4" x 9 1/4"	LVL 2.0E
FR1	1- 1 3/4" x 11 7/8"	LVL 2.0E
FR2	2- 1 3/4" x 11 7/8"	LVL 2.0E
CR1	1- 1 3/4" x 7 1/4"	LVL 2.0E
CR2	2- 1 3/4" x 7 1/4"	LVL 2.0E
DR2	1- 1 3/4" x 9 1/4"	LVL 2.0E
DR3	2- 1 3/4" x 9 1/4"	LVL 2.0E

NOTES:
1. 3 1/2", 5 1/4" OR 7" WIDE LVL CAN BE USED ILO (2) 1 3/4" LVL, (3) 1 3/4" LVL, OR (4) 1 3/4" LVL RESPECTIVELY.

MODULAR JOIST FRAMING SCHEDULE			
TYPE	SIZE	SPEC.	SPACING
RJ1	11 7/8" DEEP TJI	210	16" O.C.
FJ1	11 7/8" DEEP TJI	210	16" O.C.
DJ1	2-2x10	DF-#2	12" O.C.
CJ1	2x8	DF-#2	24" O.C.

NOTES:
1. REFER TO SN SHEETS FOR JOIST SPECIFICATIONS

HEADER SCHEDULE		
TYPE	SIZE	SPEC.
H0	2-2x6	PLANK (FLAT) DF#2
H1	3-2x6	DF-#2
H2	3-2x8	DF-#2
H3	3-2x10	DF-#2

FRAMING SCHEDULE

BEAM SCHEDULE		
PLAN ID	SIZE	SPEC.
612	6x12	DF-#1
214L	1 3/4" x 14"	LSL
410L	3 1/2" x 9 1/4"	LSL
412L	3 1/2" x 11 7/8"	LSL
414L	3 1/2" x 14"	LSL
416L	3 1/2" x 16"	LSL
410P	3 1/2" x 9 1/4"	PSL
412P	3 1/2" x 11 7/8"	PSL
414P	3 1/2" x 14"	PSL
416P	3 1/2" x 16"	PSL
612P	5 1/4" x 11 7/8"	PSL
614P	5 1/4" x 14"	PSL
616P	5 1/4" x 16"	PSL

HEADER SCHEDULE		
PLAN ID	SIZE	SPEC.
46H	4x6	DF-#2 OR BTR
48H	4x8	DF-#2 OR BTR
66H	6x6	DF-#1 OR BTR
68H	6x8	DF-#1 OR BTR
610H	6x10	DF-#1 OR BTR
612H	6x12	DF-#1 OR BTR

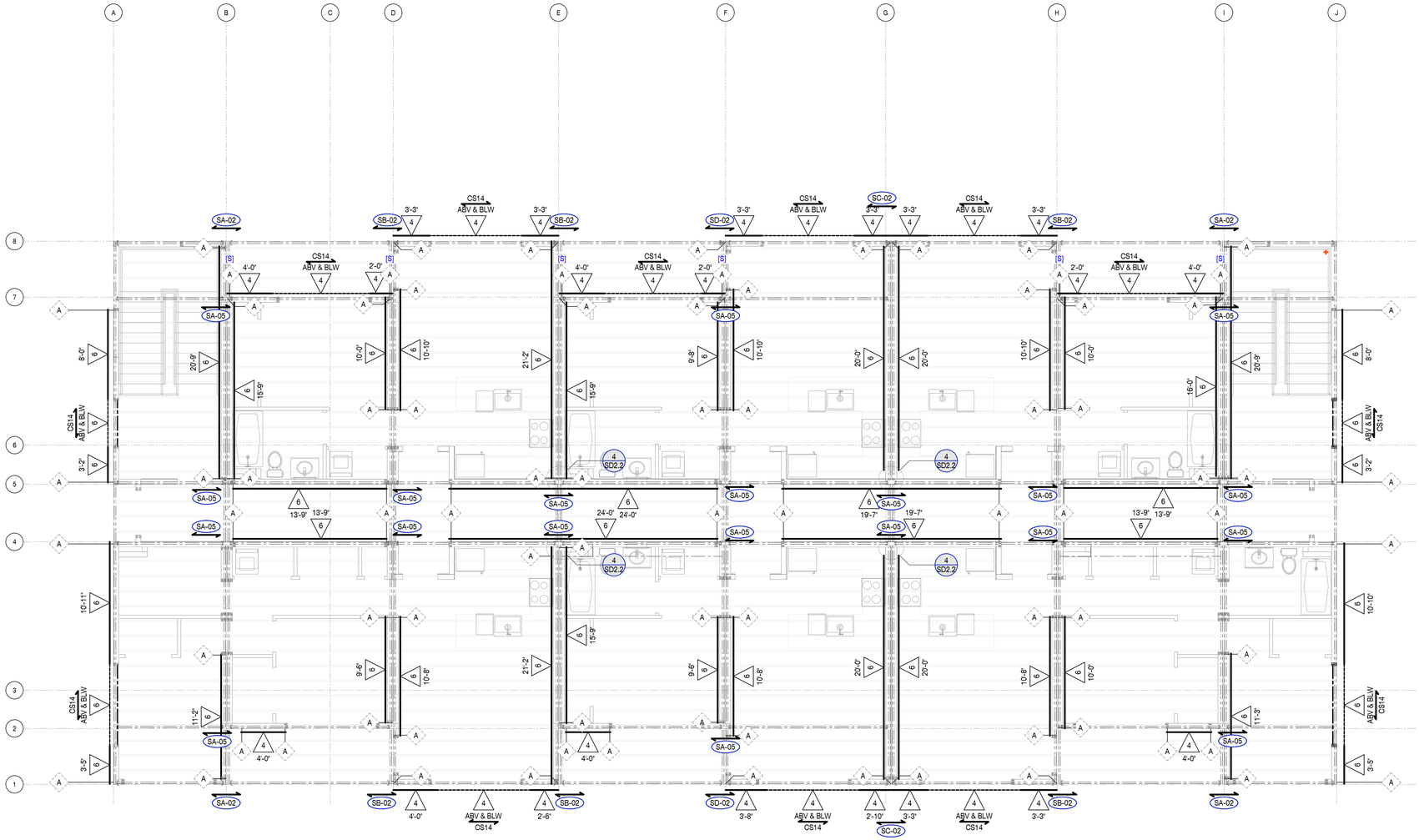
BEAM MODIFIER SYMBOL LEGEND:
- XX'H' — HEADER
- 'D'XX — DROP BM
- 'F'XX — FLUSH BM
- XX'L' — LSL BM
- XX'P' — PSL BM
- 'FL'XXH — FLAT HDR

BM/HDR SIZE PER TABLES

HSS COLUMN SCHEDULE	
PLAN ID	SIZE
HSS-1	4"x4"x1/4"
HSS-2	5"x5"x1/4"
HSS-3	6"x5"x1/4"
HSS-4	8"x4"x1/4"
HSS-5	8"x4"x1/8"

FRAMING NOTES

1. FOR DESIGN CRITERIA, REFER TO SHEET SCS, FOR GENERL NOTES, REFER TO SN SERIES SHEETS.
2. FOR FRAMING DETAILS, REFER TO SD SHEETS
3. SPLICE ALL EXTERIOR WALL AND INTERIOR SHEAR WALL TOP PLATE BREAKS PER DETAIL 6/SD2.1, TYP.
4. ALL MODULAR HEADERS ARE TO BE MINIMUM 2-2x6 AT 2x4 STUD WALLS AND 3-2x6 AT 2x6 STUD WALLS PER DETAIL 1/SD2.1 UNLESS NOTED OTHERWISE ON PLAN.
5. REFER TO NON-BEARING HEADER SCHEDULE ON SHEET SD2 OR SD2.1 FOR HEADER SIZES AT ALL LOCATIONS NOT SHOWN ON THE FRAMING PLAN
6. PROVIDE SQUASH BLOCKING AT THE FLOOR LEVELS ALIGNED BELOW ALL POSTS GREATER THAN 4x4 TO MATCH THE DIMENSIONS OF THE POSTS ABOVE TYPICAL AT DROP BEAMS AND STUD WALLS.
7. MODULAR FACTORY TO COORDINATE JOIST SPACING WITH M.E.P. DESIGNS. FRAMER TO REVIEW MECH. AND ELECTRIC PLANS BEFORE FINAL PLACEMENT OF JOISTS AND/OR TRUSSES. WHERE ALIGNED JOIST OR BEAM INTERFERES W/ FUTURE INSTALLATION OF M.E.P. INSTALLATION, CONTACT STRUCTURAL ENGINEER.
8. ALL FLOOR & DECK DIAPHRAGM TO BE TYPE F6 PER DTL 3/SD2.1 U.N.O. ON PLAN. ALL ROOF DIAPHRAGM TO BE TYPE R6 PER DTL 3/SD2.1 U.N.O. ON PLAN
9. [S] INDICATES SITE INSTALLED. ALL VERTICAL STRAPS IN BLUE ARE SITE INSTALLED



3RD LEVEL SHEAR WALL PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

FRAMING LEGEND & SYMBOLS

AT XX" O.C. — REQUIRED ANCHOR/SPACING
X/SDX — DETAIL # / SHEET #
INDICATES DETAIL CUT LOCATION. REFER TO DETAIL # AND STRUCTURAL SHEET NUMBER FOR MORE INFORMATION. TEXT ABOVE BUBBLE INDICATES REVISED HARDWARE OTHER THAN NOTED IN DETAIL

2x4 : 2x6 :
INDICATES 2x STUD WALL PER PLAN & DETAIL 1/SD2.1. COORDINATE STUD WALL SIZE WITH ARCH. PLANS.

XX (BXX)
INDICATES:
1. WALL OPENING HEADER PER FRAMING SCHEDULE ON THIS SHEET.
2. PROVIDE (1) 2x TRIMMER EACH SIDE U.N.O. ON PLAN OR IN DTL 1/SD2.1
3. PROVIDE KING STUDS EACH SIDE PER DETAIL 1/SD2.1 U.N.O. ON PLAN.
4. (BXX) INDICATES BEAM CALCULATION # FOUND IN THE CALCULATION PACKAGE

END POST w/ HOLDOWN/STRAP — TYPE X X'-XX" — LENGTH
TYPE X X'-XX" (DBL)
INDICATES:
1. WOOD SHEAR WALL PANEL LOCATION PER PLAN INSTALLED FULL HEIGHT OF WALL
2. REFER TO DETAIL 5/SD2.1 SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS
3. PROVIDE POST AND STRAP/HOLDOWN EACH END OF WALL AS INDICATED PER PLAN
4. AT UPPER FLOORS WHERE WALL SHEATHING DOES NOT EXTEND OVER OR EDGE NAIL TO FLOOR RIM PROVIDE SILL PLATE NAILING OR SCREWS PER DETAIL 5/SD2.1
5. REFER TO DTL 4/SD2 FOR TYPICAL SHEAR WALL TO HSS COLUMN CONNECTION

INDICATES SHEAR TYPE ABV & BLW OPENING — X X'-XX" — XXXX — INDICATES HORIZ. STRAP ABV & BLW OPENING (CONDITION C ONLY)
INDICATES:
1. DOUBLE SIDED SHEAR WALL w/ SAME SHEATHING TYPE ON BOTH SIDES
2. PROVIDE 3x SILL PLATE & REFER TO DETAIL 5/SD2.1 FOR ADDITIONAL INFORMATION ON DOUBLE SIDED SHEAR WALL REQUIREMENTS

INDICATES:
1. WOOD SHEAR WALL FORCE TRANSFER CONDITION B OR C
2. WHERE NO STRAP OCCURS, REFER TO DETAIL SB/SD2.1
3. REFER TO NOTES ABOVE FOR FULL HEIGHT PANEL CONDITION
4. REFER TO DETAIL 3/SD2.2 FOR DIAGRAMATIC ELEVATION OF TYPICAL MODULAR FORCE TRANSFER SHEAR WALL DETAIL

INDICATES: SHEAR WALL OCCURS ABOVE

TENSION STRAP L=X-XX" — INDICATES: DRAG TIE STRAP TO ROOF/FLOOR FULL DEPTH BLK'G. LENGTH SHOWN INDICATES STRAP LENGTH OFF WALL

INDICATES: DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS. MIN (1) CS14 U.N.O. ON PLAN

INDICATES: MODULAR RIM PER PLAN. REFER TO MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

INDICATES: A GRAPHICAL REPRESENTATION OF MODULAR ROOF, CEILING,FLOOR OR DECK JOISTS. SEE MODULAR FRAMING SCHEDULE FOR MORE INFORMATION.

XX — INDICATES: MODULAR FRAMING MEMBER SIZE AND SPACING. REFER TO FRAMING SCHEDULE FOR SPECIFIC INFORMATION. REFER TO PLANS FOR SPECIFIC MEMBER LAYOUT

XXX — INDICATES: BLOCKED HORIZONTAL DIAPHRAGM w 2x4 FLAT BLOCKING. REFER TO DETAIL 3/SD2.1 FOR SHEATHING INFO, NAIL TYPE, & SPACING REQUIREMENTS. DEFAULT ROOF & FLOOR DIAPHRAGMS ARE R6 & F6 RESPECTIVELY, U.N.O. ON PLAN.

S — INDICATES: PROPOSED ACCESS AREAS FOR SITE INSTALLED CONNECTIONS. FINAL LOCATION AND SIZE TO BE DETERMINED BY FACTORY. CONTACT ISE IF PROPOSED LOCATION IS NOT SUITABLE FOR FACTORY.

INDICATES: SITE HOT ROLLED STEEL BEAM PER PLAN. REFER TO DETAIL 4/SD5 FOR TYPICAL BEAM TO COLUMN CONNECTION U.N.O. ON PLAN

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PROJECT DESIGN ENGINEER:
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GREG@ISEENGINEERS.COM

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PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer — GREGORY DELEON — PE19855 — LICENSED — Date: 12.31.2024 — WYOMING

DATE: 07/12/2024

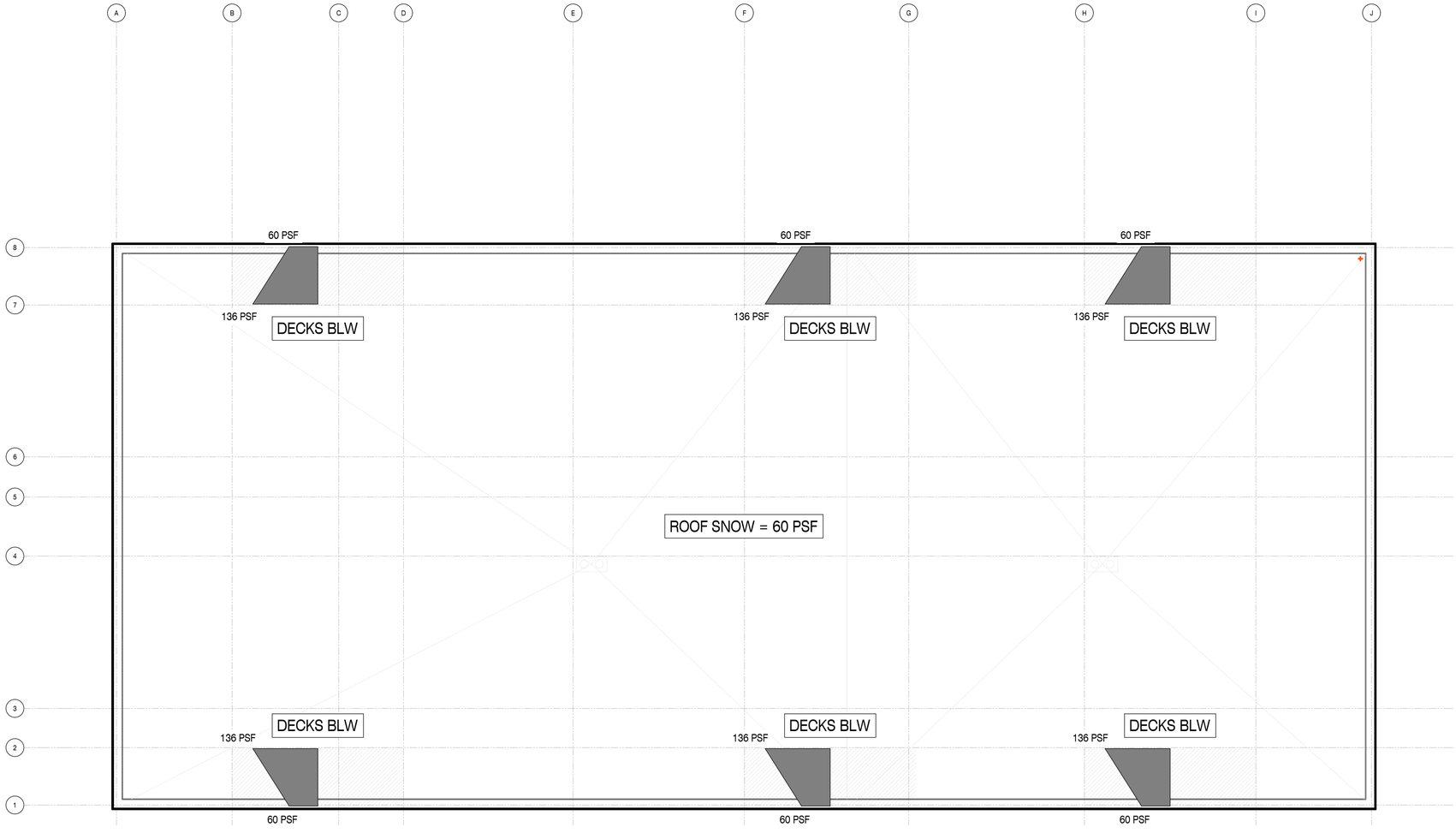
SHEET TITLE:

3RD LEVEL SHEAR WALL & SITE DRAG STRAP PLAN

SHEET NUMBER:

S6.4

100% SUBMITTAL SET



SNOW LOADING PLAN

SCALE : 3/16" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

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PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE

Professional Engineer
GREGORY DELEON
PE19855
Date: 12.31.24
WYOMING

DATE: 07/12/2024

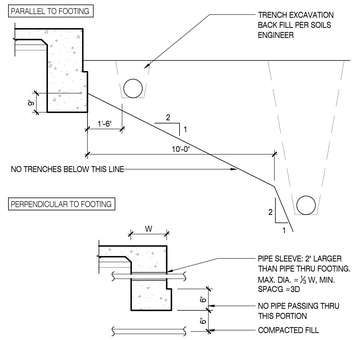
SHEET TITLE:

SNOW LEVEL LOADING PLAN

SHEET NUMBER:

S7

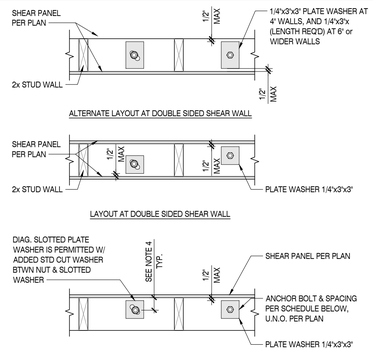
100% SUBMITTAL SET



STEM WALL & FOOTING DRAINAGE SPECIFICATIONS

3

SCALE: N.T.S.



SHEAR WALL TYPE	FOUNDATION ATTACHMENT HARDWARE ALTERNATES MAXIMUM SPACING (INCHES ON CENTER)			
	SINGLE-SIDED SHEAR WALL		DOUBLE-SIDED SHEAR WALL	
	5/8" Ø A.B.	5/8"Ø x 8" TITEN HD (ICC-ESR-2713)	5/8" Ø A.B.	5/8"Ø x 8" TITEN HD (ICC-ESR-2713)
NON-SHEAR	72"	72"	72"	72"
6	48"	40"	24"	20"
4	32"	27"	16"	12"
3	24"	21"	12"	10"
2	18"	16"	9"	8"
2A	16"	14"	8"	7"
2B	14"	12"	7"	6"

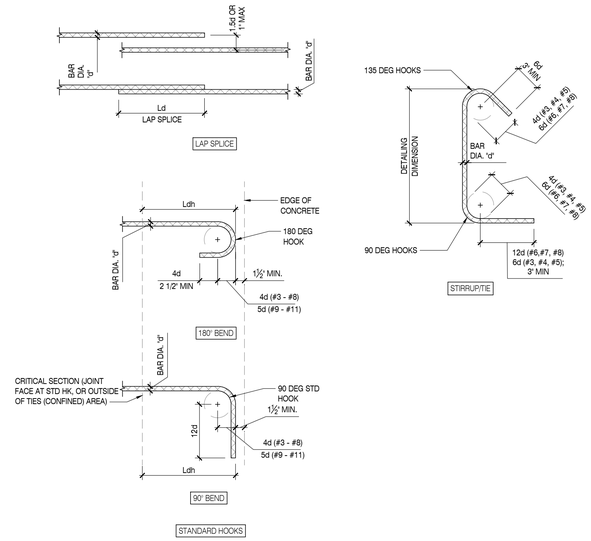
NOTES:
1. EMBEDMENT: ANCHOR BOLTS EMBEDMENT SHALL BE 7" EMBEDMENT INTO CONCRETE. EMBEDMENT SHALL BE FROM TOP OF SLAB AT MONOPOUR. EMBEDMENT SHALL BE AT BE FROM COLD-JOINT AT DUAL POUR CONDITIONS. AT CURB/WALL CONDITION, EMBEDMENT SHALL BE FROM TOP OF CURB/WALL.
2. BOLT NUT & WASHER: ANCHOR BOLTS SHALL BE EITHER: L-BOLTS OR HEADED BOLTS. PROVIDE PROPER NUT & STANDARD (ANSI) 1 ½" Ø x 0.100" THICK CUT WASHERS AT ALL BEARING, AND NON-SHEAR WALL ANCHOR BOLT LOCATIONS. PROVIDE STANDARD (ANSI) 1 ½" Ø x 0.100" THICK CUT WASHERS AND 3" x 3" x 0.229" THICK ANGLE SLOTTED PLATE WASHER AT ALL SHEAR WALL ANCHOR BOLT LOCATIONS.
3. MINIMUM ANCHORS: MINIMUM (2) ANCHOR BOLTS PER PIECE OF SILL PLATE. ANCHOR BOLTS SHALL BE LOCATED WITHIN 7" MIN OR 12" MAX FROM THE END OF ANY SILL PLATE BREAK.
4. EDGE & END DISTANCE: ANCHOR BOLTS SHALL MAINTAIN A MINIMUM 1-¾" EDGE OF CONCRETE DISTANCE & 1" EDGE OF SILL PLATE DISTANCE. SQUARE WASHER SHALL BE MAXIMUM ½" DISTANCE FROM EDGE OF SILL PLATE ON SHEAR SIDE.

TYPICAL SILL PLATE ANCHOR BOLT SPECIFICATIONS

4

SCALE: N.T.S.

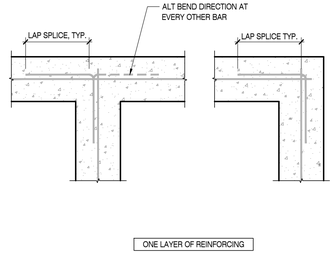
STANDARD DEVELOPMENT LENGTHS IN CONCRETE									
CASE 1: CONDITION A OR B									
	BAR POSITION	BAR SIZE							
		#3	#4	#5	#6	#7	#8	#9	#10	#11
2,500 psi	TOP	24"	32"	39"	47"	69"	78"	88"	100"	110"
	BOTTOM	18"	24"	30"	36"	53"	60"	68"	77"	85"
3,000 psi	TOP	22"	29"	36"	43"	63"	72"	81"	91"	101"
	BOTTOM	17"	22"	28"	33"	48"	55"	62"	70"	78"
4,000 psi	TOP	19"	25"	31"	37"	54"	62"	70"	79"	87"
	BOTTOM	15"	19"	24"	29"	42"	48"	54"	61"	67"
4,500 psi	TOP	18"	24"	30"	35"	41"	47"	53"	60"	66"
	BOTTOM	14"	18"	23"	27"	32"	36"	41"	46"	51"
CASE 2: ALL OTHER CONDITIONS									
	BAR POSITION	BAR SIZE							
		#3	#4	#5	#6	#7	#8	#9	#10	#11
2,500 psi	TOP	36"	47"	59"	71"	103"	117"	132"	149"	165"
	BOTTOM	27"	36"	45"	54"	79"	90"	102"	115"	127"
3,000 psi	TOP	33"	43"	54"	65"	94"	107"	121"	136"	151"
	BOTTOM	25"	33"	42"	50"	72"	83"	93"	105"	116"
4,000 psi	TOP	28"	37"	47"	56"	81"	93"	105"	118"	131"
	BOTTOM	22"	29"	36"	43"	63"	72"	81"	91"	101"
4,500 psi	TOP	25"	34"	42"	50"	73"	83"	94"	106"	117"
	BOTTOM	20"	26"	32"	39"	56"	64"	72"	81"	90"



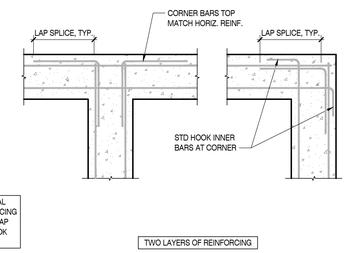
TYPICAL CONCRETE REINFORCING BAR DETAILS

1

SCALE: N.T.S.



NOTE: SEE TYPICAL CONCRETE REINFORCING BAR DETAIL FOR LAP SPLICE & STD HOOK LENGTHS



TYPICAL REINFORCING AT CONCRETE FOOTING & WALL INTERSECTIONS & CORNERS

2

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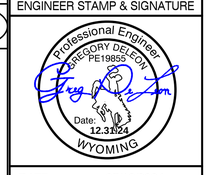


DATE: 07/12/2024

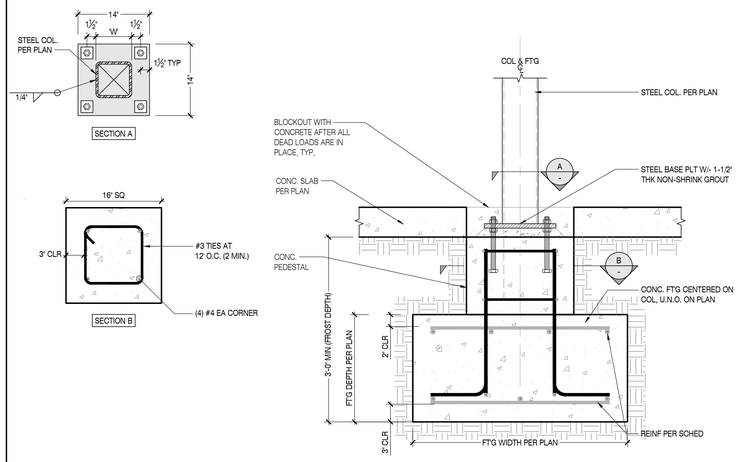
SHEET TITLE:

GENERAL FOUNDATION DETAILS

SHEET NUMBER:

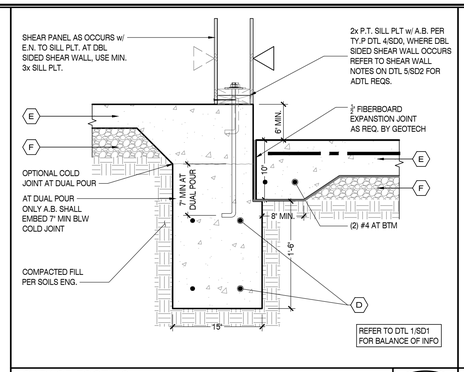
SD0

100% SUBMITTAL SET



TYPICAL HSS COLUMN BASE PLATE CONNECTION TO CONCRETE PAD FOOTING — 12

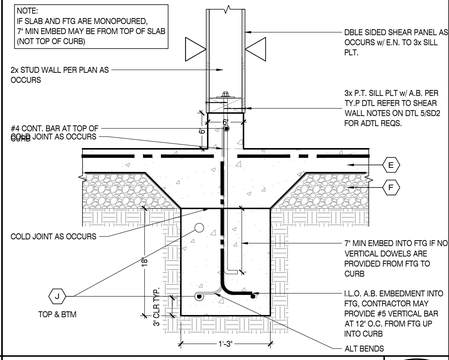
SCALE: N.T.S.



GARAGE FOOTING — 9

SCALE: N.T.S.

NOTE:
IF SLAB AND FTG ARE MONOPOURED, 7" MIN EMBED MAY BE FROM TOP OF SLAB (NOT TOP OF CURB)



INTERIOR GRADE BEAM — 5

SCALE: N.T.S.

SLAB ON GRADE SPECIFICATIONS - LOW EXPANSION POTENTIAL SOIL		
	LABEL	SPECIFICATION
SLAB ON GRADE	E	INTERIOR: 4" THK SLAB w/ #4 AT 18" O.C.E.W. GARAGE: 6" THK w/ #4 AT 12" O.C.E.W.
	F	VAPOR RETARDER INSTALLED OVER 4" THICK FREE DRAINING GRAVEL OR CRUSHED ROCK PER GEOTECH RECOMMENDATIONS

FOOTINGS	SPECS FOR RAISED FLOOR FDN	
	LABEL	SPECIFICATION
	G	18"
	H	36" MIN
	I	10"
	J	(3) #4 AT BTM

CONCRETE STEMWALL	SPECS FOR RAISED FLOOR FDN	
	LABEL	SPECIFICATION
	K	#4 AT 12" O.C.
	L	#4 AT 12" O.C.
	M	6" THICK

NOTE:
WATERPROOFING & DRAINAGE REQUIRED BY OTHERS

STEM WALL & FOOTING DRAINAGE SPECIFICATIONS — 1

SCALE: N.T.S.

HOLDOWN ANCHOR BOLT SCHEDULE				
HD	A.B.	# OF FASTENERS	FASTENER TYPE	Le (in.)
HTT4	SB5/8X24	18	#10 x 1½" SD	18
HDU5	SB5/8X24	14	½"Ø x 2½" SDS	18
HDU8	SB7/8X24	20	½"Ø x 2½" SDS	18

LIGHT HOLD-DOWN AT STEMWALL FOOTING — 10

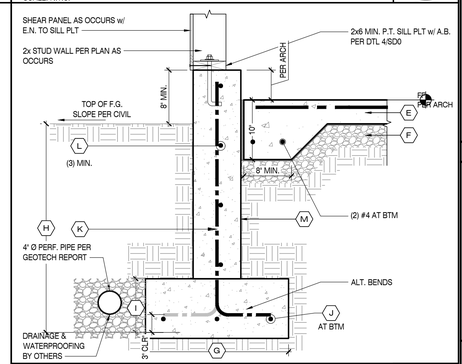
SCALE: N.T.S.

SCHEMATIC REBAR LAYOUT OF COMBINED FOOTING — 6

SCALE: N.T.S.

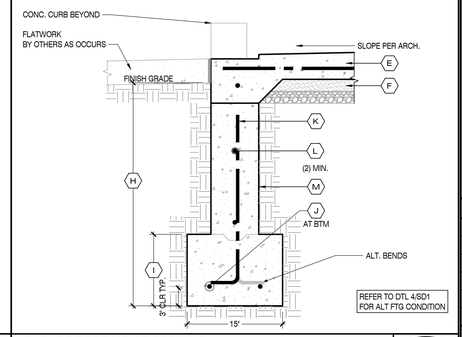
INTERIOR GRADE BEAM — 7

SCALE: N.T.S.



TYPICAL EXTERIOR GARAGE FOOTING — 2

SCALE: N.T.S.



GARAGE FOOTING AT OPENING — 3

SCALE: N.T.S.

ALTERNATE EXTERIOR GARAGE FOOTING AT OPENING WITH ENGINEERED FILL PER GEOTECH — 4

SCALE: N.T.S.

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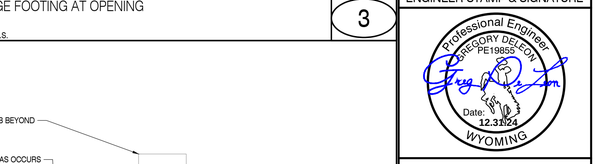


DATE: 07/12/2024

SHEET TITLE:

TYPICAL FOUNDATION DETAILS

SHEET NUMBER:

SD1

100% SUBMITTAL SET

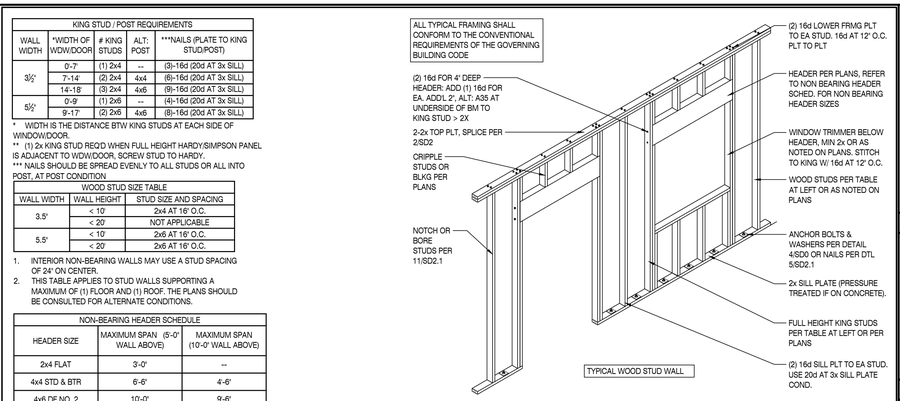
KING STUD / POST REQUIREMENTS				
WALL WIDTH	*WIDTH OF WDW/DOOR	# KING STUDS	ALT: POST	***NAILS (PLATE TO KING STUD/POST)
3½"	0'-7'	(1) 2x4	--	(3)-16d (20d AT 3x SILL)
	7'-14'	(2) 2x4	4x4	(6)-16d (20d AT 3x SILL)
	14'-18'	(3) 2x4	4x6	(9)-16d (20d AT 3x SILL)
5½"	0'-9'	(1) 2x6	--	(4)-16d (20d AT 3x SILL)
	9'-17'	(2) 2x6	4x6	(8)-16d (20d AT 3x SILL)

* WIDTH IS THE DISTANCE BTW KING STUDS AT EACH SIDE OF WINDOW/DOOR.
** (1) 2x KING STUD REQ'D WHEN FULL HEIGHT HARDY/SIMPSON PANEL IS ADJACENT TO WDW/DOOR. SCREW STUD TO HARDY.
*** NAILS SHOULD BE SPREAD EVENLY TO ALL STUDS OR ALL INTO POST, AT POST CONDITION

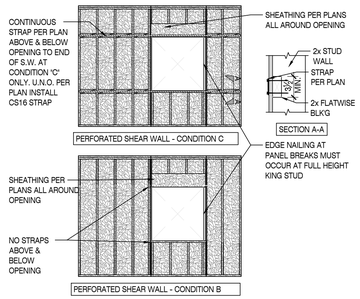
WOOD STUD SIZE TABLE		
WALL WIDTH	WALL HEIGHT	STUD SIZE AND SPACING
3.5"	< 10'	2x4 AT 16" O.C.
	< 20'	NOT APPLICABLE
5.5"	< 10'	2x6 AT 16" O.C.
	< 20'	2x6 AT 16" O.C.

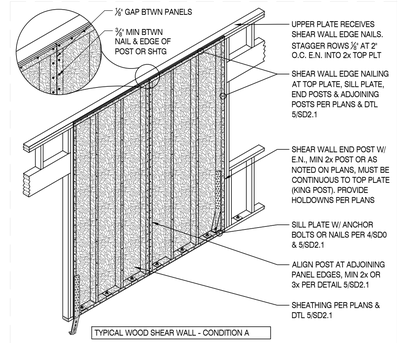
1. INTERIOR NON-BEARING WALLS MAY USE A STUD SPACING OF 24" ON CENTER.
2. THIS TABLE APPLIES TO STUD WALLS SUPPORTING A MAXIMUM OF (1) FLOOR AND (1) ROOF. THE PLANS SHOULD BE CONSULTED FOR ALTERNATE CONDITIONS.

NON-BEARING HEADER SCHEDULE		
HEADER SIZE	MAXIMUM SPAN (5'-0" WALL ABOVE)	MAXIMUM SPAN (10'-0" WALL ABOVE)
2x4 FLAT	3'-0"	--
4x4 STD & BTR	6'-6"	4'-6"
4x6 DF NO. 2	10'-0"	9'-6"
4x8 DF NO. 2	12'-0"	12'-0"



TYPICAL WOOD STUD WALL



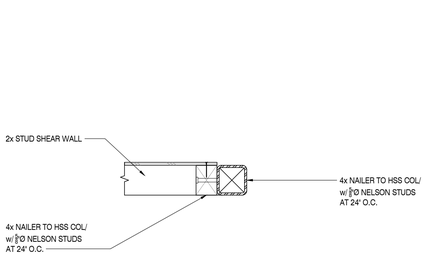


TYPICAL WOOD SHEAR WALL - CONDITION A

TYPICAL SITE WOOD STUD WALL AND SHEAR WALL FRAMING

SCALE: N.T.S.

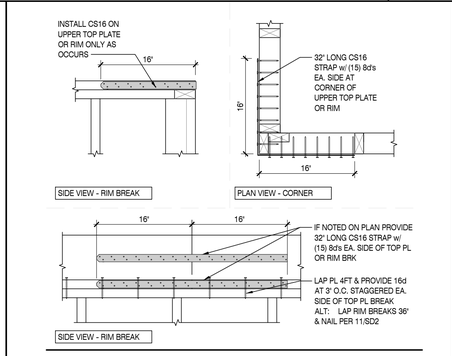
1



SHEAR WALL CONNECTION TO HSS COLUMN

SCALE: N.T.S.

4



TOP PLATE AND RIM SPLICE

SCALE: N.T.S.

2

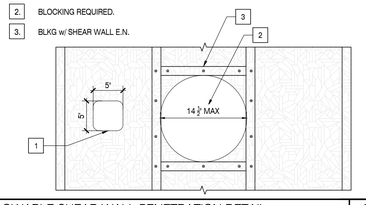
ALLOWABLE SHEAR WALL PENETRATIONS

1. HOLES UP TO 5" SQ. DO NOT REQUIRE BLKG & E.N.
2. HOLES FROM 5" SQ. TO 14½" SQ. REQUIRE BLKG & E.N.
3. HOLES LARGER THAN 14½" SQ. ARE NOT ALLOWED.
4. HOLE SIZE INCLUDES THE LENGTH OF THE OVERCUT.
5. MAX. ACCUMULATED LENGTH OF OPENINGS SHALL NOT EXCEED 20% OF THE WALL LENGTH.
6. OPENING MUST BE A MIN. 12" FROM BOTTOM STUD, TOP PLATES & END STUDS.
7. RECOMMEND CIRCULAR BORED HOLES OR RADIUS CORNER CUTS.
8. SHEAR WALL END STUDS SHOULD NOT BE CUT FOR ANY REASON. STUDS & PLATES MAY BE NOTCHED PER TYPICAL DETAIL.

NOTES:

1. NO BLOCKING REQUIRED.
2. BLOCKING REQUIRED.
3. BLKG w/ SHEAR WALL E.N.

ALLOWABLE OPENINGS DIAGRAM



ALLOWABLE SHEAR WALL PENETRATION DETAIL

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3

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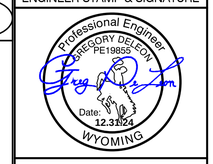

DATE: 07/12/2024

SHEET TITLE:

SITE GENERAL FRAMING DETAILS

SHEET NUMBER:

SD2

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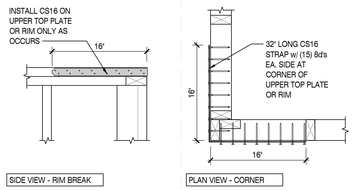
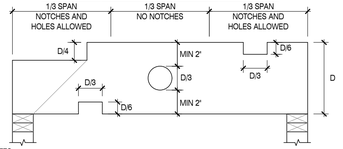


TYPICAL STRAP AT RIM / TOP PLT CORNERS

7

SCALE: N.T.S.

JOIST SIZE	MAX. NOTCH WIDTH: D/3	MAX. NOTCH DEPTH: D/6	MAX HOLE SIZE: D/3
2x6	1½"	3"	1½"
2x8	2⅝"	1⅜"	2⅝"
2x10	3"	1½"	3"
2x12	3⅞"	1⅞"	3⅞"
2x14	4⅜"	2⅛"	4⅜"



NOTES:

1. HOLES MAY BE DRILLED IN ANY 1/3 SPAN. HOLES MUST BE A MIN 12" FROM ANY NOTCH.
2. DO NOT NOTCH BOTH TOP AND BOTTOM SURFACES WITHIN THE SAME 1/3 SPAN.
3. MAX ALLOWED IS A COMBINATION OF TWO NOTCHES AND/OR HOLES PER 1/3 SPAN.
4. THIS DETAIL DOES NOT APPLY TO NOTCHES AND HOLES IN STRUCTURAL BEAMS, THEY MUST BE SPECIFICALLY DETAILED.
5. NOTCHES AND HOLES ARE NOT ALLOWED IN CANTILEVERED JOISTS.
6. REFERT TO MANUFACTURER'S RECOMMENDATIONS FOR HOLES IN MANUFACTURED I-JOISTS. DO NOT NOTCH I-JOISTS.

NOTCHED OR DRILLED SOLID JOISTS

10

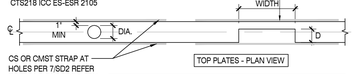
SCALE: N.T.S.

TOP PLATE NOTCH - STRAP REINFORCING (DTL 7/SD2)			
DTL 7/SD2 STRAP SHOWN ON PLANS	NO. OF CTS218 (24-10dx1 ½")**	ALLOW. TENSION, LB	ALLOW. COMP., LB
CS14	2-CTS218	3632	1632
2-CS14	2-CTS218	3632	1632
CMST14	4-CTS218	7264	3792
CMST12	4-CTS218	7264	3792

STRAPS ONLY REQUIRED AT EXTERIOR WALLS AND INTERIOR BEARING AND SHEAR WALLS

**REPLACES 7/SD2 COLLECTOR STRAPS CTS218 ICC ES-ESR 2105

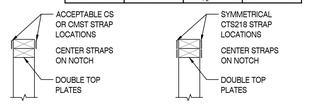
CENTER CTS218 STRAP(S) ON NOTCH PER TBL ABV



TOP PLATES - PLAN VIEW

CS OR CMST STRAP AT HOLES PER 7/SD2 REFER TO PLANS FOR TOP ŧ BRK STRAP AT HOLE. CENTER STRAP ON HOLE

ALLOWABLE NOTCHES AND HOLES IN TOP PLATES			
PLATE SIZE	'D' DEPTH	WIDTH	HOLE Ø
2x4	1"	4 ½" MAX	1" MAX
2x6	2"	4 ½" MAX	3" MAX

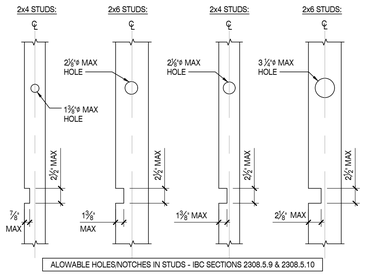


CS OR CMST STRAP LOCATIONS AT HOLE

CTS218 STRAP LOCATIONS AT NOTCH

EXTERIOR/INTERIOR BEARING & SHEAR WALLS

INTERIOR NON-BEARING & NON-SHEAR WALLS



ALOWABLE HOLES/NOTCHES IN STUDS - IBC SECTIONS 2308.5.9 & 2308.5.10

NOTCHED/DRILLED STUD WALL NOTES: (IBC SECTIONS 2308.5.9 & 2308.5.10)

1. DO NOT NOTCH OR DRILL MORE THAN 3 CONSECUTIVE BEARING OR SHEAR WALL STUDS.
2. ALL HOLES SHOULD BE CENTERED ON STUDS, TYPICAL.
3. 1"Ø MAX ELECTRICAL DRILL OUT PERMITTED IN STUDS

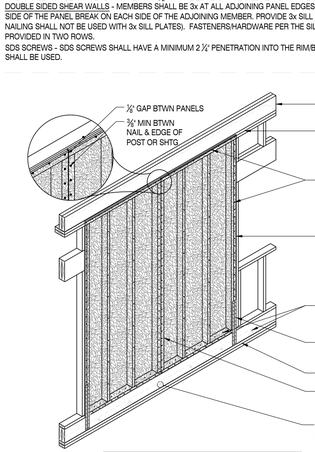
NOTCHING AND DRILLING OF STUDS AND TOP PLATES

11

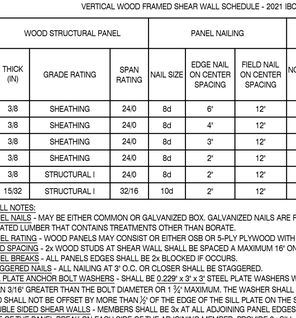
VERTICAL WOOD FRAMED SHEAR WALL SCHEDULE - 2021 IBC / AF&PA SDPWS-2021 - SEISMIC DESIGN CATEGORY D, E & F												
MARK	WOOD STRUCTURAL PANEL			PANEL NAILING			SHEAR WALL SILL PLATE ATTACHMENT WHEN SHTG DOES NOT EXTEND AND EDGE NAIL TO FLOOR RIM			FRAMING MEMBER THICKNESS AT ADJOINING PANEL EDGES	ASD CAPACITY (PLF) (DOUGLAS FIR)	
	THICK (IN)	GRADE RATING	SPAN RATING	NAIL SIZE	EDGE NAIL ON CENTER SPACING	FIELD NAIL ON CENTER SPACING	TO WOOD FRAMING				SEISMIC	WIND
							NOMINAL PLATE THICKNESS	SHEAR WALL SILL PLATE TO RIM: ⅞"Ø SDS SCREW O.C. SPACING[1]	MIN. RIM/BLK THK. (in)			
6	3/8	SHEATHING	24/0	8d	6"	12"	2x	12"	1.5	2x	260	365
4	3/8	SHEATHING	24/0	8d	4"	12"	2x	8"	1.5	2x	350	532
3	3/8	SHEATHING	24/0	8d	3"	12"	2x	6"	1.5	3x	490	685
2	3/8	SHEATHING	24/0	8d	2"	12"	2x	4"	1.5	3x	640	895
2A	3/8	STRUCTURAL I	24/0	8d	2"	12"	2x	4"	1.5	3x	730	1022
2B	15/32	STRUCTURAL I	32/16	10d	2"	12"	2x	3"	1.5	3x	870	1217

SHEAR WALL NOTES:

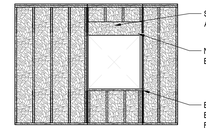
1. PANEL NAILS - MAY BE EITHER COMMON OR GALVANIZED BOX. GALVANIZED NAILS ARE REQUIRED WHEN PENETRATING PRESSURE TREATED LUMBER THAT CONTAINS TREATMENTS OTHER THAN BORATE.
2. PANEL RATING - WOOD PANELS MAY CONSIST OR EITHER OSB OR 5-PLY PLYWOOD WITH A MINIMUM EXPOSURE 1 RATING.
3. STUD SPACING - 2x WOOD STUDS AT SHEAR WALL SHALL BE SPACED A MAXIMUM 16" ON CENTER.
4. PANEL BREAKS - ALL PANELS EDGES SHALL BE 2x BLOCKED IF OCCURS.
5. STAGGERED NAILS - ALL NAILING AT 3" O.C. OR CLOSER SHALL BE STAGGERED.
6. SILL PLATE ANCHOR BOLT WASHERS - SHALL BE 0.229" x 3" x 3" STEEL PLATE WASHERS WITH A DIAGONALLY SLOTTED HOLE NO LARGER THAN 3/16" GREATER THAN THE BOLT DIAMETER OR 1 ½" MAXIMUM. THE WASHER SHALL BE PLACED BETWEEN THE NUT AND SILL PLATE AND SHALL NOT BE OFFSET BY MORE THAN ½" OF THE EDGE OF THE SILL PLATE ON THE SIDE WITH SHEATHING ATTACHMENT.
7. DOUBLE SIDED SHEAR WALLS - MEMBERS SHALL BE 3x AT ALL ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED ON EACH SIDE OF THE PANEL BREAK ON EACH SIDE OF THE ADJOINING MEMBER. PROVIDE 3x SILL PLATES WHERE EDGE NAIL IS 3" OR LESS (16d NAILING SHALL NOT BE USED WITH 3x SILL PLATES). FASTENERS/HARDWARE PER THE SILL PLATE FASTENER SPACING SHALL BE PROVIDED IN TWO ROWS.
8. SDS SCREWS - SDS SCREWS SHALL HAVE A MINIMUM 2 ½" PENETRATION INTO THE RIM/BLOCKING. APPROPRIATE SCREW LENGTHS SHALL BE USED.



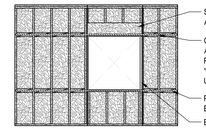
TYPICAL MODULAR WOOD SHEAR WALL - CONDITION A



TYPICAL SITE WOOD SHEAR WALL - CONDITION A



PERFORATED SHEAR WALL - CONDITION B



PERFORATED SHEAR WALL - CONDITION C

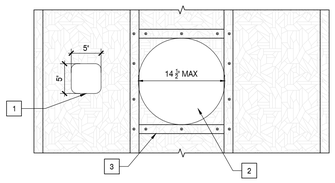
ALLOWABLE SHEAR WALL PENETRATIONS

1. HOLES UP TO 5" SQ. DO NOT REQUIRE BLK'G & E.N.
2. HOLES FROM 5" SQ. TO 14 ⅜" SQ. REQUIRE BLK'G & E.N.
3. HOLES LARGER THAN 14 ⅜" SQ. ARE NOT ALLOWED.
4. HOLE SIZE INCLUDES THE LENGTH OF THE OVERCUT.
5. MAX. ACCUMULATED LENGTH OF OPENINGS SHALL NOT EXCEED 20% OF THE WALL LENGTH.
6. OPENING MUST BE A MIN. 12" FROM BOTTOM STUD, TOP PLATES & END STUDS.
7. RECOMMEND CIRCULAR BORED HOLES OR RADIUS CORNER CUTS.
8. SHEAR WALL END STUDS SHOULD NOT BE CUT FOR ANY REASON. STUDS & PLATES MAY BE NOTCHED PER TYPICAL DETAIL.

NOTES:

1. NO BLOCKING REQUIRED.
2. BLOCKING REQUIRED.
3. BLKG w/ SHEAR WALL E.N.

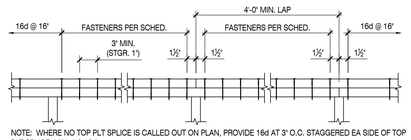
ALLOWABLE OPENINGS DIAGRAM



SHEAR WALL FRAMING & SCHEDULE

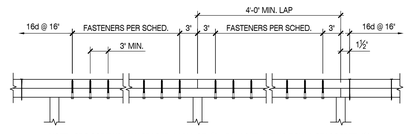
5

SCALE: N.T.S.



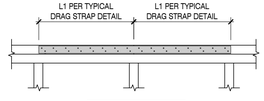
NOTE: WHERE NO TOP PLT SPLICE IS CALLED OUT ON PLAN, PROVIDE 16d AT 3" O.C. STAGGERED EA SIDE OF TOP PLT SPLICE, MIN: (12 16d)

NAILED PLATE SPLICE



NOTE: SDS SCREWS MAY SPACED A MIN. OF 1½", IF PLACED IN TWO ROW & STAGGERED 1½".

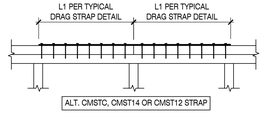
SCREWED PLATE SPLICE



ALT. CS16 OR CS14 STRAP

TOP PLATE SPLICE SCHEDULE - DF / SP				
PLATE SPLICE MARK	FASTENER TYPE & QUANTITY EA SIDE OF SPLICE	PLATE STRAP	ALT. FASTENER TYPE & QUANTITY EA SIDE OF SPLICE	CAPACITY (lb) C_D = 1.6
A	(13) 10d	CS14	(12) 16d	2,490
B	(26) 10d	2-CS14	(24) 16d	4,980
C	(33) 10d	CMST14	(14) ⅞"x3" SDS	6,475
D	(43) 16d	CMST12	(22) ⅞"x3" SDS	9,215

NOTE: REFER TO MANUF. RECOMMENDATIONS FOR NAIL QUANTITIY WHEN WOOD SPECIES OTHER THAN DOUGLAS FIR -LARCH OR SPRUCE PINE IS USED



ALT. CMSTC, CMST14 OR CMST12 STRAP

TYPICAL TOP PLATE SPLICE CONNECTIONS

6

SCALE: N.T.S.

MODULAR NON-BEARING HEADER SCHEDULE		
HEADER SIZE	MAXIMUM SPAN (5'-0" WALL ABOVE)	MAXIMUM SPAN (10'-0" WALL ABOVE)
2x4 FLAT	3'-0"	--
2-2x4 OR 4x4 STD & BTR	6'-6"	4'-6"
2- 2x6 OR 4x6 DF NO. 2	10'-0"	9'-6"
2-2x8 OR 4x8 DF NO. 2	12'-0"	12'-0"

TYPICAL BEARING WALL JAMB SCHEDULE - 2 STORY BUILDINGS					
LEVEL	MAX. HEADER SPAN	4' STUD WALLS		6' STUD WALL	
		TRIMMER	KING	TRIMMER	KING
LEVEL 2	3'-6"	2x4	2x4	1-2x6	1-2x6
	5'-6"	2x4	2x4	1-2x6	1-2x6
	7'-6"	2-2x4	2-2x4	1-2x6	2-2x6
	9'-6"	2-2x4	2-2x4	2-2x6	2-2x6
LEVEL 1	3'-6"	2x4	2x4	1-2x6	1-2x6
	5'-6"	2x4	2-2x4	1-2x6	2-2x6
	7'-6"	2-2x4	2-2x4	1-2x6	2-2x6
	9'-6"	2-2x4	2-2x4	2-2x6	2-2x6

KING STUD / POST REQUIREMENTS				
WALL WIDTH	*WIDTH OF WDW/DOOR	# KING STUDS	ALT: POST	***NAILS (PLATE TO KING STUD/POST)
3½"	0'-7"	(1) 2x4	--	(3)-16d (20d AT 3x SILL)
	7'-14'	(2) 2x4	4x4	(6)-16d (20d AT 3x SILL)
	14'-18'	(3) 2x4	4x6	(9)-16d (20d AT 3x SILL)
5½"	0'-9"	(1) 2x6	--	(4)-16d (20d AT 3x SILL)
	9'-17'	(2) 2x6	4x6	(8)-16d (20d AT 3x SILL)

* WIDTH IS THE DISTANCE BTW KING STUDS AT EACH SIDE OF WINDOW/DOOR.
** (1) 2x KING STUD REQD WHEN FULL HEIGHT HARDY/SIMPSON PANEL IS ADJACENT TO WDW/DOOR, SCREW STUD TO HARDY.
*** NAILS SHOULD BE SPREAD EVENLY TO ALL STUDS OR ALL INTO POST, AT POST CONDITION

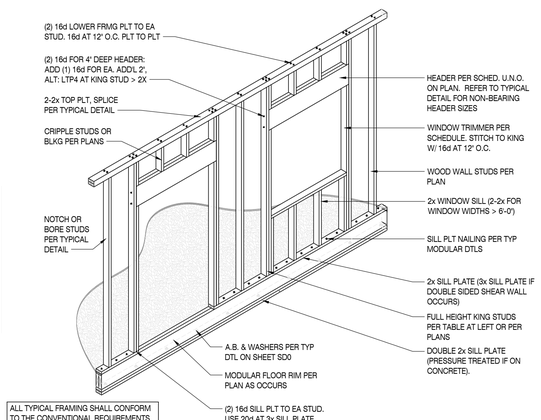
WOOD STUD SIZE TABLE		
WALL WIDTH	WALL HEIGHT	STUD SIZE AND SPACING
3.5"	< 10'	2x4 AT 16" O.C.
	< 20'	NOT APPLICABLE
5.5"	< 10'	2x6 AT 16" O.C.
	< 20'	2x6 AT 16" O.C.

1. INTERIOR NON-BEARING WALLS MAY USE A STUD SPACING OF 24" ON CENTER.
2. THIS TABLE APPLIES TO STUD WALLS SUPPORTING A MAXIMUM OF (1) FLOOR AND (1) ROOF. THE PLANS SHOULD BE CONSULTED FOR ALTERNATE CONDITIONS.

TYPICAL WOOD STUD WALL FRAMING

1

SCALE: N.T.S.



ALL TYPICAL FRAMING SHALL CONFORM TO THE CONVENTIONAL REQUIREMENTS OF THE GOVERNING BUILDING CODE

NOTES:

1. HEADER SPAN IS THE DISTANCE BETWEEN THE TRIMMERS
2. (1) 2x KING STUD REQD WHEN FULL HEIGHT HARDY/SIMPSON PANEL IS ADJACENT TO WDW/DOOR, SCREW STUD TO HARDY.

FLOOR & ROOF DIAPHRAGM SCHEDULE								
DIAPHRAGM DESIGNATION	SHEATHING THICKNESS	GRADE RATING	APA SPAN RATING	BLOCKED / UNBLOCKED	NAIL SIZE	BOUNDARY NAILING	EDGE NAILING	FIELD NAILING
R6	15/32"	STD.	32/16	UNBLOCKED	8d	6" o.c.	6" o.c.	12" o.c.
RB6	15/32"	STD.	32/16	BLOCKED	8d	6" o.c.	6" o.c.	12" o.c.
F6	23/32" T&G	STD.	48/24	UNBLOCKED	10d	6" o.c.	6" o.c.	12" o.c.
FB6	23/32" T&G	STD.	48/24	BLOCKED	10d	6" o.c.	6" o.c.	12" o.c.
FB4	23/32" T&G	STD.	48/24	BLOCKED	10d	4" o.c.	4" o.c.	12" o.c.
FB2	23/32" T&G	STD.	48/24	BLOCKED	10d	2" o.c.	2" o.c.	12" o.c.

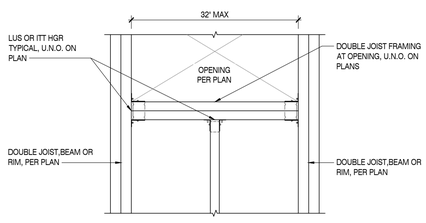
NOTES:

1. ALL ROOF AND FLOOR SHEATHING TO BE EXPOSURE 1 OR EXTERIOR PER TABLE 2306.3.1. ¾" SHEATHING IS NOT STRUCTURALLY ACCEPTABLE FOR ROOF SHEATHING.
2. FOR FLOOR SHEATHING, WOOD STRUCTURAL PANEL SHALL BE UNDERLAYMENT GRADE. ALL FLOOR SHEATHING SHALL BE GLUED TO FRAMING.
3. ALL ROOF NAILS MUST BE 8d. ALL FLOOR NAILS MUST BE 10d. IN LIEU OF 10d NAILS AT FLOOR SHEATHING, #8 x 2" LONG SCREWS MAY BE USED.
4. FOR ALL FLOOR SHEATHING, PANEL EDGES SHALL HAVE APPROVED TONGUE-AND -GROOVE JOINTS OR SHALL BE SUPPORTED WITH BLOCKING. NOT REQUIRED WHEN LIGHTWEIGHT CONCRETE IS PLACED OVER THE SUBFLOOR.

HORIZONTAL ROOF & FLOOR DIAPHRAGM SCHEDULE

3

SCALE: N.T.S.

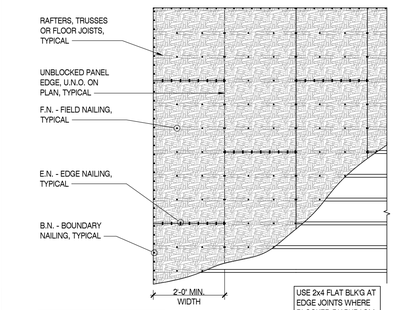


NOTE: PROVIDE BACKER BLOCKING AT I-JOISTS

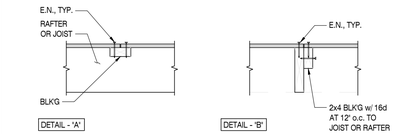
FLOOR JOIST HEAD OUT FRAMING

4

SCALE: N.T.S.



SHEATHING LAYOUT AND NAILING



NOTES:

1. RUN LONG DIMENSION OF SHEATHING ACROSS (PERPENDICULAR TO) JOIST AND RAFTERS. PANELS SHALL BE SPACED ⅛" FOR THERMAL EXPANSION.
2. STAGGER END JOINTS 2'-0" MINIMUM.
3. BOUNDARY NAILING APPLIES TO PERIMETER PLATE LINES, CHORDS, TIES, AND AS CALLED FOR ON DRAWINGS.
4. SEE PLANS FOR NAILING AT BLOCKED DIAPHRAGMS.
5. NAILS SHALL HAVE ⅜" MIN. EDGE DISTANCE.
6. ALL JOISTS AND RAFTERS SHALL BE LAID OUT IN 4'-0" MODULE TO COINCIDE WITH THE SHEATHING.
7. USE TONGUE-AND-GROOVE SHEATHING AT FLOORS, UNLESS NOTED OTHERWISE.
8. SEE DETAIL 'B' FOR FRAMING WHERE SHEATHING JOINTS ARE OFFSET DUE TO RAFTER OR JOIST LAP SPLICES.
9. PROVIDE A ⅛" GAP BETWEEN ALL PANEL EDGES TYPICAL.

HORIZONTAL DIAPHRAGM LAYOUT AND NAILING

2

SCALE: N.T.S.

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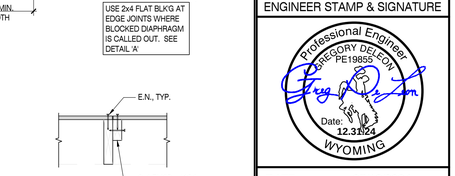
200 S. WILLOW STREET
JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE



DATE: 07/12/2024

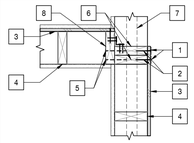
SHEET TITLE:

MODULAR GENERAL FRAMING DETAILS

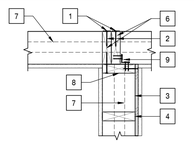
SHEET NUMBER:

SD2.1

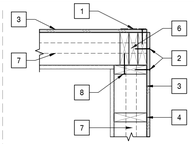
100% SUBMITTAL SET



OFFSET CORNER AT MATELINE RIM - MID WALL CONDITION



INTERIOR SHEAR WALL - OFFSET TO MATELINE



SHARED CORNER CONDITION

NOTES:

1. HOLDOWN STRAP PER PLAN AT BTM OF WALL
2. SHEAR WALL EDGE NAILING (E.N.) OMIT E.N. WHERE HOLDOWN STRAP OCCURS TO AVOID HARDWARE CONFLICT
3. SHEAR PANEL PER PLAN w/ E.N.
4. TYPICAL 2x STUD AT 16" O.C. U.N.O. ON PLAN
5. 16d E.N. PER HIGHER SHEAR PANEL E.N. REQ. ALT: PROVIDE A34 OR A35 PER SPACING TABLE BLW DOWN ENTIRE LENGTH OF POST
6. SHEARWALL END POST(S) PER PLAN w/ HOLDOWN STRAP PER PLAN. REFER TO DTL 8/SD2 FOR BUILT-UP STUDS
7. FLOOR RIMS BLW
8. 2x S.W. END STUD w/ 16d S.W.E.N. AT 6" O.C. INTO ADJACENT STUDS
9. A34 OR LTP4 PER TABLE BLW

SHEAR TYPE	HARDWARE SPACING
6	24" O.C.
4	18" O.C.
3	16" O.C.
2	12" O.C.
2A	9" O.C.
2B	6" O.C.

COMMON HOLDOWNS AT SHEAR WALL INTERSECTIONS

SCALE: N.T.S.

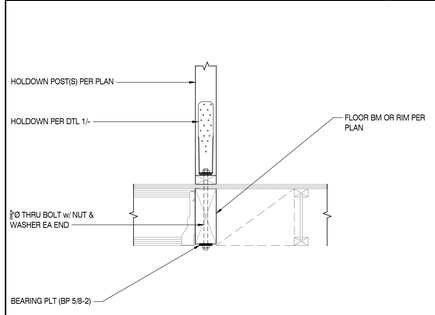
6

HARDWARE NAILING, LENGTH, & MINIMUM POST SIZE - REDUCED LENGTH CONDITION (DF/SP LUMBER)						
HD	POST*	"L" or "Lo" MIN	REDUCED CAPACITY NAILING INTO FLOOR RIM & POST	FULL CAPACITY (LBS)	REDUCED CAPACITY BASED OFF OF FLOOR RIM DEPTH	PLAN SYMBOL
CS14	2x4	11 1/2"	(12) 10d EACH END	2,490#	1,868#	A
(2) CS14	2-2x4	11 1/2"	(12) 10d EACH END PER STRAP	4,980#	3,735#	B
(3) CS14	3-2x4	11 1/2"	(12) 10d EACH END PER STRAP	7,470#	5,603#	C
(4) CS14	4-2x4	11 1/2"	(12) 10d EACH END PER STRAP	9,960#	7,470#	D
(6) CS14	6-2x4	11 1/2"	(12) 10d EACH END PER STRAP	14,940#	11,205#	F

MODULAR STRAP CONNECTION REQUIREMENTS

SCALE: N.T.S.

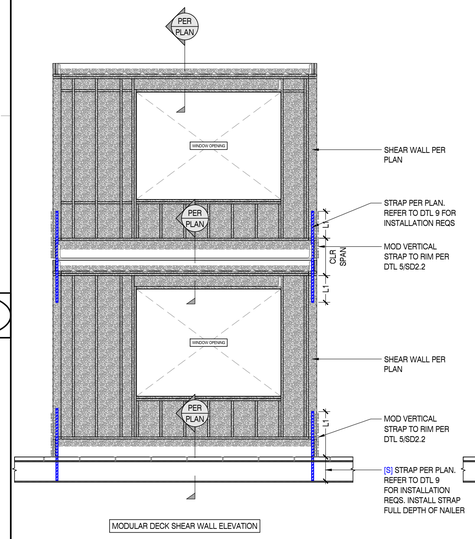
7



INTERIOR SHEAR WALL HOLD-DOWN DETAIL

SCALE: N.T.S.

8



MODULAR DECK SHEAR WALL ELEVATION

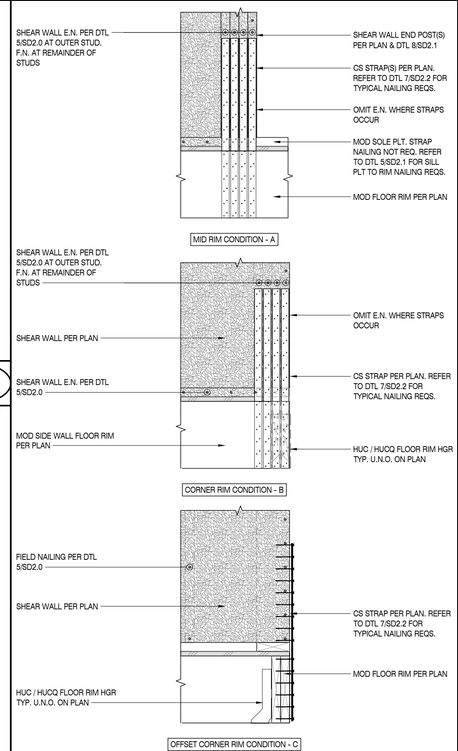
TYPICAL MODULAR END WALL SHEAR WALL ELEVATION

REFER TO TYPICAL DETAIL 5/SD2.1 FOR BALANCE OF INFO REQUIRED AT FORCE TRANSFER / PERFORATED SHEAR WALL CONDITIONS

DIAGRAMMATIC ELEVATION OF TYPICAL EXTERIOR END MODULAR SHEARWALL SITE INSTALLED VERTICAL UPLIFT STRAPS

SCALE: N.T.S.

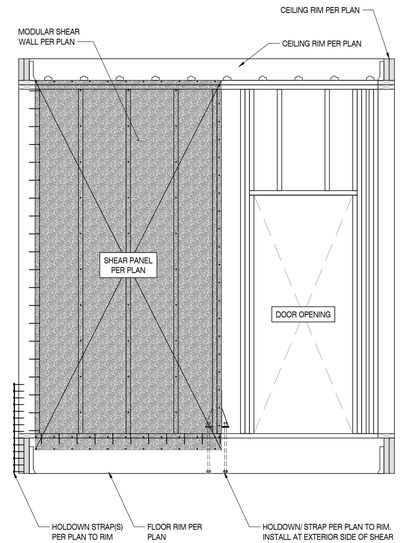
3



DIAGRAMMATIC ELEVATION OF AN INTERIOR SHEAR WALL

SCALE: N.T.S.

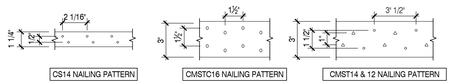
1



STRAP PLAN ID	EQIV. HOLDOWN	A.B.[1,2]
A	HDU4	5/8"
B	HDU4	5/8"
C	HDU5	5/8"
D	HDU8	5/8"

NOTES:
1. WHEN USING HOLDOWN, COUNTERSINK BOLTS AT BTM OF FLR RIM
2. CENTER BOLT ON FLOOR RIM

DRAG STRAP SPECIFICATIONS					
STRAP	DRAG MEMBER	SCAB LENGTH AND NAILING OF SCAB TO DRAG MEMBER	"L1" LENGTH OF STRAP TO TOP PLTs OR CONVENTIONAL SAWN LUMBER	"L2" LENGTH OF STRAP TO DRAG MEMBER (LVL, LSL PSL)	DRAG CAPACITY (LBS)
(1) CS14	1 1/2" RIM	N/A	16" WITH (15) 8d's	32" w/ (2) ROWS OF 8d's AT 4" O.C.	2490
(2) CS14	1 1/2" RIM w/ 2x SCAB	4' LONG w/ (2) ROWS OF 16d's AT 6" O.C.	16" WITH (15) 8d's	32" w/ (2) ROWS OF 8d's AT 4" O.C.	4980
CMST16	(2) 2x or 3 1/2"	(25) 10d or 0.148"x 2 1/2"	20" WITH (25) 10d's	40" w/ 10d or 0.148"x 2 1/2"	4690
CMST14	3 1/2" MIN.	N/A	34" WITH (38) 10d's	72" w/ (2) ROWS OF 10d's AT 3 1/2" O.C.	6,490
CMST12	3 1/2" MIN.	N/A	44" WITH (49) 10d's	96" w/ (2) ROWS OF 10d's AT 3 1/2" O.C.	9,215



CS14 NAILING PATTERN | CMSTC16 NAILING PATTERN | CMST14 & 12 NAILING PATTERN

NOTES:

1. WHERE STRAP IS ATTACHED TO THE TOP OR BOTTOM FACE (I.E. NAILING INTO THE GRAINS) OF ENGINEERED LUMBER (LSL, LVL & PSL) OR IF THE NAILING TENDS TO SPLIT THE WOOD, THE MINIMUM END LENGTH SHALL BE DOUBLED AND NAILING PROVIDED AS FOLLOWS:

   CS14 STRAPS - FILL EVERY OTHER NAIL HOLE (4½" NAIL SPACING)
   CMSTC16 STRAP - FILL EVERY OTHER NAIL HOLE (3" NAIL SPACING)
   CMST14 / CMST12 STRAPS - FILL ONLY ROUND NAIL HOLES (3½" NAIL SPACING)

2. FASTENER SPACING FOR TJI APPLICATIONS:
   MINIMUM NAIL SPACING SHALL BE 4" O.C. FOR TJI TYPE 110-230 & 3" O.C. FOR TYPE 360 & GREATER
   MULTIPLE ROWS OF FASTENERS ARE PERMITTED IF ROWS ARE OFFSET AT LEAST 1" AND STAGGERED.
3. WHEN INSTALLING STRAPS OVER WOOD STRUCTURAL PANELS, USE 2 1/2" MIN. LONG NAILS

DRAG STRAP SPECIFICATION TABLE

SCALE: N.T.S.

9

TYPICAL POST-TO-RIM HOLDOWN STRAP CONNECTIONS - FACTORY INSTALLED

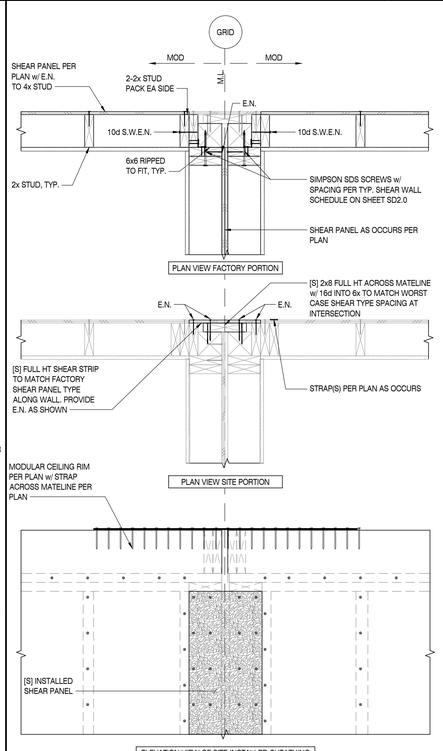
SCALE: N.T.S.

5

SHEAR WALL CONNECTION ACROSS MATELINE

SCALE: N.T.S.

4



BUILT-UP MEMBER DETAILS

SCALE: N.T.S.

2

2-PLY RIM		PROVIDE (3) ROWS 0.131 x 3" NAILS AT 8" O.C. ALL PLIES MUST BE CONTINUOUS
BEAM OR 3-PLY RIM MEMBER		3-PLY RIM: PROVIDE (2) ROWS 16d COMMON NAILS AT 8" O.C. EA SIDE. STAGGER ALL NAILS INSTALLED INTO OPPOSITE FACE. LAP RIM PLY MEMBERS 4'-0" LAP BEAM MEMBERS 8'-0" WITH CENTER OF BREAK ABOVE SUPPORTS, MUST BE CONTINUOUS BETWEEN BEARING POINTS
BEAM OR 4-PLY RIM MEMBER		4-PLY RIM: PROVIDE (2) ROWS 16d COMMOM NAILS AT 8" O.C. WHEN CONNECTING 4 PLY MEMBERS, NAIL EA PLY TO THE OTHER & OFFSET NAIL ROWS BY 2" FROM ROWS IN THE PLY BLW LAP BEAM MEMBERS 8'-0" WITH CENTER OF BREAK ABOVE SUPPORTS, MUST BE CONTINUOUS BETWEEN BEARING POINTS
VERTICAL POST MEMBER		PROVIDE (2) ROWS 10d COMMON NAILS AT 8" O.C. AT EACH PLY. AT SHEAR WALL END POST, EDGE NAIL WALL TO EACH PLY OF POST
HEADER AT DOOR/WDW		PROVIDE (2) ROWS 16d COMMON NAILS AT 8" O.C. PER PLY. ADD ½" OSB SHIM BETWEEN EACH PLY & GLUE ALL SEAMS

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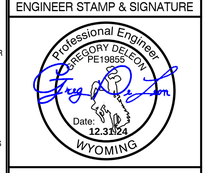
PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE



DATE: 07/12/2024

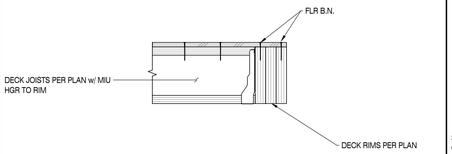
SHEET TITLE:

MODULAR GENERAL FRAMING DETAILS

SHEET NUMBER:

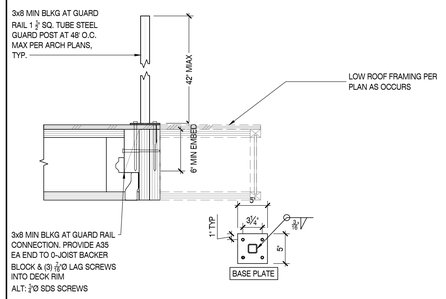
SD2.2

100% SUBMITTAL SET



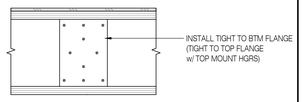
DECK FRAMING TO RIM CONNECTION — 17

SCALE: N.T.S.



DECK GUARD RAIL CONNECTION — 13

SCALE: N.T.S.



WEB STIFFENER REQUIREMENTS				
TJI	DEPTH	BACKER BLOCK	NAL TYPE	# OF NAILS
110	9 ½" - 11 ⅞"	½" OR ⅝"	10d (0.128" x3")	10
	14"- 16"			
210	9 ½" - 11 ⅞"	½" OR ⅝"		
	14"- 16"			
230,360	9 ½" - 11 ⅞"	½" OR 1" NET		
	14"- 16"			
560	9 ½" - 11 ⅞"	2x6		
	14"- 16"	2x8		

TYPICAL BACKER BLOCK — 9

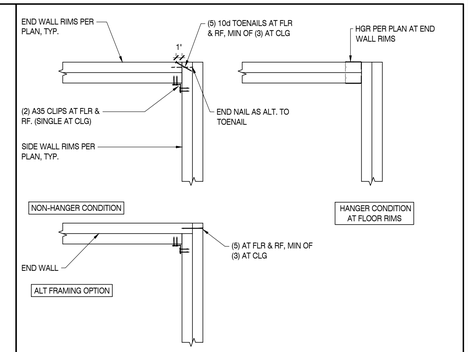
SCALE: N.T.S.

WEB STIFFENER REQUIREMENTS					
TJI	DEPTH	MIN WEB STIFFENER SIZE	NAL TYPE	# OF NAILS	
				END	INT
110	ALL	½" - 2 ⅜" (1)	8d (0.113" x2 ½")	3	3
210	ALL	½" - 2 ⅜" (1)		3	3
230,360	ALL	½" - 2 ⅜" (1)		3	3
560	ALL	2x4 (2)	16d (0.113" x2 ½")	3	3

NOTES:
1. PS1 OR PS2 SHEATHING, FACE GRAIN VERTICAL
2. CONSTRUCTION GRADE OR BETTER

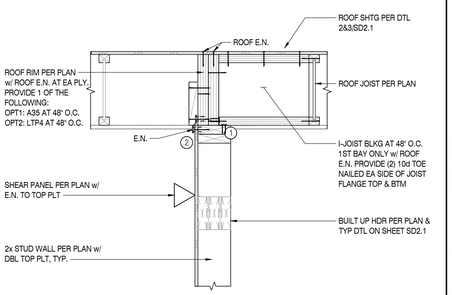
TYPICAL WEB STIFFENER DETAIL — 5

SCALE: N.T.S.



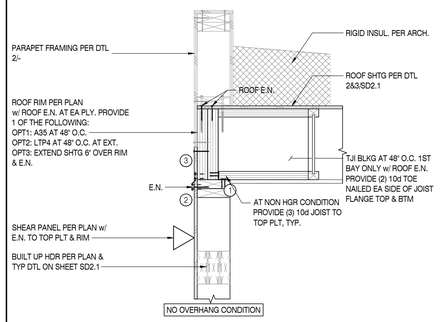
TYPICAL RIM JOIST CONNECTION AT CORNER (FACTORY) — 1

SCALE: N.T.S.



INTERIOR SHEAR WALL CONNECTION AT ROOF (FACTORY) — 18

SCALE: N.T.S.



ROOF AT EXTERIOR WALL - PARALLEL JOIST CONDITION (FACTORY) — 14

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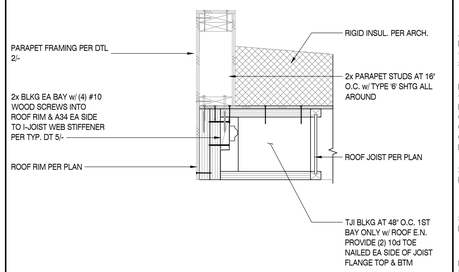
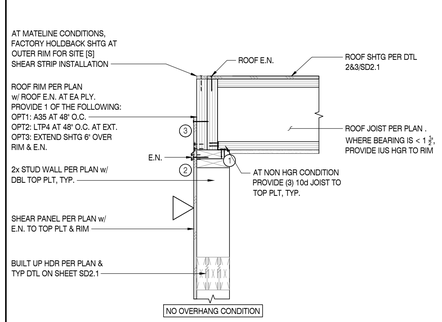


ROOF OVERHANG PARALLEL JOIST CONDITION w/ PARAPET FRAMING - NO WALL BELOW (FACTORY) — 10

SCALE: N.T.S.



ROOF AT EXTERIOR WALL - PERPENDICULAR JOIST MATELINE CONDITION (FACTORY) — 6

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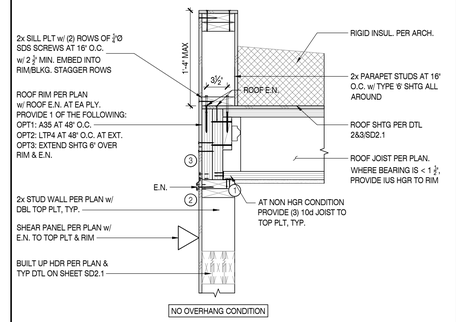

ROOF AT EXTERIOR WALL - PARAPET CONDITION (FACTORY) — 2

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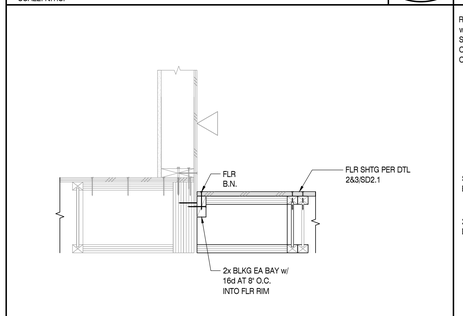

MODULAR DECK JOIST FRAMING AT FLOOR RIMS — 19

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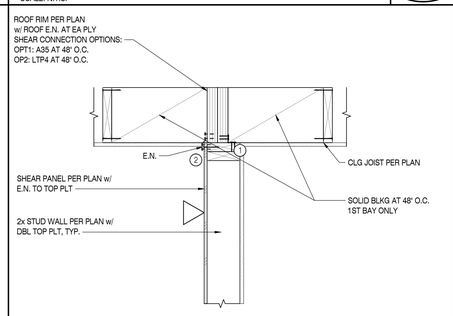

TYPICAL INTERIOR SHEAR WALL TO CEILING FRAMING CONNECTION (FACTORY) — 15

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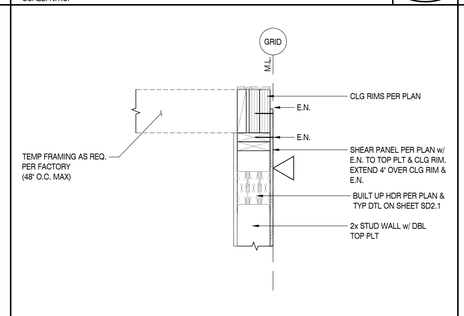

TYPICAL MODULAR CLG FRAMING AT VOID AREA (FACTORY) — 11

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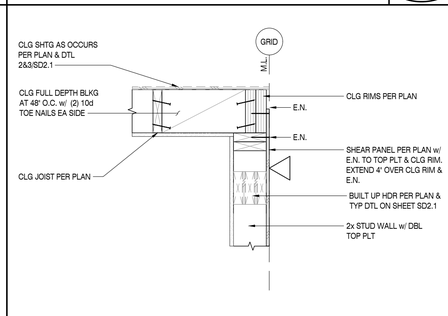

TYPICAL MODULAR CLG FRAMING TO EXTERIOR WALL - JOIST PARALLEL (FACTORY) — 7

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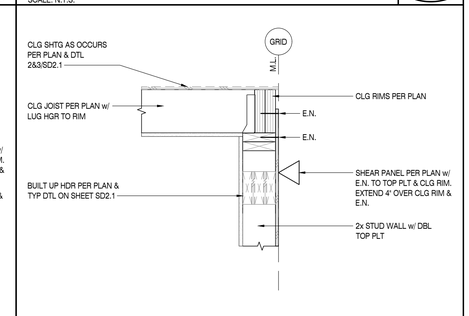


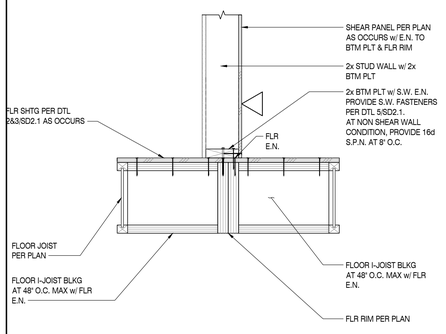
TYPICAL MODULAR CLG FRAMING TO EXTERIOR WALL - JOIST PERPENDICULAR (FACTORY) — 3

SCALE: N.T.S.

PARALLEL CLG RIM CONDITION
FLR/ROOF SHTG PER DTL 2&3/SD2.1
FLR E.N. TO EA RIM
FLR/ROOF JOIST PER PLAN
ALIGNED FLR RIM PER PLAN
PARALLEL RIM CONDITION

RESERVED — 20

SCALE: N.T.S.



TYPICAL INTERIOR SHEAR WALL TO FLOOR FRAMING CONNECTION (FACTORY) — 16

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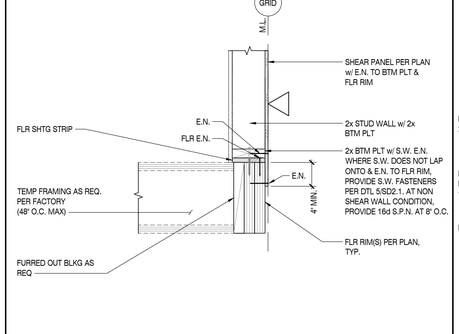

MODULAR EXTERIOR WALL TO RIM AT STAIRWELL VOID (FACTORY) — 12

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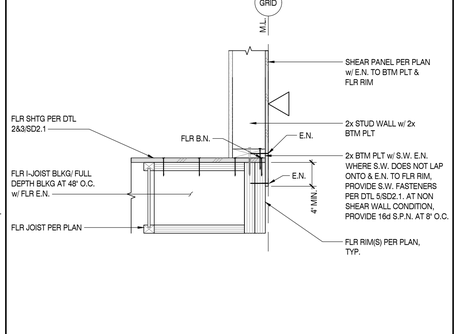

TYPICAL MODULAR EXTERIOR WALL TO FLOOR FRAMING - JOIST PARALLEL CONDITION (FACTORY) — 8

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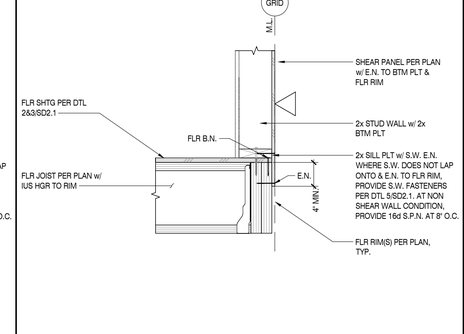

TYPICAL MODULAR EXTERIOR WALL FRAMING TO FLOOR - JOIST PERPENDICULAR CONDITION (FACTORY) — 4

SCALE: N.T.S.

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PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE



DATE: 07/12/2024

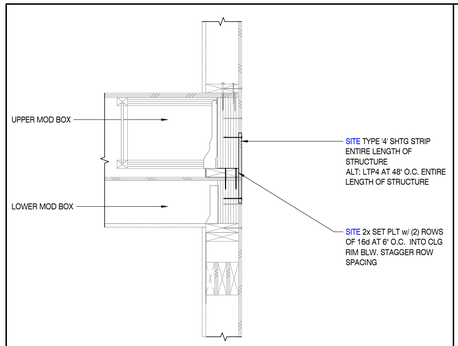
SHEET TITLE:

TYPICAL MODULAR FRAMING DETAILS

SHEET NUMBER:

SD3.1

100% SUBMITTAL SET



TYPICAL EXTERIOR WALL SHEAR CONNECTION — 16

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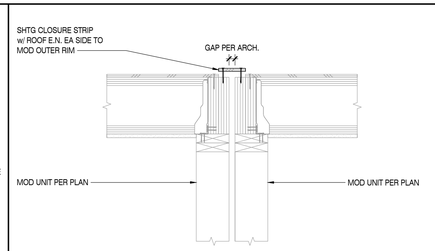

ROOF MATELINE SHEAR CONNECTION (SITE) — 13

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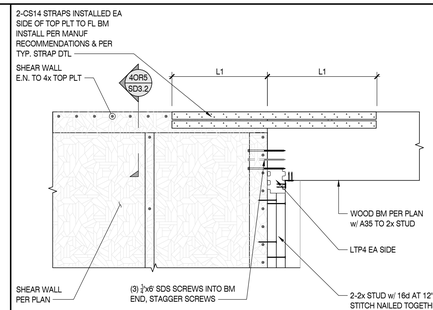

DRAG CONNECTION TO SHEAR WALL — 9

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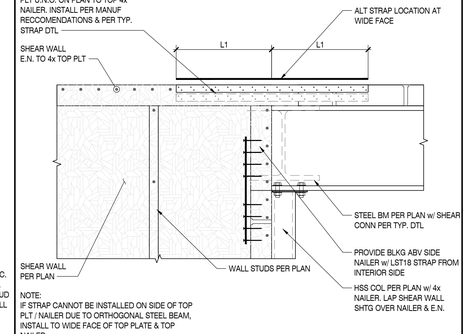

SITE DRAG TRANSFER CONNECTION TO DOUBLE SIDED SHEAR WALL — 5

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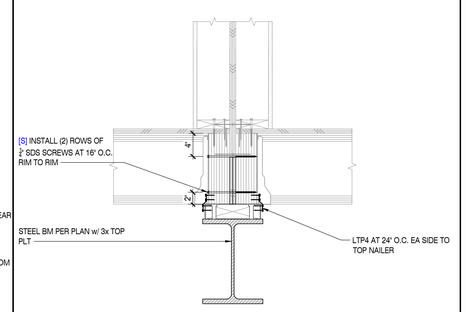

SITE SHEAR TRANSFER CONNECTION TO STEEL BEAM AT MODULAR MATELINE — 1

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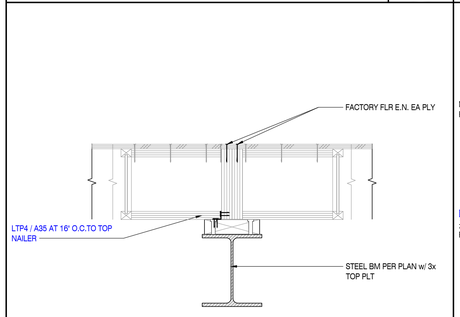

MODULAR UNIT TO EXTERIOR WALL CONNECTION — 17

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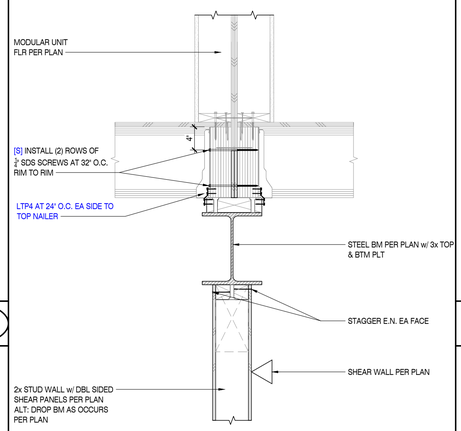

SHEAR TRANSFER CONNECTION STEEL BEAM TO WOOD SHEAR WALL BELOW — 14

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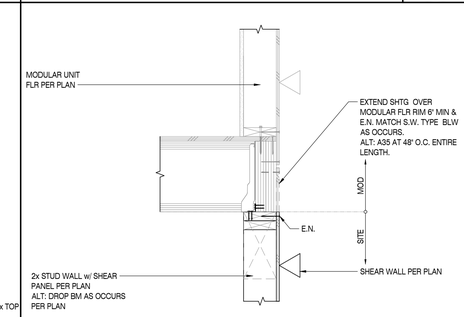

MODULAR UNIT TO EXTERIOR WALL CONNECTION — 10

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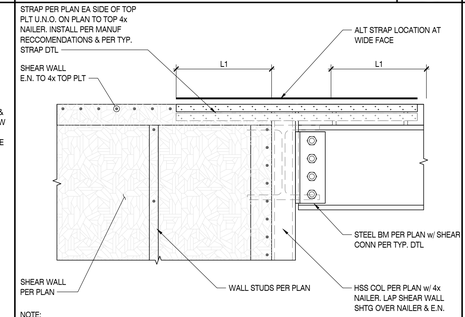

SITE DRAG TRANSFER CONNECTION TO DOUBLE SIDED SHEAR WALL — 6

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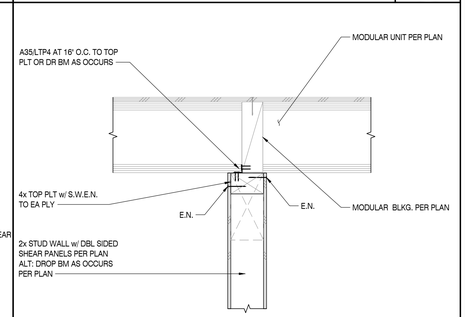

SITE SHEAR TRANSFER CONNECTION TO DOUBLE SIDED SHEAR WALL BELOW — 2

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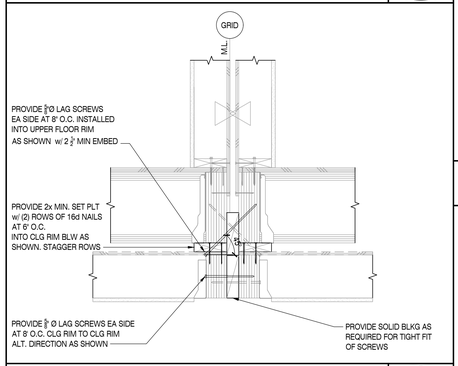

SHEAR TRANSFER CONNECTION AT CORRIDOR MATELINE — 18

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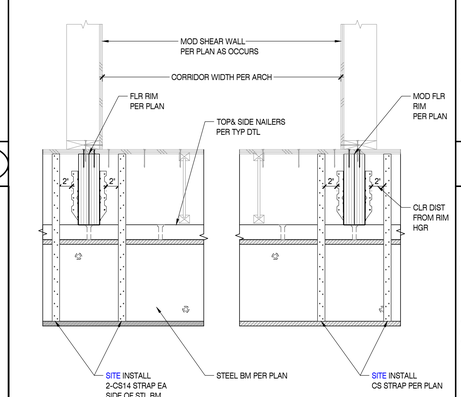

SHEAR TRANSFER CONNECTION TO SHEAR WALL BELOW — 3

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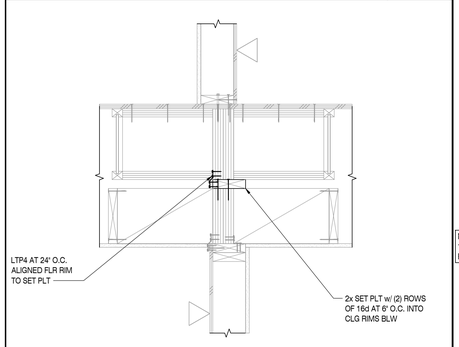

TYPICAL INTERIOR WALL SHEAR TRANSFER CONNECTION — 19

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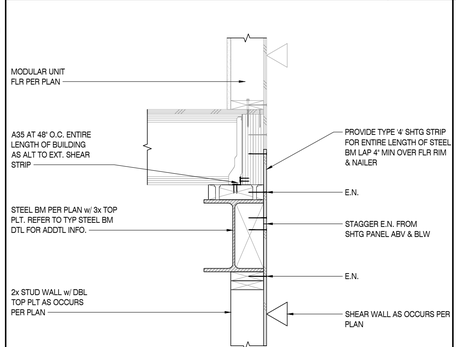
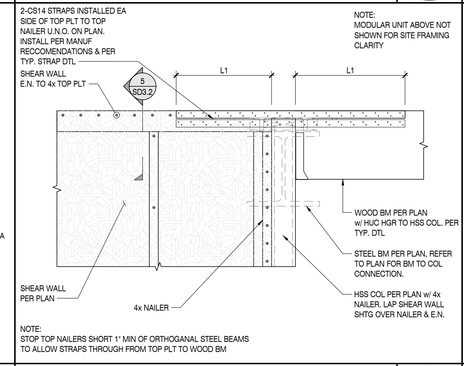


UPLIFT STRAP FROM MODULAR UNIT TO STEEL BEAM — 15

SCALE: N.T.S.

MODULAR UNIT TO EXTERIOR WALL CONNECTION — 12

SCALE: N.T.S.



DRAG CONNECTION TO SHEAR WALL — 8

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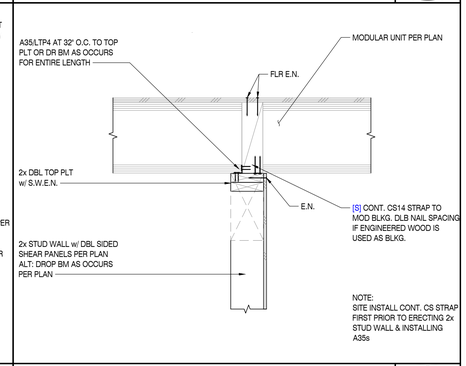

SITE SHEAR TRANSFER CONNECTION TO SHEAR WALL BELOW — 7

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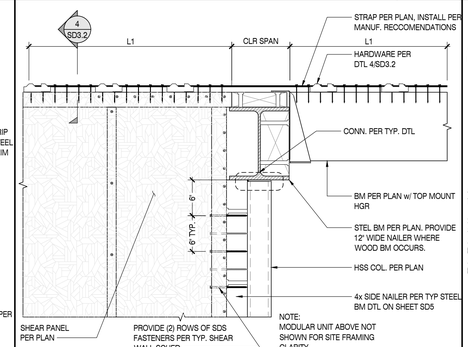
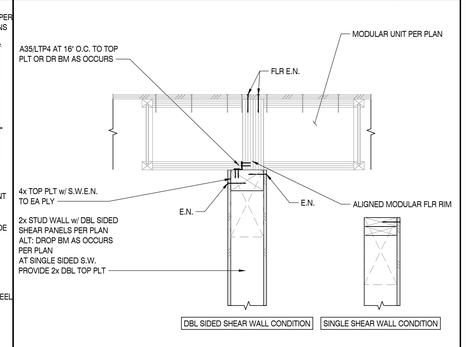


SITE SHEAR TRANSFER CONNECTION FROM MODULAR FLOOR RIM TO SHEAR WALL BELOW — 4

SCALE: N.T.S.



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JACKSON DEVELOPMENT

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TETON COUNTY PLANNING AND BUILDING DEPARTMENT
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JACKSON, WY 83301

PLAN REVISIONS

DELTA	DESCRIPTION	DATE

ENGINEER STAMP & SIGNATURE



DATE: 07/12/2024

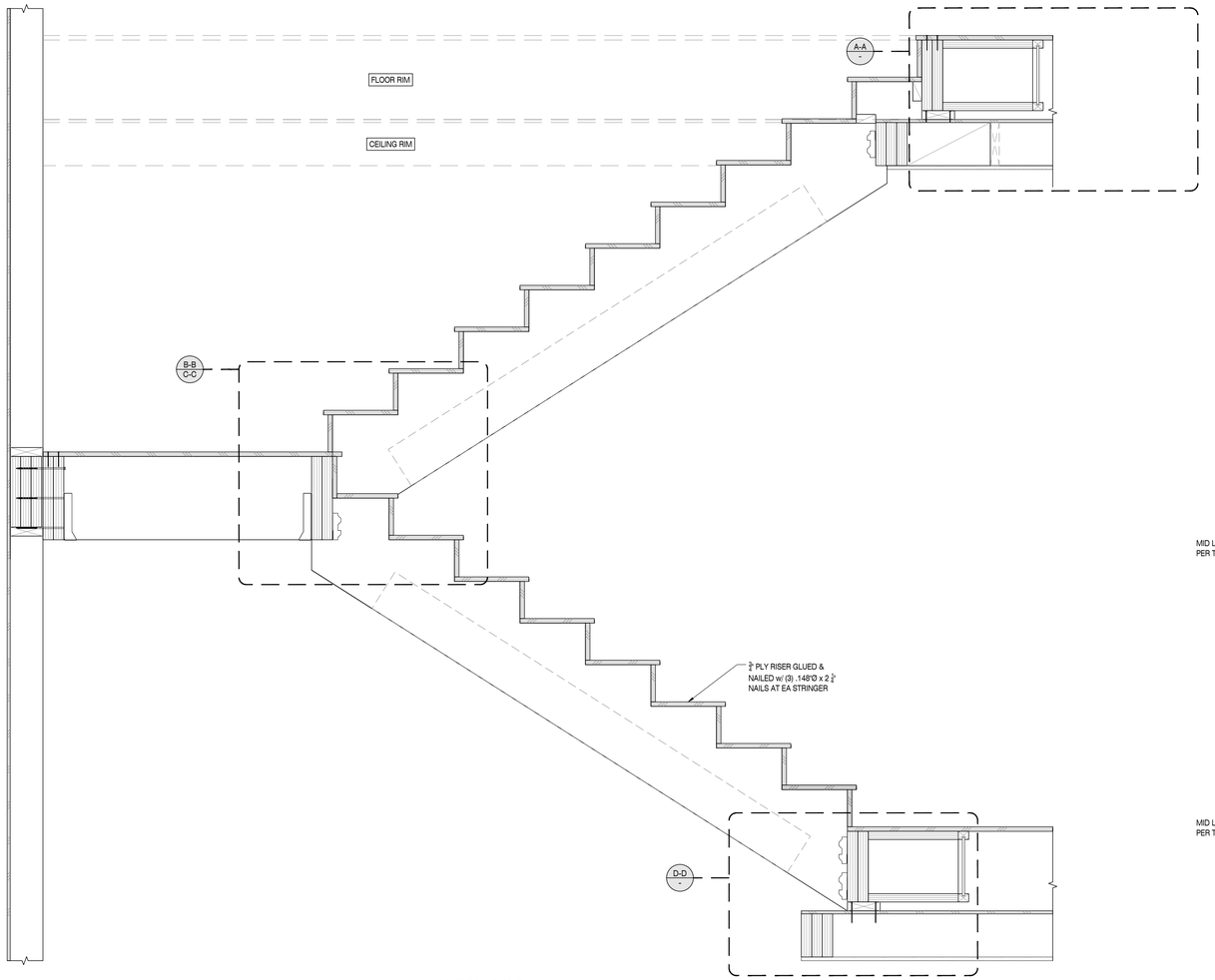
SHEET TITLE:

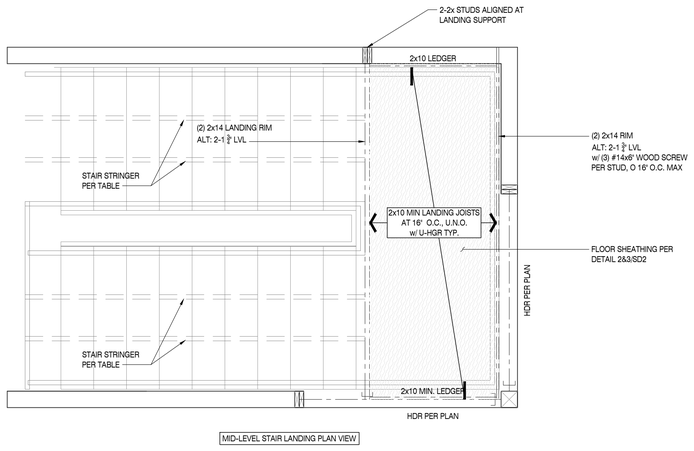
SITE FRAMING & CONNECTION DETAILS

SHEET NUMBER:

SD3.2

100% SUBMITTAL SET

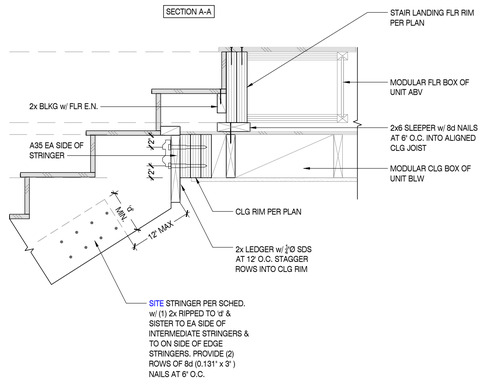


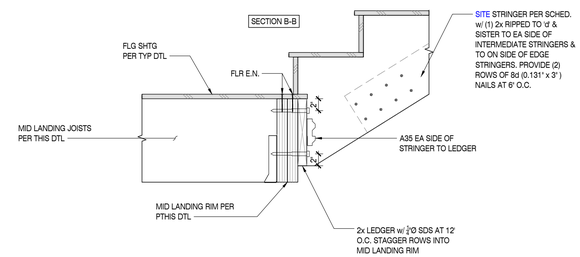


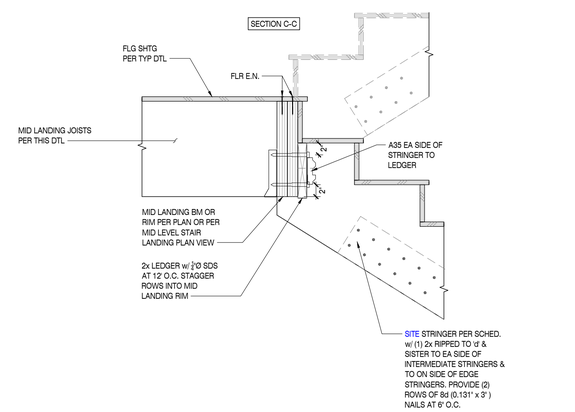
MID-LEVEL STAIR LANDING PLAN VIEW

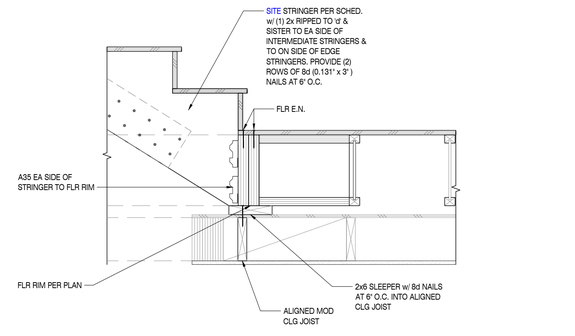
STRINGER SCHEDULE (100 PSF LL / 12 PSF DL)			
MAX STRINGER RUN (SEE NOTE 1)	MAX STRINGER SPACING	STRINGERS (SEE NOTE 2)	"d"
8'-3"	15"	1¾" x 14" LVL	7"

NOTES:
1. STRINGER RUN IS THE HORIZONTAL DIMENSION BETWEEN STAIRWAY SUPPORTS.
2. EACH INTERMEDIATE STRINGER SHALL HAVE A 2x STITCHED TO EACH SIDE OF THE STRINGER AS SHOWN IN THE DETAILS ABOVE.
3. EACH EDGE STRINGER SHALL HAVE A 2x STITCHED TO THE STRINGER ON ONE SIDE AS SHOWN IN THE DETAILS ABOVE.
4. (2) ADJACENT STRINGERS CENTERED ON TREAD WIDTH MAY REPLACE (2) INTERIOR EVENLY SPACED STRINGERS

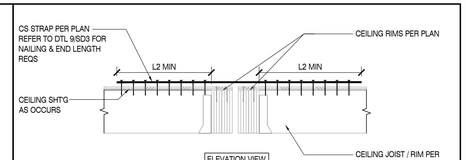


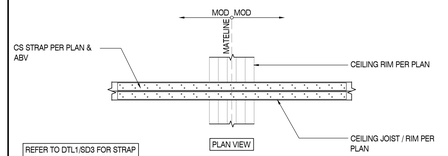






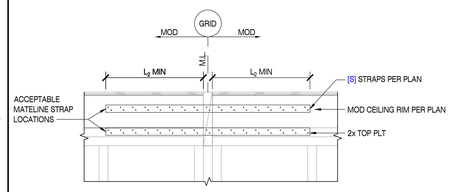
DRAG CONNECTION BETWEEN MODS - SITE INSTALLED
SCALE: N.T.S.
1



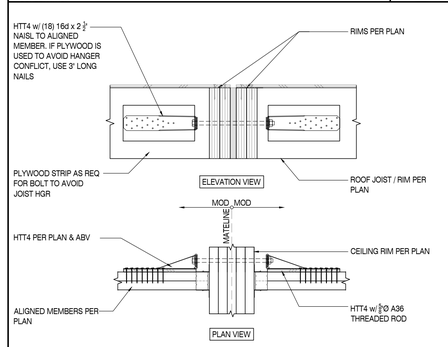


REFER TO DTL1/SD3 FOR STRAP NAILING & END LENGTH REQS.

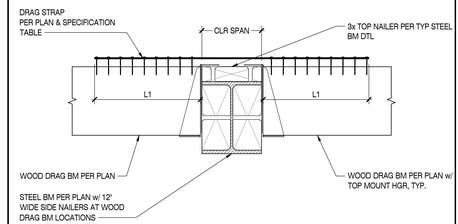
TYPCAL DRAG CONNECTION BETWEEN MOD AT CEILING / ROOF RIMS - SITE INSTALLED
SCALE: N.T.S.
1



EXTERIOR STRAP ACROSS ROOF OVERHANG RIMS AT MODULAR MATELINE - SITE INSTALLED
SCALE: N.T.S.
2



DRAG CONNECTION BETWEEN MODS - SITE INSTALLED
SCALE: N.T.S.
3



DRAG CONNECTION ACROSS STEEL BEAM - SITE INSTALLED
SCALE: N.T.S.
4

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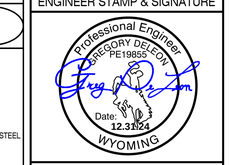


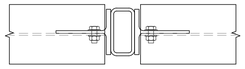
DATE: 07/12/2024

SHEET TITLE:
TYPICAL STAIR DETAILS

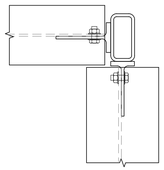
SHEET NUMBER:
SD3.3

100% SUBMITTAL SET

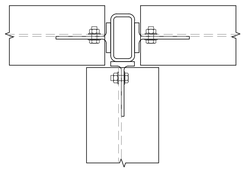
2-WAY BEAM CONFIGURATION



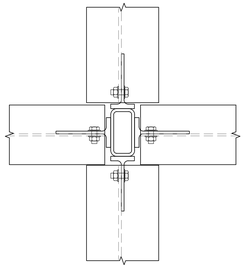
CORNER CONFIGURATION

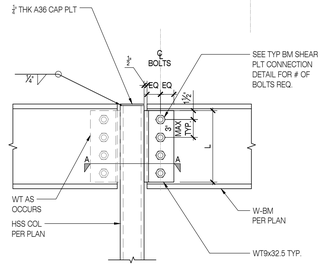


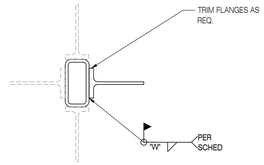
3-WAY BEAM CONFIGURATION



4-WAY BEAM CONFIGURATION





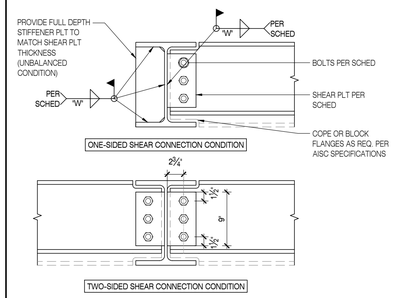


BEAM SHEAR PLATE DEPTH 'L'	
BM SIZE	'L'
W12	9"
W14	12"

TYP Wx BM TO HSS COL WITH WT SECTION SHEAR CONNECTION

SCALE: N.T.S.

4



NOTE:
BEAM IS CONSIDERED BALANCED IF OPPOSITE BEAM HORIZONTAL OFFSET DOES NOT EXCEED 1'-6"

BEAM SHEAR PLATE CONNECTION SCHEDULE					
BEAM DEPTH	BOLTS		PLATE THICKNESS	WELD THICKNESS 'W'	AISC TABLE 10-10A ASD CAPACITY (K)
	NO.	SIZE			
W12	3	¾" Ø	¼"	¼"	49.4
W14	4	¾" Ø	¼"	¼"	60.9

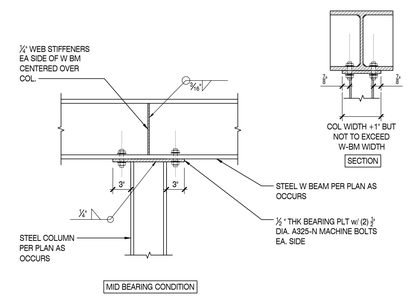
NOTES:

1. SINGLE BOLT ROW SHEAR PLATE CONNECTIONS LIMITED TO GROUP 1 SHAPES PER ASTM A6 CLASSIFICATION.
2. ALL BOLTS SHALL BE ASTM A490-N BEARING TYPE CONNECTIONS.
3. TABULATED WELDS BASED ON E70XX ELECTRODE.
4. SHEAR PLATE MATERIAL SHALL BE ASTM A36.

STEEL WIDE FLANGE BEAM TO BEAM SHEAR CONNECTION

SCALE: N.T.S.

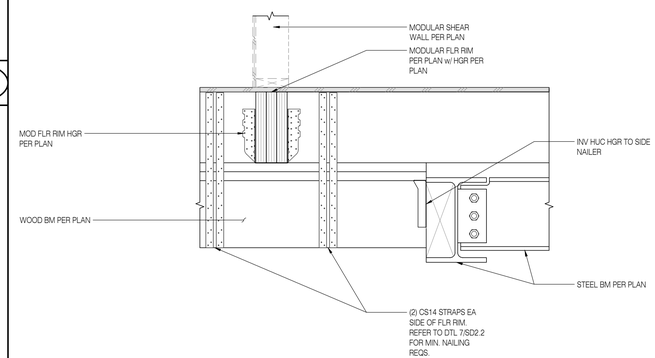
1



STEEL BEAM TO COLUMN - BOLTED CONNECTION

SCALE: N.T.S.

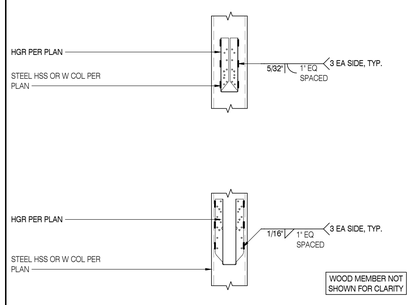
2



SITE INSTALLED UPLIFT STRAP MODULAR FLOOR RIM TO WOOD BEAM CONNECTION

SCALE: N.T.S.

3



WELDED HU OR HUC TO STEEL COLUMN

SCALE: N.T.S.

5

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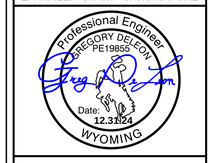

DATE: 07/12/2024

SHEET TITLE:

TYPICAL STEEL FRAMING DETAILS

SHEET NUMBER:

SD5

100% SUBMITTAL SET

MECHANICAL GENERAL NOTES

1. ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2021 IMC, 2021 IECC, AND ALL LOCAL & STATE CODES.
2. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
3. MECHANICAL CONTRACTORS SHALL RECEIVE PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER BEFORE MAKING CUTS THROUGH ANY STRUCTURAL MEMBER.
4. THESE PLANS ARE SCHEMATIC IN NATURE AND MECHANICAL CONTRACTOR SHALL COORDINATE INSTALLATION WITH CONSTRUCTION SUPERVISOR AND WITH ALL OTHER TRADES TO AVOID CONFLICTS.
5. IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO REVIEW THE DRAWINGS FOR ALL DISCIPLINES AND PROVIDE LABOR AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
6. THE MECHANICAL CONTRACTORS SHALL VERIFY MOTOR VOLTAGES WITH THE ELECTRICAL DRAWINGS BEFORE ORDERING MOTORIZED EQUIPMENT AND CONTROLS.
7. ALL PROPOSED MECHANICAL EQUIPMENT SHALL BE ON THE APPROVED LIST PRIOR TO SUBMITTALS. ALL APPROVED MANUFACTURERS MUST BE CAPABLE OF MEETING THE REQUIREMENTS OF THE SPECIFIED EQUIPMENT.
8. PAINT ALL VTR'S, FLUES, EXHAUST CAPS, AND OTHER MECHANICAL ITEMS ON THE ROOF TO MATCH THE ROOF COLOR.
9. INSULATED FLEXIBLE DUCTWORK MAY BE USED FOR RUNOUTS TO GRILLES AND DIFFUSERS, IN LENGTHS OF 5'-0" OR LESS.
10. MAINTAIN MINIMUM OF 10'-0" DISTANCE BETWEEN ALL FRESH AIR INTAKES AND EXHAUST OR GAS FLUE DISCHARGES.
11. LOCATE ACCESS HATCHES SO AS TO PROVIDE OPTIMUM SERVICEABILITY TO EQUIPMENT AND/OR VALVING. SEE ARCHITECTURAL SPECIFICATION FOR TYPE AND COLOR. COORDINATE LOCATION WITH STRUCTURAL & LIGHTING.
12. WHENEVER THERE IS A DISCREPANCY BETWEEN THE RUNOUT DUCT SIZE SHOWN ON THE PLANS AND THAT SHOWN IN THE SCHEDULE, ALWAYS USE THE LARGER OF THE TWO DUCT SIZES.
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR VERIFICATION OF EXISTING JOB CONDITIONS PRIOR TO BID. NO ADDITIONAL COST SHALL BE AWARDED TO THE SUCCESSFUL CONTRACTOR (OR THEIR SUBCONTRACTORS) AFTER BIDS HAVE BEEN SUBMITTED AND CONTRACTS AWARDED FOR FAILURE TO VERIFY EXISTING FIELD CONDITIONS. DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR ALTERNATIVE METHODS OF INSTALLATION PRIOR TO THE BIDDING OF THIS PROJECT.
14. UNLESS OTHERWISE NOTED ALL EXISTING MECHANICAL EQUIPMENT, PIPING, ETC, TO BE REMOVED SHALL BE DISPOSED OF BY THE CONTRACTOR UNDER THIS CONTRACT. THE OWNER SHALL RETAIN THE RIGHT TO KEEP ANY REMOVED ITEMS.
15. UNLESS OTHERWISE INDICATED ALL DUCTWORK SHOULD HAVE ACCOUSTIC LINING WITHIN 10' OF EQUIPMENT.
16. ALL DUCTWORK SHOWN IS TO BE ROUTED BETWEEN FINISHED FLOOR OF ASSOCIATED LEVEL AND FINISH FLOOR OF LEVEL ABOVE.
17. ALL EQUIPMENT SHOWN IS TO BE LOCATED BETWEEN FINISHED FLOOR OF ASSOCIATED LEVEL AND FINISHED FLOOR OF LEVEL ABOVE. AIR TERMINALS WITH TAGS ARE SERVING THE PLAN'S ASSOCIATED LEVEL.
18. MECHANICAL EQUIPMENT LOCATED IN CEILING OR ATTIC SHALL INCLUDE A UL508 LISTED WATER DETECTION DEVICE IN THE DRAIN PAN THAT WILL SHUT THE EQUIPMENT OFF IN THE EVENT THE DRAIN IS PLUGGED OR PUMP BECOMES NON FUNCTIONAL.
19. REFERENCE ARCHITECTURAL LIGHTING PLANS FOR EXACT EXHAUST FAN AND DIFFUSER LOCATIONS.
20. THERMOSTATS AND SENSORS TO BE LOCATED ON UNOCCUPIED AREA OF WALL, FREE FROM ARTWORK AND WALL HANGINGS. FINAL LOCATION SHALL BE COORDINATED WITH ARCHITECT.
21. GENERAL CONTRACTOR TO PROVIDE ACCESS PANELS FOR ERV UNITS.

ENERGY CODE COMPLIANCE

1. COMPLIANCE WITH THE 2021 IECC. THESE NOTES COVER MANDATORY REQUIREMENTS OF THE CODE. ADDITIONAL REQUIREMENTS ARE NOTED ON THE PLANS AND IN THE SPECIFICATIONS.
2. MINIMUM REQUIREMENTS FOR SUPPLY AND RETURN DUCTWORK INSULATION PER 2021 IECC FOR CLIMATE ZONE 7:
   A. R-6: DUCTS LOCATED IN UNCONDITIONED SPACES
   B. R-12: DUCTS LOCATED OUTSIDE OF THE BUILDING'S INSULATION ENVELOPE (SUCH AS ABOVE THE ATTIC INSULATION)
3. CONTRACTOR SHALL VERIFY WITH THE MANUFACTURER, THE R-VALUES OF THE ACTUAL INSULATION USED. R-VALUES SHALL BE INSTALLED VALUES.
4. WHERE DUCTS USED FOR COOLING ARE EXTERNALLY INSULATED, THE INSULATION SHALL BE COVERED WITH A VAPOR RETARDER HAVING A MAXIMUM PERMEANCE OF 0.05 PERM OR ALUMINUM FOIL HAVING A MINIMUM THICKNESS OF 2 MILS, INSULATION HAVING A PERMANCE OF 0.05 PERMS OR LESS SHALL NOT BE REQUIRED TO BE COVERED. ALL JOINTS AND SEAMS SHALL BE SEALED TO MAINTAIN THE CONTINUITY OF THE VAPOR RETARDER.
5. ALL DUCT JOINTS, SEAMS, AND CONNECTIONS SHALL BE FASTENED AND SEALED WITH WELDS, GASKETS, ADHESIVES, MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS, OR TAPES, TAPES AND MASTICS SHALL BE LISTED AND LABELED PER UL181A OR UL181B. DUCT TAPE IS NOT PERMITTED AS A SEALANT ON ANY METAL DUCTS, DUCT CONNECTIONS TO FLANGES OR EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED.
6. MINIMUM REQUIREMENTS (THICKNESS) FOR PIPING INSULATION SHALL BE PER 2021 IBC AND IECC:

FLUID	NOMINAL PIPE DIAMETER	INSULATION R-VALUE
DOMESTIC WATER	ANY SIZE	PER IECC 403.12.3
HOT/CHILLED WATER	ANY SIZE	PER IECC 403.12.3
REFRIGERANT	ANY SIZE	PER IECC 403.12.3

   THE ABOVE INSULATION IS BASED ON HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU-INCH/HOUR-FT2-°F
7. AN OPERATING AND MAINTENANCE MANUAL SHALL BE PROVIDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE O&M MANUAL SHALL CONTAIN THE FOLLOWING:
   A. EQUIPMENT CAPACITY (INPUT & OUTPUT)
   B. EQUIPMENT OPERATING AND MAINTENANCE INSTRUCTIONS
   C. CONTROL SYSTEM MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCES
   D. CONTROL SYSTEM SETPOINTS SHALL BE SHOWN ON CONTROL DRAWINGS, AT CONTROL DEVICES
   E. A COMPLETE WRITTEN NARRATIVE ON HOW EACH MECHANICAL SYSTEM IS INTENDED TO OPERATE

MECHANICAL LEGEND

- SUPPLY AIR SHEET METAL DUCT
- RETURN AIR SHEET METAL DUCT
- EXHAUST AIR SHEET METAL DUCT
- OUTSIDE AIR SHEET METAL DUCT
- ACOUSTICAL OR INT. LINED DUCT
- INSULATED DUCT
- 12x8 — DUCT SIZE RECTANGULAR (1ST FIGURE = FACING SIDE)
- 12Ø — DUCT SIZE ROUND (DIAMETER)
- ELBOW WITH TURNING VANES
- FLEXIBLE ROUND DUCT
- VERTICAL SUPPLY DUCT
- VERTICAL RETURN DUCT
- VERTICAL EXHAUST DUCT
- VERTICAL OUTSIDE AIR DUCT
- SUPPLY AIR FLOW DIRECTION
- RETURN / EXHAUST AIR FLOW
- SG-1 / 100 — DIFFUSER / GRILLE NAME, CFM AIR FLOW
- THERMOMETER / TEMP GAUGE
- BALL/ISOLATION VALVE
- CHECK VALVE
- BUTTERFLY VALVE
- MANUAL BALANCING VALVE
- STRAINER
- REDUCER
- 2 WAY MOTOR OPERATED VALVE
- 3 WAY MOTOR OPERATED VALVE
- SOLENOID VALVE
- AUTOMATIC BALANCE VALVE
- BACKFLOW PREVENTER ASSEMBLY
- PRESSURE REDUCING VALVE
- PRESSURE REGULATOR VALVE
- SAFETY VALVE
- HEATING WATER SUPPLY (HWS)
- HEATING WATER RETURN (HWR)
- CHILLED WATER SUPPLY (CHWS)
- CHILLED WATER RETURN (CHWR)
- GROUND WATER SUPPLY (GWS)
- GROUND WATER RETURN (GWR)
- MANUAL DAMPER
- MOTORIZED DAMPER
- FIRE / SMOKE DAMPER
- T 3 — THERMOSTAT WITH ZONE
- T H 3 — HUMIDISTAT & THERMOSTAT WITH ZONE
- H — HUMIDISTAT
- FS — FLOOR / SLAB SENSOR WITH ZONE
- S — SENSOR LOCATION - SEE DWGS
- DS — DUCT SMOKE DETECTOR
- CO2 — CARBON DIOXIDE SENSOR
- CO — CARBON MONOXIDE SENSOR

*NOTE: ITEMS ON LEGEND MAY NOT ALWAYS BE USED. REFERENCE PROJECT SPECIFICATIONS FOR APPROVED MATERIALS.

GENERAL SYMBOLS

- 1 — KEYED NOTE
- A/L — GENERAL NOTES
- X / XX — EQUIPMENT TAG, EQUIPMENT NUMBER
- X / XX — SECTION REFERENCE NUMBER, SECTION REFERENCE SHEET
- X / XX — DETAIL REFERENCE NUMBER, DETAIL REFERENCE SHEET
- POINT OF NEW CONNECTION (POC)
- POINT OF DISCONNECT (POD)

SHEET LIST - MECHANICAL

M0.0	MECHANICAL COVER SHEET
M0.1	MECHANICAL SPECIFICATIONS
M1.0	MECHANICAL - LEVEL 1 - FORCED AIR ZONE PLANS
M1.2	MECHANICAL - LEVEL 2 - FORCED AIR ZONE PLANS
M1.3	MECHANICAL - LEVEL 3 - FORCED AIR ZONE PLANS
M1.4	MECHANICAL - SNOWMELT ZONE PLANS
M2.1	MECHANICAL - LEVEL 1 - FORCED AIR
M2.2	MECHANICAL - LEVEL 2 - FORCED AIR
M2.3	MECHANICAL - LEVEL 3 - FORCED AIR
M3.1	MECHANICAL - LEVEL 1 - SNOWMELT
M4.0	MECHANICAL DETAILS & SOO
M5.0	MECHANICAL SCHEDULES

MECHANICAL ABBREVIATIONS LEGEND

(E)	EXISTING
(X)	DEMOLISH / REMOVE
(R)	RELOCATE
(N)	NEW
ACU	AIR CONDITIONING UNIT
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ARCH	ARCHITECT or ARCHITECTURE
AHU	AIR-HANDLING UNIT
ASSY	ASSEMBLY
ATM	ATMOSPHERE
AHJ	AUTHORITY HAVING JURISTICTION
AVG	AVERAGE
BAS	BUILDING AUTOMATION SYSTEM
BDD	BACKDRAFT DAMPER
BLDG	BUILDING
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BTU	BRITISH THERMAL UNIT
CC	COOLING COIL
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CLG	CEILING
CONC	CONCRETE
CTE	CONNECT TO EXISTING
CONN	CONNECTION
CONT	CONTINUATION
CO	CLEAN OUT
CU	CONDENSING UNIT
DDC	DIRECT DIGITAL CONTROL
DAD	DUCT ACCESS DOOR
DB	DRY BULB
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
DX	DIRECT EXPANSION
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
EG	EXHAUST GRILLE
ELEV	ELEVATION
ERC	ELECTRIC REHEAT COIL
ESP	EXTERNAL STATIC PRESSURE
EVAP	EVAPORATOR
EWT	ENTERING WATER TEMPERATURE
EX	EXHAUST
EXP	EXPANSION
FC	FORWARD CURVED
FCO	FLOOR CLEAN OUT
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FID	FIRE DAMPER
FSD	FIRE SMOKE DAMPER
FF	FINISHED FLOOR
FLEX	FLEXIBLE
FPM	FEET PER MINUTE
FUT	FUTURE
GWR	GROUND WATER RETURN
GWS	GROUND WATER SUPPLY
IJS	IN JOIST SPACE
HWC	HOT WATER COIL
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
LPG	LIQUID PROPANE GAS
LWT	LEAVING WATER TEMPERATURE
NG	NATURAL GAS
OA	OUTSIDE AIR
POC	POINT OF CONNECTION
RA	RETURN AIR
RG	RETURN GRILLE
SA	SUPPLY AIR
SG	SUPPLY GRILLE
SMS	SNOWMELT SUPPLY
SMR	SNOWMELT RETURN
TA	TRANSFER AIR
TG	TRANSFER GRILLE
TJS	THROUGHT JOIST SPACE
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE

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JACKSON, WY 8301

PROJECT No:
6240049

DRAWN BY:
JG

CHECKED BY:
MM

CURRENT SET:
PERMIT SET

REV:	DATE:
-	-

SHEET #
M0.0

SHEET NAME:
MECHANICAL COVER SHEET

MECHANICAL AND PLUMBING SPECIFICATIONS

GENERAL

1. EXAMINE AND REFER TO ALL ARCHITECTURAL, CIVIL, STRUCTURAL, ELECTRICAL, UTILITY, LANDSCAPE AND MECHANICAL DRAWINGS AND SPECIFICATIONS FOR CONSTRUCTION CONDITIONS WHICH MAY AFFECT THE MECHANICAL WORK. INSPECT THE BUILDING SITE AND EXISTING FACILITIES FOR VERIFICATION OF PRESENT CONDITIONS. MAKE PROPER PROVISIONS FOR THESE CONDITIONS IN PERFORMANCE OF THE WORK AND COST THEREOF.
2. ALL WORK ON THE PROJECT SHALL CONFORM TO ALL LOCAL CITY, STATE AND NATIONAL CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE N.F.P.A, N.E.C., I.B.C., I.E.C.C., I.M.C., U.P.C. OR I.P.C AS APPLICABLE, THE LOCAL UTILITY SERVING COMPANIES AND THE AUTHORITY HAVING JURISDICTION.
3. THE MECHANICAL AND ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR AND PAY FOR ALL FEES AND PERMITS REQUIRED FOR WORK UNDER THEIR CONTRACT AND UNDER THEIR SUPERVISION BY SUBCONTRACT.
4. ALL USAGE CONTRACTS BETWEEN THE OWNER AND THE SERVING UTILITIES COMPANY, SUCH AS MEMBERSHIP AND USAGE CHARGES OR FEES, ETC., FOR THE PURPOSE OF OBTAINING THE SERVICES FOR THE UTILITY COMPANY SHALL BE APPLIED FOR AND PAID FOR BY THE OWNER.
5. SMOKING SHALL NOT BE PERMITTED ANYWHERE IN THIS FACILITY.

BIDDING AND SUBSTITUTIONS

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, ITEMS, ARTICLES, OPERATIONS AND METHODS LISTED, SHOWN, SCHEDULED, MENTIONED OR IMPLIED IN THE DRAWINGS, AND/OR SPECIFIED, INCLUDING ALL INCIDENTALS REQUIRED FOR THEIR COMPLETION.
2. WRITTEN PRIOR APPROVAL FOR SUBSTITUTIONS MUST BE SUBMITTED TO AND RECEIVED BY THE ARCHITECT/ENGINEER TEN (10) DAYS PRIOR TO BID OPENING. REQUESTS FOR SUBSTITUTION ARE TO BE SUBMITTED SUFFICIENTLY AHEAD OF THE DEADLINE TO GIVE AMPLE TIME FOR EXAMINATION. PRIOR APPROVAL REQUEST FOR SUBSTITUTION MUST INDICATE THE SPECIFIC ITEM OR ITEMS TO BE FURNISHED IN LIEU OF THOSE SCHEDULED, TOGETHER WITH COMPLETE TECHNICAL AND COMPARATIVE DATA ON SCHEDULED ITEMS AND ITEMS PROPOSED FOR SUBSTITUTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT A SUBSTITUTE ITEM SHALL FIT INTO THE SPACE ALLOCATED AND THAT THE ITEM CAN BE INSTALLED AND FUNCTION AS INTENDED. SHOULD CHANGES IN THE WORK OF ANY CONTRACTOR BECOME NECESSARY AS A RESULT OF ANY SUBSTITUTE ITEM SUCH CHANGES SHALL BE ARRANGED AND PAID FOR BY THIS CONTRACTOR.

REVIEW & SITE INSPECTIONS

1. ALL WORK AND MATERIAL ARE SUBJECT TO REVIEW AT ANY TIME BY THE ARCHITECT/ENGINEER OR THEIR REPRESENTATIVE. IF THE ARCHITECT/ENGINEER OR THEIR REPRESENTATIVE FINDS MATERIAL THAT DOES NOT CONFORM TO THESE SPECIFICATIONS OR THAT IS NOT PROPERLY INSTALLED OR FINISHED, CORRECT THE DEFICIENCIES IN A MANNER SATISFACTORY TO THE ARCHITECT/ENGINEER AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL INFORM THE GENERAL CONTRACTOR OF THE PROJECT PROGRESS AND SCHEDULE WEEKLY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT EACH OF THE FOLLOWING POINTS:
   A. AT THE COMPLETION OF UNDERSLAB PIPING AND UTILITIES PRIOR TO BEING COVERED.
   B. AT THE COMPLETION OF ROUGH-IN BEFORE INSULATION/WALL/FLOOR SURFACES ARE INSTALLED.
   C. AT SUBSTANTIAL COMPLETION WHEN ALL SYSTEMS ARE OPERATIONAL. (PUNCH LIST DEVELOPMENT)

INTENT OF DRAWINGS

1. THE DRAWINGS ARE PARTLY DIAGRAMMATIC AND DO NOT NECESSARILY SHOW EXACT LOCATION OF PIPING AND DUCTWORK UNLESS SPECIFICALLY DIMENSIONED. RISER AND OTHER DIAGRAMS ARE SCHEMATIC AND DO NOT NECESSARILY SHOW THE PHYSICAL ARRANGEMENT OF THE EQUIPMENT. THEY SHALL NOT BE USED FOR OBTAINING LINEAL RUNS OF PIPING OR DUCTWORK, NOR SHALL THEY BE USED FOR SHOP DRAWINGS FOR PIPING AND DUCTWORK FABRICATION OR ORDERING. DISCREPANCIES SHOWN ON DIFFERENT PLANS, OR BETWEEN PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR RESOLUTION.

REQUEST FOR INFORMATION (RFI'S)

1. RFI'S SHALL BE USED TO RESOLVE CONFLICTS, PROVIDE CLARITY TO THE INTENT OF DRAWINGS, OR REQUEST ADDITIONAL DETAIL. RFI'S SHALL INCLUDE A SKETCH OR EQUIVALENT DESCRIPTION OF CONTRACTOR'S PROPOSED SOLUTION. RFI'S SHALL BE MADE ELECTRONICALLY AND BE RETURNED TO THE CONTRACTOR BY THE ENGINEER WITHIN 10 BUSINESS DAYS.

RESPONSIBILITY

1. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A SATISFACTORY AND COMPLETE SYSTEM IN ACCORDANCE WITH THE INTENT OF THE DRAWING AND SPECIFICATIONS. HE/SHE SHALL PROVIDE, AT NO EXTRA COST, ALL INCIDENTAL ITEMS, MATERIALS, ACCESSORIES AND LABOR REQUIRED FOR COMPLETION OF THE WORK EVEN THOUGH THEY ARE NOT SPECIFICALLY MENTIONED OR INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS.
2. THE DRAWINGS DO NOT ATTEMPT TO SHOW COMPLETE DETAILS OF THE BUILDING CONSTRUCTION WHICH AFFECT THE MECHANICAL INSTALLATION. REFERENCE IS THEREFORE REQUIRED TO THE ARCHITECTURAL, CIVIL, STRUCTURAL, LANDSCAPE AND ELECTRICAL DRAWINGS AND SPECIFICATIONS AND TO SHOP DRAWINGS OF ALL TRADES FOR ADDITIONAL DETAILS WHICH AFFECT THE INSTALLATION OF THE WORK COVERED UNDER THIS DIVISION OF THE CONTRACT.
3. THE LOCATION OF ALL MECHANICAL SYSTEM COMPONENTS SHALL BE CHECKED FOR CONFLICTS WITH OPENINGS, STRUCTURAL MEMBERS AND COMPONENTS OF OTHER SYSTEMS HAVING FIXED LOCATIONS PRIOR TO FABRICATION AND INSTALLATION OF EQUIPMENT. THE CONTRACTOR SHALL VISIT THE SITE AFTER COMPLETION OF FRAMING TO VERIFY DUCTWORK, PIPING, AND EQUIPMENT SHALL FIT AS PLANNED. ALL CONFLICTS FOUND BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER AND CHANGES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
4. ALL MODIFICATIONS AND CHANGES REQUIRED DUE TO INSTALLATION OF EQUIPMENT OTHER THAN THE EQUIPMENT SCHEDULED AND SPECIFIED SHALL BE MADE AT THE CONTRACTOR'S EXPENSE. THIS INCLUDES WORK BY OTHER TRADES. IF THE INSTALLATION OF EQUIPMENT OTHER THAN THE SCHEDULED AND SPECIFIED EQUIPMENT REQUIRES MODIFICATIONS TO STRUCTURE, ELECTRICAL SYSTEMS, PLUMBING SYSTEMS, FIRE PROTECTION OR FIRE ALARM SYSTEMS, ANY AND ALL CHANGES SHALL BE MADE AT THE MECHANICAL CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL INCLUDE VIBRATION ISOLATION AND NOISE REDUCTION EQUIPMENT FOR ALL EQUIPMENT TO MITIGATE ANY VIBRATION AND OBJECTIONABLE EQUIPMENT NOISE FROM EQUIPMENT INSTALLED BY THE CONTRACTOR. THIS INCLUDES FLEXIBLE HOSES, SPRING ISOLATION, RUBBER PADS, FLEXIBLE DUCT CONNECTIONS AND ANY OTHER DEVICES REQUIRED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORK AND EQUIPMENT UNTIL FINAL INSPECTION, PUNCH LIST COMPLETION, START-UP, AND TESTING HAVE BEEN COMPLETED. THE CONTRACTOR SHALL CLOSE OPEN ENDS OF WORK WITH TEMPORARY COVERS AND CORRECT ANY DAMAGE INCURRED DURING COURSE OF CONSTRUCTION AT NO EXTRA COST.
7. THE CONTRACTOR SHALL PROVIDE ALL INCIDENTAL ELECTRICAL INTERCONNECTIONS AND CONTROL WIRING NECESSARY FOR SYSTEM COMPLETION.
8. THE CONTRACTOR SHALL BE CAREFUL NOT TO BLOCK ANY PATHS OF EGRESS WHILE PERFORMING THE WORK SPECIFIED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL MATERIALS RESULTING FROM HIS/HER WORK. CLEANUP SHALL BE PERFORMED TO THE LEVEL OF ACCEPTANCE OF THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
10. THE CONTRACTOR SHALL AND HEREBY DOES WARRANT AND GUARANTEE THAT ALL WORK EXECUTED UNDER HIS/HER CONTRACT SHALL BE FREE OF DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE(1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

SHOP DRAWINGS AND SUBMITTALS

1. THE CONTRACTOR SHALL PROCURE MANUFACTURER'S LITERATURE AND/OR CERTIFIED SUBMITTAL PRINTS FOR ALL EQUIPMENT AND MATERIALS REQUIRED FOR THE PROJECT. SHOP DRAWINGS AND LITERATURE SHALL BE COMPLETE AND MARKED SHOWING NAME OF JOB, ITEM USED, SIZE, DIMENSIONS, PERFORMANCE, ETC., AS REQUIRED FOR COMPLETE CHECK AND INSTALLATION. THIS INCLUDES BUT IS NOT LIMITED TO:
   A. SCHEDULED MECHANICAL EQUIPMENT
   B. HYDRONIC PIPING MATERIALS
   C. GRILLES REGISTERS AND DIFFUSERS
   D. PLUMBING FIXTURES AND TRIM
   E. DOMESTIC WATER HEATERS AND ASSOCIATED ACCESSORIES
   F. DOMESTIC WATER PIPING, SANITARY WASTE AND VENT PIPING
2. ALL SUBMITTALS SHALL CLEARLY INDICATE THE EQUIPMENT IT REPRESENTS WITH LABELS OF THE EQUIPMENT IDENTIFICATION ABBREVIATION FOUND ON THE DRAWINGS. LITERATURE SHOWING MORE THAN ONE ITEM SHALL BE CLEARLY MARKED AS TO WHICH ITEM IS BEING FURNISHED OR THE SUBMITTAL WILL BE REJECTED AND RETURNED WITHOUT REVIEW.
3. SUBMIT ACTUAL INSTALLATION LAYOUT DRAWINGS ON FLOOR PLANS SHOWING PIPE AND DUCT RUNS INCLUDING DRAWINGS FOR UNDERGROUND WORK AND BOILER FLUE SYSTEMS.
4. APPROVAL OR REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS, SPECIFICATIONS, OR ERRORS IN SUBMITTAL LITERATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE MATERIALS AND EQUIPMENT WHICH MEET THE SPECIFICATIONS AND JOB REQUIREMENTS.
5. SUBMITTALS SHALL BE MADE IN ELECTRONIC PDF FORMAT. SUBMITTALS WILL BE RETURNED TO THE CONTRACTOR WITHIN 10 BUSINESS DAYS.

STARTUP, TESTING AND OWNER TRAINING

1. WHEN THE PROJECT HAS REACHED SUBSTANTIAL COMPLETION AND IS CLEAR OF CONSTRUCTION DEBRIS AND DUST, THE CONTRACTOR SHALL STARTUP AND TEST ALL EQUIPMENT ACCORDING TO MANUFACTURER'S REQUIREMENTS. ALL START-UP DOCUMENTATION SHALL BE INCLUDED IN THE OPERATIONS AND MAINTENANCE MANUAL.
2. THE CONTRACTOR SHALL ENGAGE A FACTORY AUTHORIZED REPRESENTATIVE TO CONDUCT AN INSPECTION OF THE INSTALLATION OF THEIR COMPANY'S EQUIPMENT PRIOR TO START-UP OF ANY EQUIPMENT. THE REPRESENTATIVE SHALL SUBMIT A REPORT IDENTIFYING ANY DEFICIENCIES TO THE ARCHITECT, ENGINEER AND CONSTRUCTION MANAGER. ANY DEFICIENCIES IDENTIFIED SHALL BE ADDRESSED PRIOR TO START-UP. START-UP SHALL BE CONDUCTED BY A FACTORY AUTHORIZED REPRESENTATIVE. START-UP REPORTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER ONCE COMPLETED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING ALL NEW AIR AND WATER SYSTEMS COMPLETELY, AND BALANCING TO THE SATISFACTION OF THE ENGINEER IN ACCORDANCE WITH THE STANDARDS OF NEBB. THIRD PARTY TAB CONTRACTORS MAY BE USED AT CONTRACTOR'S EXPENSE WITH PRIOR APPROVAL OF THE ENGINEER.
4. EACH SYSTEM SHALL BE TESTED UNDER NORMAL OPERATING OR SIMULATED CONDITIONS PROVING PROPER OPERATION OF ALL SEQUENCES, SET-POINTS, INTERLOCKS, AND SAFETIES.
5. THE MECHANICAL CONTRACTOR SHALL PROVIDE 2 DAYS (16 HRS) OF TRAINING TO THE OWNER TO ENSURE THE OWNER KNOWS HOW TO OPERATE THE SYSTEMS INSTALLED UNDER THE MECHANICAL CONTRACT. THE MECHANICAL CONTRACT SHALL INCLUDE AN ADDITIONAL 2 DAYS (16 HRS) OF ADDITIONAL SERVICE THROUGH THE FIRST YEAR OF OPERATION TO ADDRESS QUESTIONS THAT MAY ARISE.

OPERATIONS AND MAINTENANCE MANUAL

1. THE CONTRACTOR SHALL PROVIDE TWO PHYSICAL COPIES AND AN ELECTRONIC PDF COPY OF THE OPERATIONS AND MAINTENANCE MANUAL.
2. THE OPERATIONS AND MAINTENANCE MANUAL SHALL INCLUDE COPIES OF ALL BROCHURES OF EQUIPMENT, MATERIAL USED, SHOP DRAWINGS, AS-BUILTS, START-UP AND TESTING DOCUMENTATION AND SERVICE CONTACT INFORMATION SHALL BE PROVIDED IN THE OPERATIONS AND MAINTENANCE MANUAL.

CUTTING, PATCHING, AND REPAIRING

1. CUTTING, PATCHING, AND REPAIRING REQUIRED BY THE WORK OF THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL CUTTING SHALL NOT WEAKEN THE STRUCTURAL INTEGRITY AND HOLES IN STRUCTURAL MEMBERS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.

SUPPORTS, ANCHORS, AND BASES

1. PROVIDE ANCHORING TO RESIST EARTHQUAKE FORCES AS REQUIRED BY CODE. UNLESS OTHERWISE NOTED, ALL DUCTWORK, PIPING, AND EQUIPMENT SHALL BE RESTRAINED TO RESIST SEISMIC FORCES AND LIMIT VIBRATION TRANSMISSION.
   A. PIPE 1" OR SMALLER IN THE MECHANICAL ROOM AND 2" OR SMALLER OUTSIDE THE MECHANICAL ROOM DOES NOT REQUIRE SEISMIC BRACING.
   B. DUCTWORK WITH A CROSS SECTIONAL AREA OF LESS THAN 6 SQUARE FEET DOES NOT REQUIRE SEISMIC BRACING.
2. PROVIDE ALL ANCHORS, HANGERS, ATTACHMENTS, BASES, AND SUPPORTS PER MANUFACTURER'S REQUIREMENTS FOR ALL PIPING, DUCTING, AND EQUIPMENT.
3. CHAIN, WIRE STRAP, OR OTHER MAKESHIFT DEVICES WILL NOT BE PERMITTED AS HANGERS OR SUPPORTS.
4. SPACING OF HANGERS AND SUPPORTS SHALL NOT BE INSTALLED OVER 12" FROM EACH CHANGE IN DIRECTION OF PIPING AND SPACING FOR STRAIGHT RUNS SHALL NOT EXCEED THE SPACING LISTED BELOW:

TYPE OF PIPE	SIZE	MAXIMUM SPACING
COPPER	UP TO 1"	6'-0"
COPPER	1-1/4" - 1-1/2"	7'-6"
COPPER	2" AND UP	10'-0"
PLASTIC	ALL	AS RECOMMENDED BY MANUFACTURER INCLUDING ANY REINFORCING
CAST IRON	ALL	1 PER LENGTH (ADJ TO JOINT)
HUBLESS CAST IRON	ALL	AS PER PLUMBING CODE

INSULATION

1. ALL PRODUCTS USED SHALL BE UL LISTED WITH A MAXIMUM FLAME SPREAD RATING OF 25 AND MAXIMUM SMOKE DEVELOPMENT OF 50.
2. REFER TO DUCT AND PIPE INSULATION SCHEDULES AND THE PROJECT DRAWINGS FOR REQUIRED INSULATION. DUCT AND PIPE INSULATION SCHEDULES SHALL TAKE PRECEDENCE OVER PROJECT DRAWINGS WHERE DISCREPANCIES OCCUR UNLESS A HIGHER INSULATION VALUE IS REQUIRED ON PLAN DRAWINGS.
3. ALL DUCTING AND PIPING SYSTEMS SHALL BE PROVIDED WITH EXTERIOR INSULATION ACCORDING TO IECC REQUIREMENTS AT A MINIMUM.
4. INTERIOR ACOUSTICAL LINING SHALL BE EQUAL TO OWENS CORNING QUIETR ROTARY DUCT LINER, 1/2" THICK, AND PROVIDED WHERE SHOWN OR NOTED ON DRAWINGS.
5. EXTERIOR DUCT INSULATION SHALL BE EQUAL TO OWENS CORNING TYPE 7 FIBERGLASS DUCT WRAP 1" OR 2" THICK WITH FOIL REINFORCED KRAFT JACKET.
6. EXTERIOR PIPE INSULATION FOR EXPOSED PIPES SHALL BE EQUAL TO OWENS CORNING SSL II WITH ASJ MAX.
7. EXTERIOR PIPE INSULATION FOR CONCEALED PIPES SHALL BE EQUAL TO ARMACELL AP ARMAFLEX TUBES.
8. ALL INSULATION WILL HAVE DIRECT CONTACT WITH PIPE, DUCTING, VALVES OR OTHER ACCESSORY AND HANGERS SHALL BE ON EXTERIOR OF INSULATION WITH APPROPRIATE INSULATION SHIELDS.

DUCTWORK AND ACCESSORIES

1. CONTRACTOR SHALL PROVIDE ALL DUCT SYSTEMS AS INDICATED ON THE PLANS INCLUDING ALL GRILLES, REGISTERS, DIFFUSERS, LOUVERS, DAMPERS, DUCTWORK AND DUCTWORK ACCESSORIES AS SHOWN OR DESCRIBED.
2. DUCT CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND TO THE VARIOUS APPLICABLE MANUALS AND STANDARDS OF THE SHEET METAL AND AIR CONDITION NATIONAL ASSOCIATION (SMACNA) AND/OR MATERIAL AND DUCT CONSTRUCTION STANDARDS OF THE AMERICAN SOCIETY OF HEATING, REFRIGERATING, AND AIR-CONDITIONING ENGINEERS (ASHRAE).
3. DUCT AND FITTINGS TO BE OF G90 GALVANIZED STEEL UNLESS OTHERWISE INDICATED. MATERIAL GAUGES TO BE IN ACCORDANCE WITH THE SMACNA AND ASHRAE STANDARDS.
   A. PROVIDE WITH NECESSARY OFFSETS AND TRANSITIONS TO AVOID INTERFERENCE WITH THE BUILDING CONSTRUCTION, PIPING OR EQUIPMENT. LOCATE DUCTS WITH SUFFICIENT SPACE AROUND EQUIPMENT TO ALLOW OPERATION AND MAINTENANCE.
   B. JOINTS AND SEAMS SHALL BE MECHANICALLY SECURE AND SEALED AIRTIGHT.
   C. LONGITUDINAL SEAMS SHALL BE POINTED DOWN AND SEALED AIRTIGHT.
4. DUCT DIMENSIONS INDICATED ON DRAWINGS ARE INSIDE SHEET DIMENSIONS. THE DUCT DIMENSIONS SHALL BE INCREASED AN EQUIVALENT AMOUNT TO ACCOMMODATE THE INTERNAL LINER WHERE REQUIRED.
5. PROVIDE INSULATED INTAKE AND EXHAUST PLENUMS ATTACHED TO LOUVERS.
6. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
7. FLEXIBLE DUCT SHALL BE PROVIDED AS INDICATED OR NOTED ON PLAN. FLEXIBLE DUCT SHALL NOT BE INTERCHANGEABLE WITH SOLID DUCT UNLESS NOTED ON PLAN.
   A. INSULATED FLEXIBLE DUCT SHALL BE EQUAL TO THERMAFLEX TYPE M-KE R-8.
   B. NON-INSULATED FLEXIBLE DUCT SHALL BE EQUAL TO THERMAFLEX TYPE S-LP-10.
8. ACCESS DOORS IN DUCTWORK SHALL BE PROVIDED TO ACCESS LINKAGE SIDE OF DAMPERS, FILTERS, SENSORS OR DEVICES REQUIRING ACCESS.
9. HIGH EFFICIENCY TAKEOFFS SHALL BE PROVIDED.
10. BALANCING DAMPERS SHALL BE INCLUDED ON ALL BRANCH TAKEOFFS IN ACCESSIBLE ATTICS, CRAWLSPACES, OR MECHANICAL ROOMS. BALANCING DAMPERS SHALL BE EQUAL TO GREENHECK MBD-10 FOR RECTANGLE DUCT AND MBDR-50 FOR ROUND.
11. GRILLES, REGISTERS, AND DIFFUSERS SHALL BE FURNISHED AND INSTALLED WITH ALL NECESSARY ACCESSORIES SUCH AS GASKETS, FRAMES, SCREWS, AND/OR KEY OPERATORS.
    A. ALL SIZES, TYPES, AND FINISHES SHALL BE AS NOTED IN SCHEDULES AND SUBMITTED TO THE GENERAL CONTRACTOR, INTERIOR DESIGNER, ARCHITECT AND ENGINEER PRIOR TO ORDERING.
12. LOUVERS TO BE PROVIDED AS NOTED IN THE SCHEDULES OR ELSEWHERE ON DRAWINGS. SUBSTITUTE LOUVERS SHALL HAVE EQUAL FREE AREA OR MORE THAN SPECIFIED UNITS.
    A. ALL SIZES, TYPES, AND FINISHES SHALL BE AS NOTED IN SCHEDULES AND SUBMITTED TO THE GENERAL CONTRACTOR, ARCHITECT AND ENGINEER PRIOR TO ORDERING.
    B. LOUVERS MOUNTING IN MASONRY WALL SHALL BE FURNISHED WITH AN EXTENDED OR SEPARATE SILL AND BE BOX FRAME WITHOUT FACE FLANGE.
13. MOTORIZED DAMPERS SHALL BE EQUAL TO RUSKIN CD-50 OR CD-40 LOW LEAKAGE DAMPER WITH AIRFOIL BLADES AND VINYL DOUBLE SEALS.

DOMESTIC WATER PIPING

1. PIPING SERVING DOMESTIC WATER THAT IS BELOW GRADE SHALL BE PEX LISTED TO NSF 61. NO FITTING ARE PERMITTED BELOW GRADE.
2. PIPING SERVING DOMESTIC WATER THAT IS ABOVE EXPOSED ABOVE GRADE, OR IN CABINETRY ABOVE GRADE SHALL BE TYPE L COPPER. FITTINGS TO BE SWEAT, WROUGHT COPPER FITTINGS.
3. PIPING SERVING DOMESTIC WATER THAT IS CONCEALED ABOVE GRADE SHALL BE TYPE L COPPER. FITTINGS TO BE SWEAT, WROUGHT COPPER FITTINGS.
   A. CONTRACTOR OPTION - PIPING SERVING DOMESTIC WATER THAT IS CONCEALED ABOVE GRADE TO BE PEX LISTED TO NSF 61. FITTINGS TO BE LISTED TO F1960 EXPANSION. LEAD FREE BRASS OR POLYMER LISTED TO NSF61. CONTRACTOR TO PROVIDE SHOP DRAWING FOR PIPING SIZED FOR PEX AND COST DELTA FROM COPPER.
4. MAKE ADEQUATE PROVISIONS FOR PIPE EXPANSION. ANCHOR BLOCK AND BRACE PIPE TO PREVENT MOVEMENT FROM WATER SURGES.
5. ROUTE ALL DOMESTIC WATER PIPING WITHIN THE BUILDING THERMAL ENEVLOPE. PIPING SHALL NOT BE ROUTED IN EXTERIOR WALLS OR VENTILATED ATTICS UNDER ANY CIRCUMSTANCES.
6. PROVIDE ANTI-SIPHON AND BACKFLOW PREVENTION DEVICES ON ANY EQUIPMENT EQUIPMENT CAPABLE OF BACKFLOW INTO THE DOMESTIC WATER SYSTEM.
7. VALVES SERVING DOMESTIC WATER 1/2" TO 2" NPS TO BE BALL VALVE, BRONZE, TWO PIECE, FULL PORT, WITH STAINLESS TRIM, LEAD FREE. 2" TO 4" NPS TO BE BUTTERFLY VALVE, DUCTILE IRON BODY, ALUMINUM BRONZE DISC, STAINLESS STEM, LOCKING LEVER ACTUATOR, LEAD FREE.

SANITARY WASTE, VENT AND STORM PIPING

1. NON-BURIED PIPING ABOVE FLOOR SLAB SERVING SANITARY WASTE SHALL BE SERVICE WASTE CAST IRON SOIL PIPE. HEAVY DUTY NO HUB COUPLERS.
2. BURIED PIPING BELOW FLOOR SLAB SERVING SANITARY WASTE SHALL BE BELL AND SPIGOT SERVICE WASTE CAST IRON SOIL PIPE WITH COMPRESSION GASKETS OR NO-HUB SERVICE WEIGHT CAST IRON WITH HEAVY-DUTY COUPLERS.
3. NON-BURIED PIPING ABOVE FLOOR SLAB SERVING STORM SHALL BE SERVICE WASTE CAST IRON SOIL PIPE. HEAVY DUTY NO HUB COUPLERS.
4. BURIED PIPING BELOW FLOOR SLAB SERVING STORM SHALL BE BELL AND SPIGOT SERVICE WASTE CAST IRON SOIL PIPE WITH COMPRESSION GASKETS OR NO-HUB SERVICE WEIGHT CAST IRON WITH HEAVY-DUTY COUPLERS.
5. SANITARY VENT PIPING TO BE SOLID WALL SCH 40 PVC. FITTINGS TO BE SOLVENT WELDED WITH TWO PART PRIMER AND GLUE.
6. CONTRACTOR OPTION - PIPING SERVING HORIZONTAL SANITARY WASTE AND STROM TO BE SOLID WALL SCH 40 PVC. FITTINGS TO BE SOCKET TYPE SOLVENT WELDED WITH TWO PART PRIMER AND GLUE. CONTRACTOR TO PROVIDE COST DELTA FROM CAST IRON.

FUEL GAS PIPING

1. PIPING SERVING FUEL GAS 1/2" TO 2" NPS TO BE SCH 40 STEEL WITH THREADED FITTING. PIPING 2-1/2" NPS AND LARGER TO BE SCH 40 WITH WELDED AND FLANGED FITTINGS.

CONDENSATE DRAIN

1. PIPING SERVING CONDENSATE DRAIN TO BE SCH 40 SOLID WALL PVC, FITTINGS TO BE SOCKET TYPE SOLVENT WELDED WITH TWO PART PRIMER AND GLUE. PIPING NOT LOCATED IN MECHANICAL SPACES TO BE PROVIDED WITH 1/2" ACCOUSTICAL PIPE WRAP INSULATION.

M - MANUAL - J/ASHRAE FUNDAMENTAL HEATING AND COOLING LOAD CALCULATIONS SUMMARY

PROJECT TITLE:	S-4 LOFTS - JACKSON DEVELOPMENT				
PROJECT LOCATION:	JACKSON, WY				
DESIGNER:	J GOSS		**DATE:**	05/13/2024	
DESIGN CONDITIONS:	WINTER	-15°F	SUMMER	84°F	

AREAS		**HEATING**		**COOLING**	
ZONE	**FLOOR SQ. FT**	**(BTU/Hr)**	**BTU/Hr/SQ. FT**	**SENSIBLE (BTU/Hr)**	**TOTAL (BTU/Hr)**
CH-1	520	11,800	23	-	-
CH-2	495	9,400	19	-	-
CH-3	700	15,300	22	-	-
CH-4	495	9,000	18	-	-
CH-5	495	9,200	19	-	-
CH-6	495	9,000	18	-	-
CH-7	700	15,300	22	-	-
CH-8	495	10,500	21	-	-
CH-9	700	16,700	24	-	-
CH-10	495	10,100	20	-	-
CH-11	495	10,200	21	-	-
CH-12	495	10,200	21	-	-
CH-13	700	16,700	24	-	-
UH-1	110	2,800	25	-	-
UH-2	2350	38,500	16	-	-

2042 STADIUM DRIVE, BOZEMAN MT 59715
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744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

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WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
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Professional Engineer
MAURICIO MELGAR
20364
Date: 07/02/2024
WYOMING

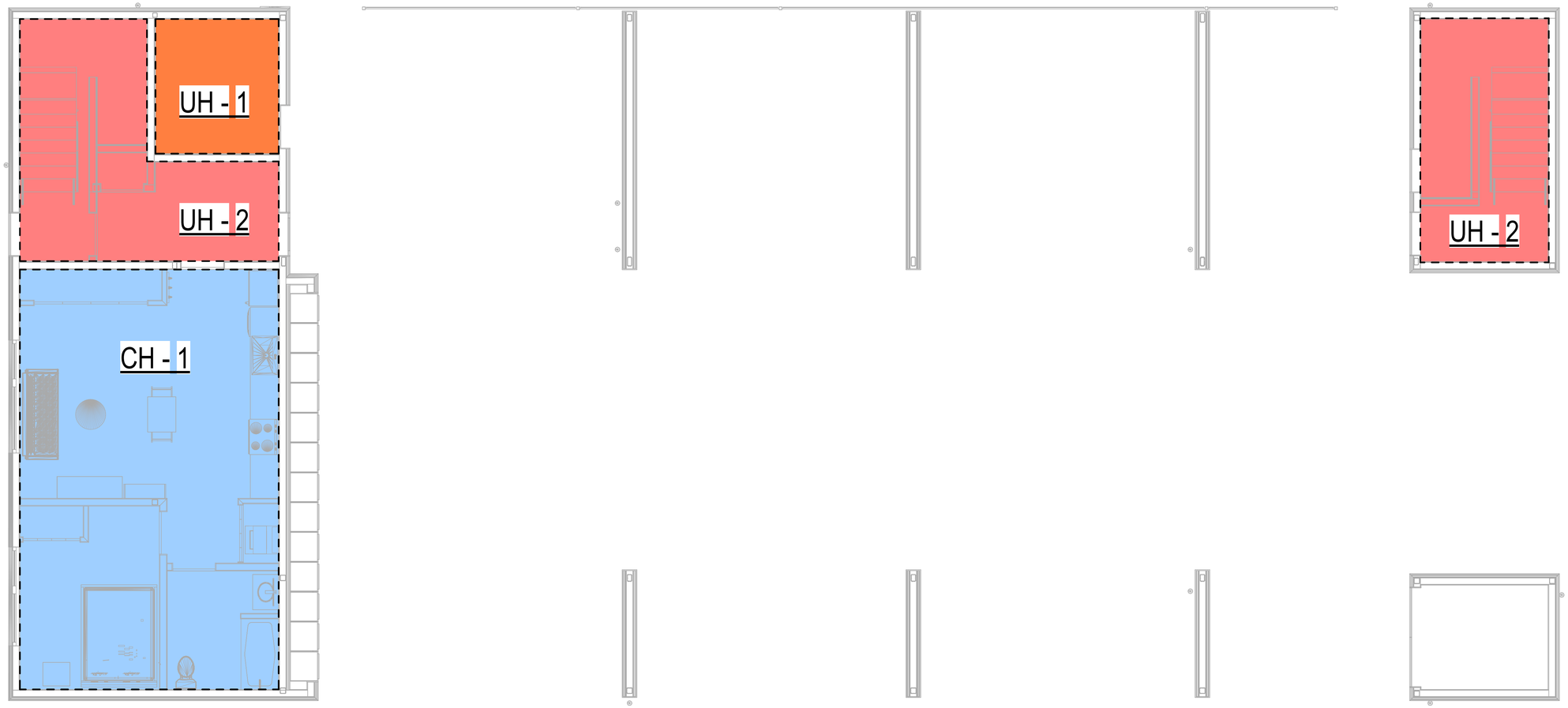
JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No: 6240049
DRAWN BY: JG
CHECKED BY: MM
CURRENT SET: PERMIT SET

REV:	DATE:
-	-

SHEET # M0.1

SHEET NAME: MECHANICAL SPECIFICATIONS



N

1
M1.0

MECH - LEVEL 1 - FORCED AIR ZONES

SCALE: 1/4" = 1'-0"

2042 STADIUM DRIVE, BOZEMAN MT 59715
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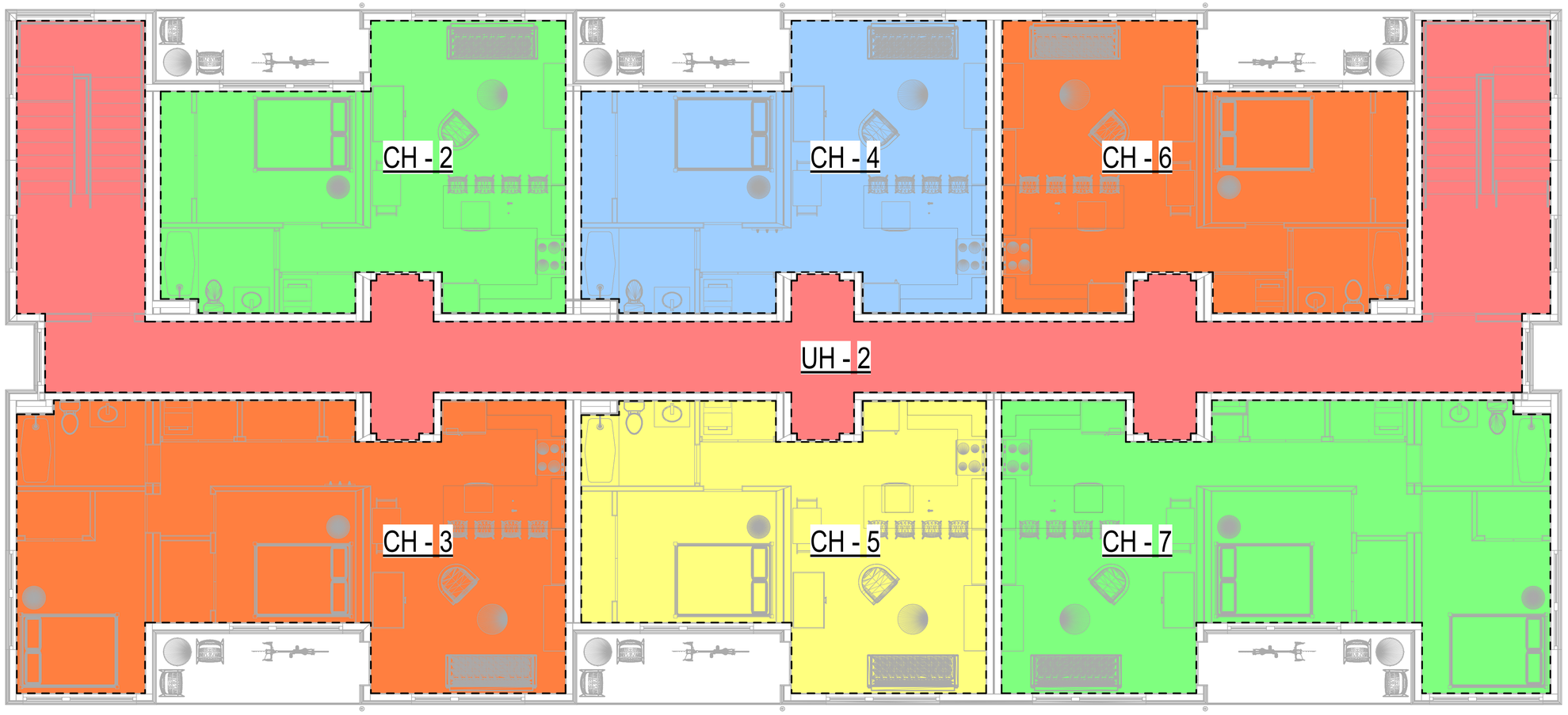
PERMIT SET

REV:	DATE:
-	-

SHEET #
M1.0

SHEET NAME:
MECHANICAL - LEVEL 1 - FORCED AIR ZONE PLANS



N

1
M1.2

MECH - LEVEL 2 - FORCED AIR ZONES

SCALE: 1/4" = 1'-0"

2042 STADIUM DRIVE, BOZEMAN MT 59715
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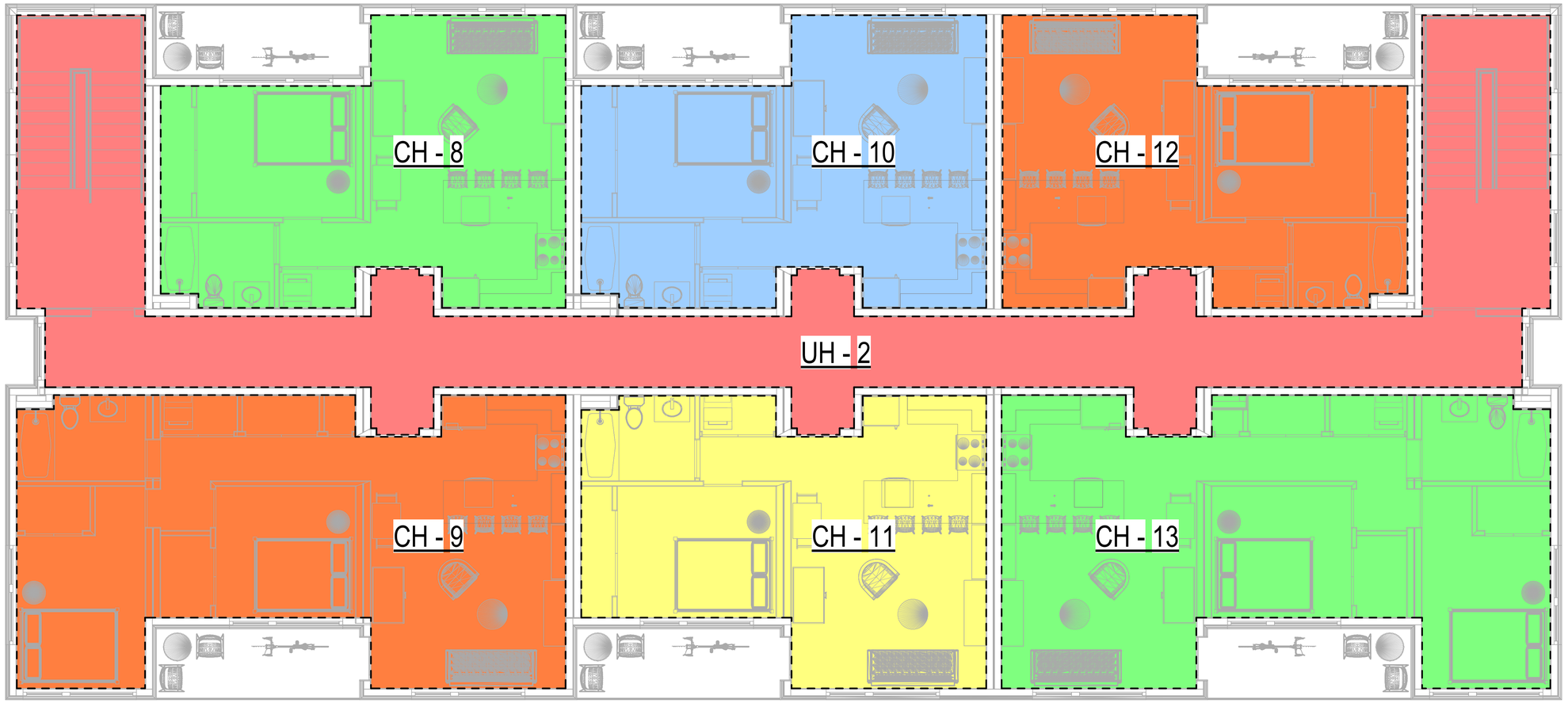
SHEET #
M1.2

SHEET NAME:
MECHANICAL - LEVEL 2 - FORCED AIR ZONE PLANS



N

1
M1.3

MECH - LEVEL 3 - FORCED AIR ZONES

SCALE: 1/4" = 1'-0"

2042 STADIUM DRIVE, BOZEMAN MT 59715
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6240049

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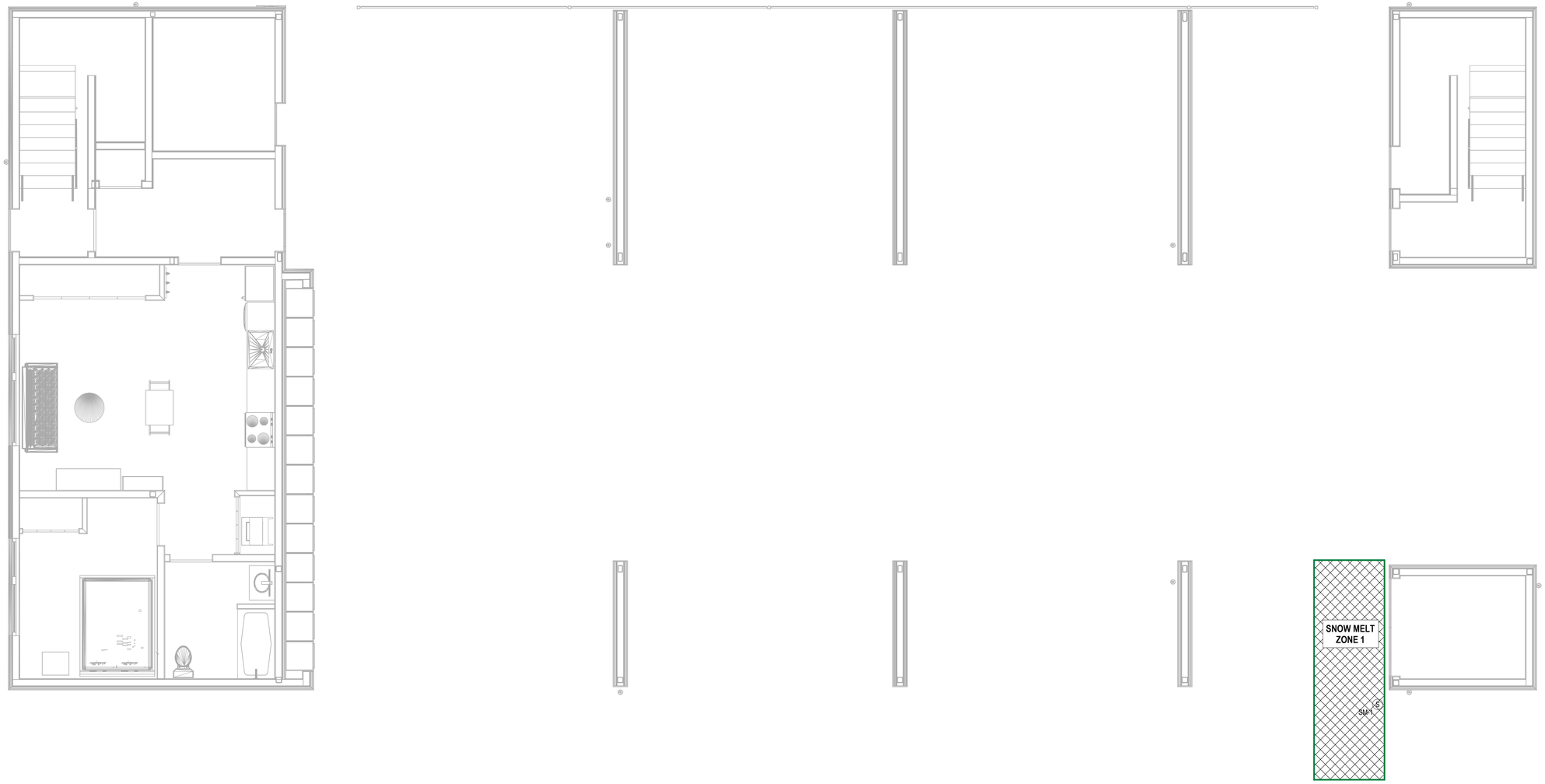
PERMIT SET

REV:	DATE:
-	-

SHEET #
M1.3

SHEET NAME:
MECHANICAL - LEVEL 3 - FORCED AIR ZONE PLANS



N

1
M1.4

MECH - LEVEL 1 - RADIANT ZONES

SCALE: 1/4" = 1'-0"

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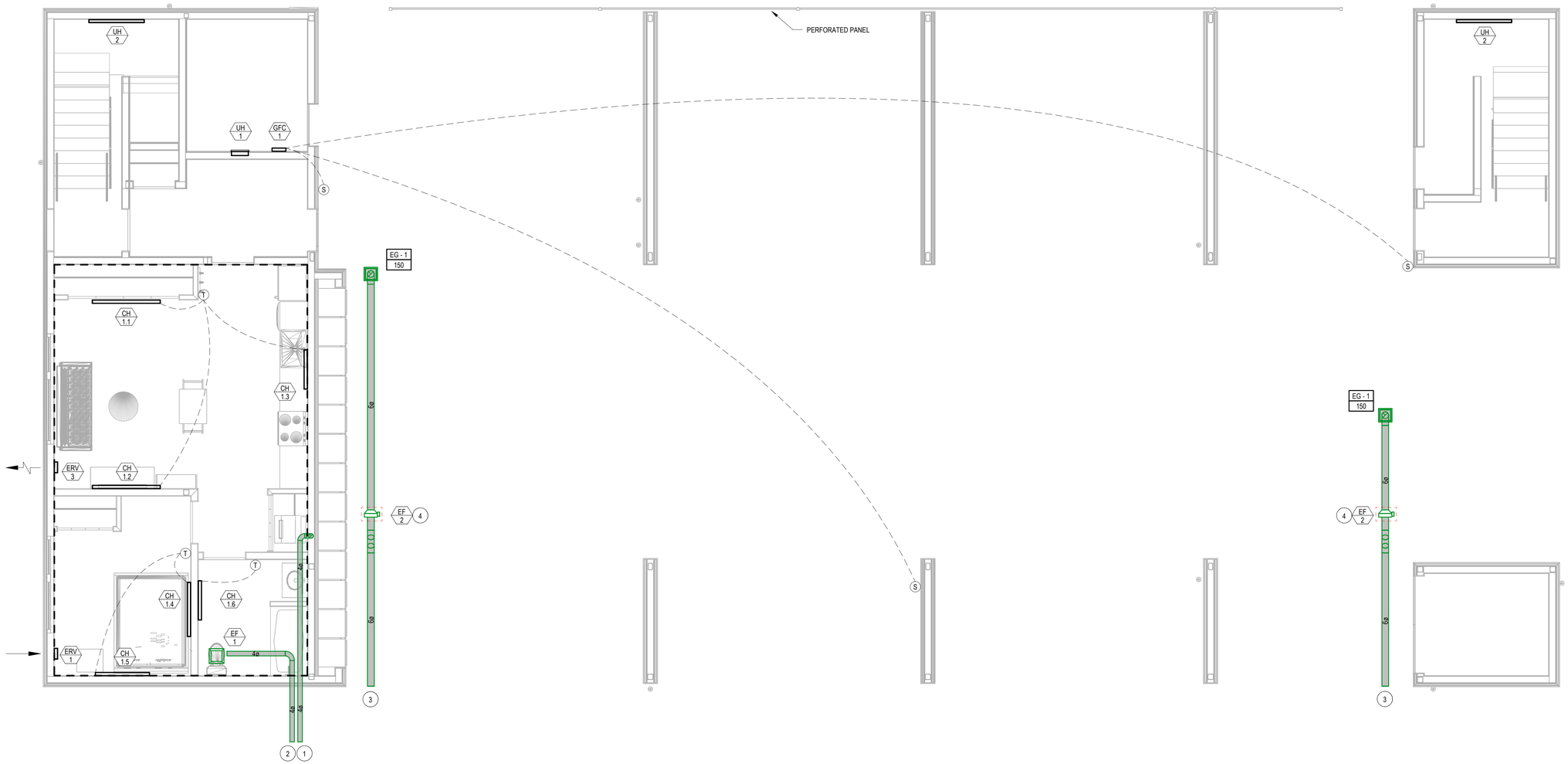
CURRENT SET:
PERMIT SET

REV:	DATE:
-	-

SHEET #
M1.4

SHEET NAME:
MECHANICAL - SNOWMELT ZONE PLANS



N

1
M2.1

MECH - LEVEL 1 - FORCED AIR

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 TERMINATE DRYER VENTING IN ACCORDANCE WITH MANUFACTURER'S RECOMENDATION.
2 TERMINATE EXHAUST DUCT WITH FAMCO RAIN CAP AND BIRD SCREEN. EXHAUST TERMINATION TO BE NO LESS THAN 3 FEET FROM OPERABLE BUILDING OPENINGS PER CODE. COLOR AND FINISH TO BE DETERMINED BY ARCHITECT.
3 TERMINATE EXHAUST DUCT WITH FAMCO RAIN CAP AND BIRD SCREEN. COLOR AND FINISH TO BE DETERMINED BY ARCHITECT.
4 PROVIDE 12"X18" ACCESS PANEL FOR MECHANICAL EQUIPMENT.

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MM
CURRENT SET:
PERMIT SET

REV:	DATE:
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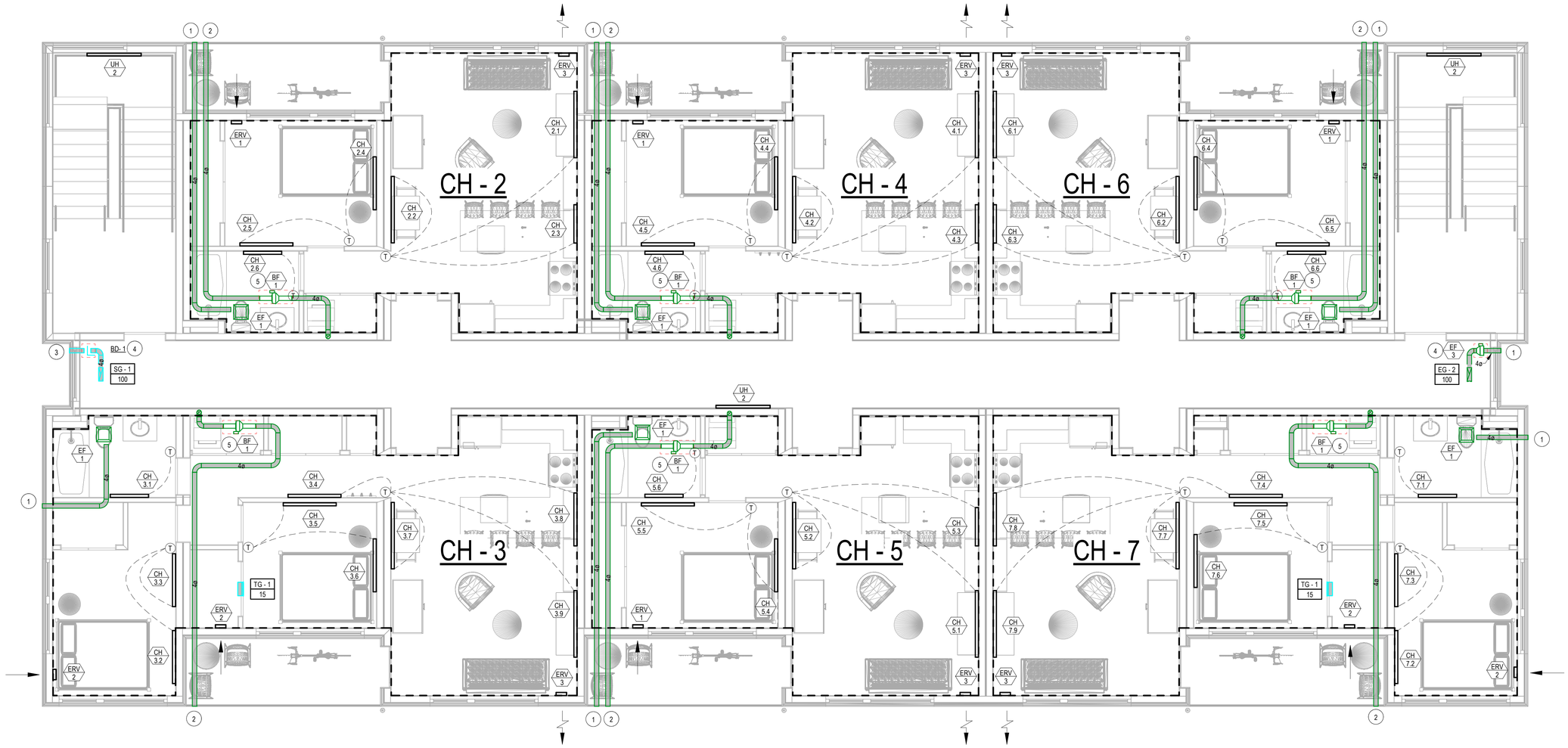
SHEET #

M2.1

SHEET NAME:

MECHANICAL - LEVEL 1 - FORCED AIR



N

1
M2.2

MECH - LEVEL 2 - FORCED AIR

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 TERMINATE EXHAUST DUCT WITH FAMCO RAIN CAP AND BIRD SCREEN. EXHAUST TERMINATION TO BE NO LESS THAN 3 FEET FROM OPERABLE BUILDING OPENINGS PER CODE. COLOR AND FINISH TO BE DETERMINED BY ARCHITECT.

2 TERMINATE DRYER VENTING IN ACCORDANCE WITH MANUFACTURER'S RECOMENDATION.

3 TERMINATE OUTSIDE AIR INTAKE DUCT WITH FAMCO RAIN CAP AND BIRD SCREEN. INTAKE TO BE LOCATED NO LESS THAN 10 FEET FROM EXHAUST TERMINATION. COLOR AND FINISH TO BE DETERMINED BY ARCHITECT.

4 PROVIDE 12"X12" ACCESS PANEL FOR MECHANICAL EQUIPMENT.

5 PROVIDE 12"X30" ACCESS PANEL FOR MECHANICAL EQUIPMENT.

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JACKSON, WY 8301

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PERMIT SET

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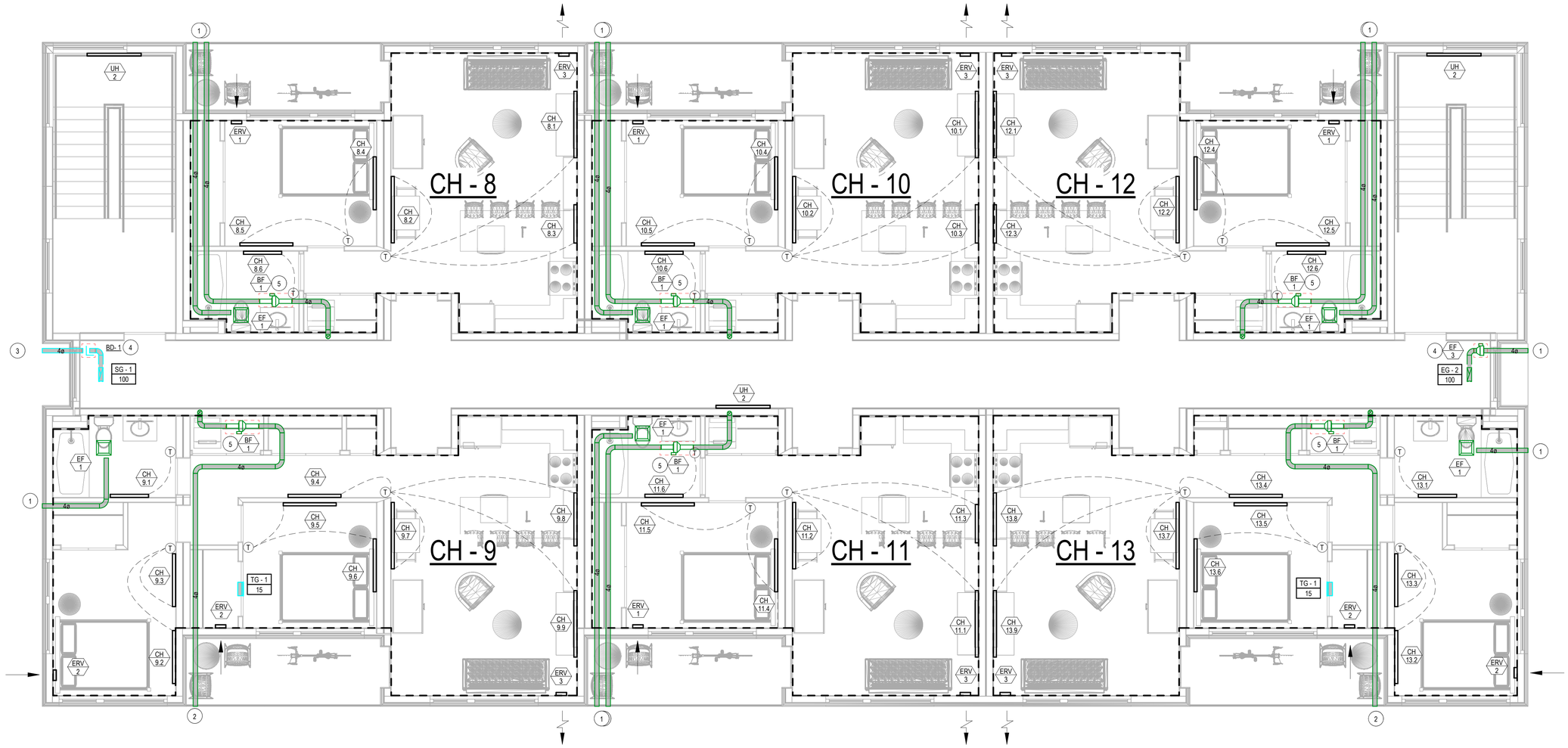
SHEET #
M2.2

SHEET NAME:
MECHANICAL - LEVEL 2 - FORCED AIR



N

1 / M2.3 MECH - LEVEL 3 - FORCED AIR

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 TERMINATE EXHAUST DUCT WITH FAMCO RAIN CAP AND BIRD SCREEN. EXHAUST TERMINATION TO BE NO LESS THAN 3 FEET FROM OPERABLE BUILDING OPENINGS PER CODE. COLOR AND FINISH TO BE DETERMINED BY ARCHITECT.

2 TERMINATE DRYER VENTING IN ACCORDANCE WITH MANUFACTURER'S RECOMENDATION.

3 TERMINATE OUTSIDE AIR INTAKE DUCT WITH FAMCO RAIN CAP AND BIRD SCREEN. INTAKE TO BE LOCATED NO LESS THAN 10 FEET FROM EXHAUST TERMINATION. COLOR AND FINISH TO BE DETERMINED BY ARCHITECT.

4 PROVIDE 12"X12" ACCESS PANEL FOR MECHANICAL EQUIPMENT.

5 PROVIDE 12"X30" ACCESS PANEL FOR MECHANICAL EQUIPMENT.

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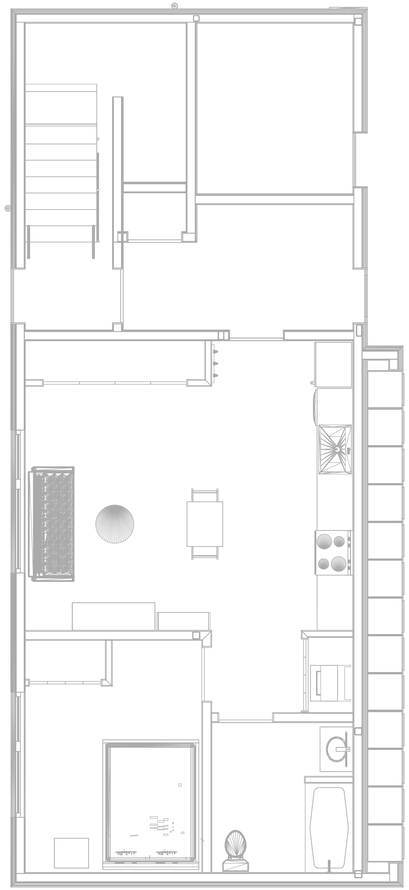
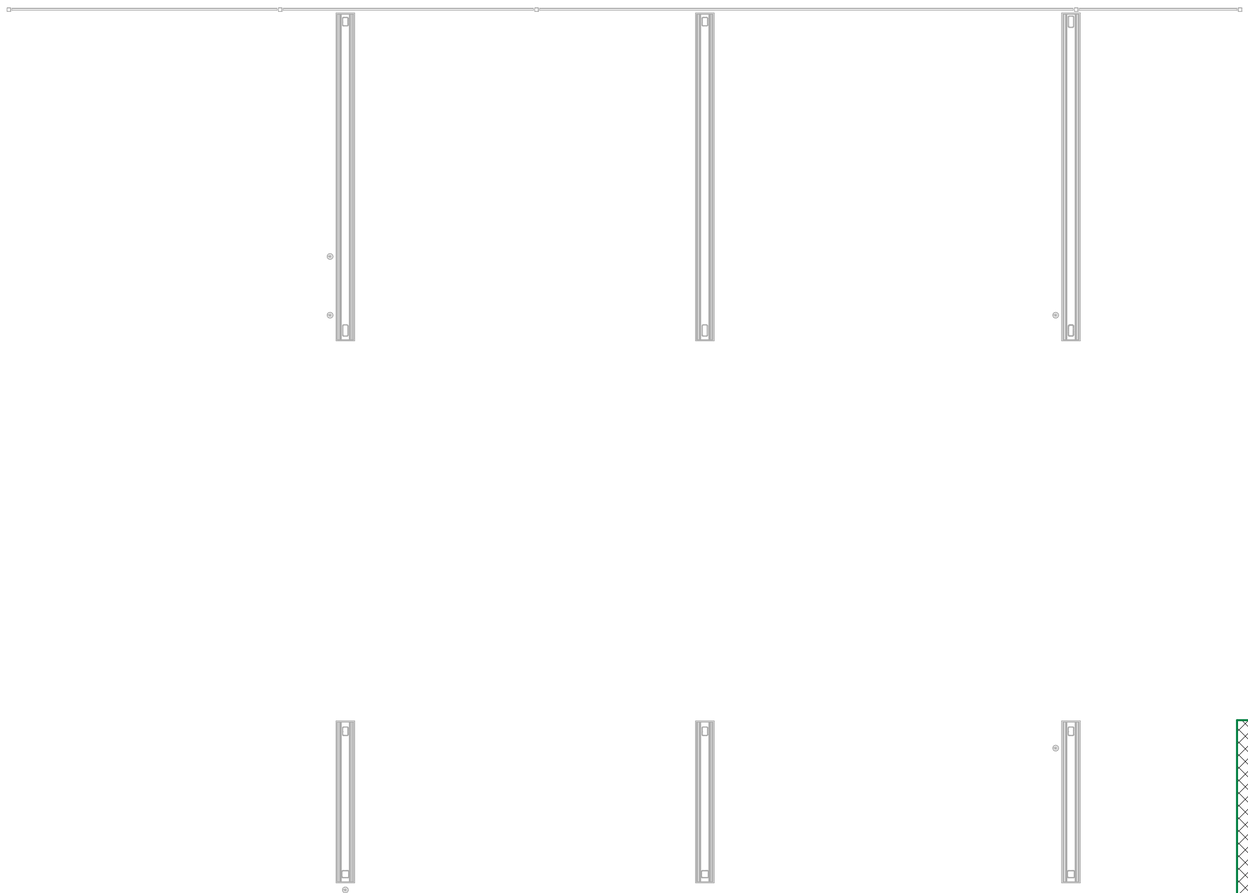
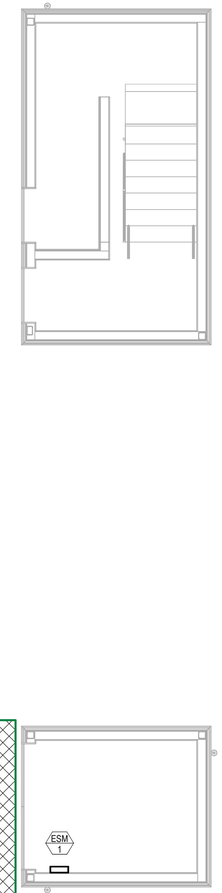
REV:	DATE:
-	-

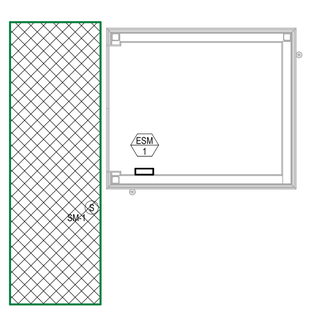
SHEET # M2.3

SHEET NAME: MECHANICAL - LEVEL 3 - FORCED AIR









N

1
M3.1

MECH - LEVEL 1 - SNOWMELT

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

2042 STADIUM DRIVE, BOZEMAN MT 59715
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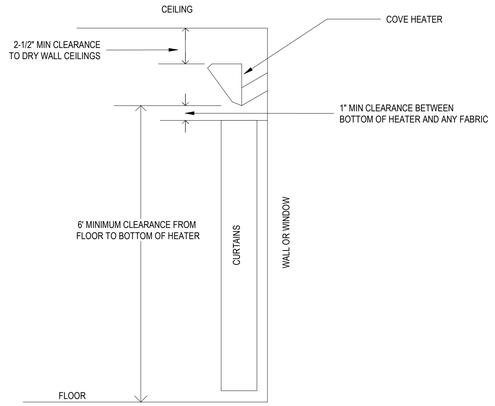
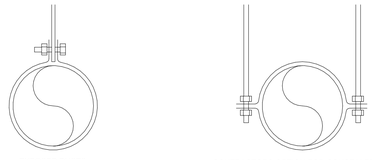
SHEET #
M3.1

SHEET NAME:
MECHANICAL - LEVEL 1 - SNOWMELT



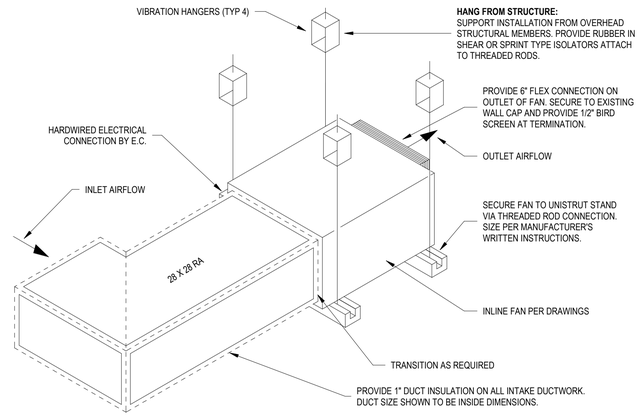
1 M4.0 COVE HEATER DETAIL
SCALE: NTS



DUCT DIA.	MAX. SPACING (FT.)	HANGERS					
		STRAP	STRAP MAX. LOAD LBS.	ROD	ROD MAX. LOAD LBS.	WIRE DIA.	WIRE MAX. LOAD LBS.
10" & UNDER	12	(1) 1" x 22 GA	260	(1) 1/4"	270	(1) 12 GA	80
11"-18"	12	(1) 1" x 22 GA	260	(1) 1/4"	270	(2) 12 GA OR (1) 8 GA	160
19"-24"	12	(1) 1" x 22 GA	260	(1) 1/4"	270	(2) 10 GA	240
25"-36"	12	(1) 1" x 20 GA	320	(1) 3/8"	680	(2) 8 GA	320
37"-50"	12	(2) 1" x 20 GA	640	(2) 3/8"	1360	NA	-

NOTE: TABULATED DATA FROM SMACNA ALLOWS FOR DUCT REINFORCING AND INSULATION, BUT NOT EXTERNAL LOAD.

2 M4.0 DUCT HANGER DETAIL - ROUND
SCALE: NTS



8 M4.0 INLINE FAN SUPPORT DETAIL HUNG - GARAGE EXHAUST
SCALE: NTS

COVE HEATER SEQUENCE OF OPERATIONS

1. GENERAL
THE COVE HEATING SYSTEM SHALL CONSIST OF RESIDENTIAL COVE HEATERS.

2. OPERATION
UPON A CALL FOR HEAT FROM THE THERMOSTAT, THE RESPECTIVE COVE HEATERS SHALL BE ENABLED.

WHEN THE ZONE IS SATISFIED THE OPERATION SHALL BE DISABLED.

VENTILATION SEQUENCE OF OPERATIONS

1. GENERAL
THE VENTILATION SYSTEM SHALL CONSIST OF ERV-1, ERV-2, AND ERV-3 IN DWELLING SPACES, INLINE FAN AND BALANCING DAMPER IN COMMON AREAS, AND INLINE FAN EF-2 IN PARKING GARAGE.

2. OPERATION
ERV UNITS IN DWELLING UNITS SHALL BE CONTROLED BY CO2 SENSOR. UPON A CALL FOR VENTILATION FROM THE SENSOR, ERV-1 AND/OR ERV-2 SHALL ENABLE TO BRING FRESH AIR INTO THE DWELLING SPACES. ERV-1 AND ERV-2 SHALL BE INTERLOCKED WITH ERV-3. ERV-3 SHALL BE ENABLED WHILE ERV-1 AND/OR ERV-2 ARE OPERATING AND SHALL EXHAUST AIR FROM THE DWELLING SPACE TO THE OUTSIDE.

INLINE FANS IN COMMON AREAS SHALL BE CONTROLLED BY CO2 SENSOR AND ENGAGE WHEN SENSOR CALLS FOR VENTILATION. INLINE FAN SHALL BE BALANCED WITH BD-1 ON THE RESPECTIVE INTAKE DUCTING.

PARKING GARAGE SHALL RUN CONTINUOUSLY AT LOW CFM SPEED AND ENGAGE HIGH SPEED WHEN TOXALERT SENSORS DETECT INCREASED LEVELS OF CO/NO2.

WHEN THE ZONE IS SATISFIED THE OPERATION SHALL BE DISABLED.

UNIT HEATER SEQUENCE OF OPERATIONS

1. GENERAL
THE MECHANICAL ROOM HEATING SYSTEM SHALL CONSIST OF UH-1 AND UH-2 ELECTRIC HEATERS.

2. OPERATION
UPON A CALL FOR HEAT FROM THE THERMOSTAT, THE RESPECTIVE UNIT HEATERS SHALL BE ENABLED.

WHEN THE ZONE IS SATISFIED THE OPERATION SHALL BE DISABLED.

SNOW MELT SEQUENCE OF OPERATIONS

1. GENERAL
THE SNOW MELT SYSTEM SHALL CONSIST OF PROMELT CABLE WITH JUNCTION BOX AND IN-SLAB SNOW AND ICE SENSOR.

2. OPERATION
SNOW MELT WILL BE CONTROLLED BY THE IN-SLAB SNOW AND ICE SENSOR. THE SYSTEM WILL BE AUTOMATICALLY ENABLED WHEN THE SENSOR DETECTS MOISTURE, AND THE OUTSIDE AIR TEMPERATURE IS ABOVE 10°F AND BELOW 36°F. ONCE THE SYSTEM IS ENABLED THE ELECTRIC PROMELT CABLE SHALL ENGAGE. THE SNOW MELT CONTROL SHALL BE ABLE TO PROVIDE SLAB PROTECTION AND BE CAPABLE OF A MANUAL, TIMED, ENABLE.

CONTROLS BASED ON TEKMAR 654 AND 090.

THERMOSTAT OVERVIEW

1. GENERAL: COVE HEATER
THE THERMOSTATS SHALL BE HONEYWELL CAPABLE OF SINGLE STAGE OPERATION AND CONTROLLING THE COVE HEATER OR UNIT HEATER . THE THERMOSTATS SHALL BE CAPABLE OF REMOTE MONITORING AND TEMPERATURE ADJUSTMENT.

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SHEET #
M4.0

SHEET NAME:
MECHANICAL DETAILS & SOO

COVE HEATER SCHEDULE LEVEL 1

MARK	MANUFACTURER	MODEL	LOCATION	LENGTH (IN)	ELECTRICAL DATA			REMARKS
					POWER (W)	AMPS (A)	VOLTS/Φ	
CH-1.1	COMFORT COVE	C-7524	UNIT 101	59"	750	3.1	240/1	1, 2, 3, 4
CH-1.2	COMFORT COVE	C-7524	UNIT 101	59"	750	3.1	240/1	1, 2, 3, 4
CH-1.3	COMFORT COVE	C-4524	UNIT 101	34"	450	1.9	240/1	1, 2, 3, 4
CH-1.4	COMFORT COVE	C-6024	UNIT 101	47"	600	2.5	240/1	1, 2, 3, 4
CH-1.5	COMFORT COVE	C-6024	UNIT 101	47"	600	2.5	240/1	1, 2, 3, 4
CH-1.6	COMFORT COVE	C-4524	UNIT 101	34"	450	1.9	240/1	1, 2, 3, 4

REMARKS:
1. ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY 1 FOR APPROVAL
2. PROVIDE WITH HONEYWELL COVE-CONNECT WIRELESS PROGRAMMABLE THERMOSTAT KIT.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. COORDINATE PROCUREMENT AND INSTALLATION WITH GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR.

COVE HEATER SCHEDULE LEVEL 2

MARK	MANUFACTURER	MODEL	LOCATION	LENGTH (IN)	ELECTRICAL DATA			REMARKS
					POWER (W)	AMPS (A)	VOLTS/Φ	
CH-2.1	COMFORT COVE	C-7524	UNIT 201	59"	750	3.1	240/1	1, 2, 3, 4
CH-2.2	COMFORT COVE	C-7524	UNIT 201	59"	750	3.1	240/1	1, 2, 3, 4
CH-2.3	COMFORT COVE	C-4524	UNIT 201	34"	450	1.9	240/1	1, 2, 3, 4
CH-2.4	COMFORT COVE	C-6024	UNIT 201	47"	600	2.5	240/1	1, 2, 3, 4
CH-2.5	COMFORT COVE	C-6024	UNIT 201	47"	600	2.5	240/1	1, 2, 3, 4
CH-2.6	COMFORT COVE	C-4524	UNIT 201	34"	450	1.9	240/1	1, 2, 3, 4
CH-3.1	COMFORT COVE	C-4524	UNIT 202	34"	450	1.9	240/1	1, 2, 3, 4
CH-3.2	COMFORT COVE	C-6024	UNIT 202	47"	600	2.5	240/1	1, 2, 3, 4
CH-3.3	COMFORT COVE	C-6024	UNIT 202	47"	600	2.5	240/1	1, 2, 3, 4
CH-3.4	COMFORT COVE	C-6024	UNIT 202	47"	600	2.5	240/1	1, 2, 3, 4
CH-3.5	COMFORT COVE	C-6024	UNIT 202	47"	600	2.5	240/1	1, 2, 3, 4
CH-3.6	COMFORT COVE	C-6024	UNIT 202	47"	600	2.5	240/1	1, 2, 3, 4
CH-3.7	COMFORT COVE	C-7524	UNIT 202	59"	750	3.1	240/1	1, 2, 3, 4
CH-3.8	COMFORT COVE	C-6024	UNIT 202	47"	600	2.5	240/1	1, 2, 3, 4
CH-3.9	COMFORT COVE	C-7524	UNIT 202	59"	750	3.1	240/1	1, 2, 3, 4
CH-4.1	COMFORT COVE	C-7524	UNIT 203	59"	750	3.1	240/1	1, 2, 3, 4
CH-4.2	COMFORT COVE	C-7524	UNIT 203	59"	750	3.1	240/1	1, 2, 3, 4
CH-4.3	COMFORT COVE	C-4524	UNIT 203	34"	450	1.9	240/1	1, 2, 3, 4
CH-4.4	COMFORT COVE	C-6024	UNIT 203	47"	600	2.5	240/1	1, 2, 3, 4
CH-4.5	COMFORT COVE	C-6024	UNIT 203	47"	600	2.5	240/1	1, 2, 3, 4
CH-4.6	COMFORT COVE	C-4524	UNIT 203	34"	450	1.9	240/1	1, 2, 3, 4
CH-5.1	COMFORT COVE	C-7524	UNIT 204	59"	750	3.1	240/1	1, 2, 3, 4
CH-5.2	COMFORT COVE	C-7524	UNIT 204	59"	750	3.1	240/1	1, 2, 3, 4
CH-5.3	COMFORT COVE	C-4524	UNIT 204	34"	450	1.9	240/1	1, 2, 3, 4
CH-5.4	COMFORT COVE	C-6024	UNIT 204	47"	600	2.5	240/1	1, 2, 3, 4
CH-5.5	COMFORT COVE	C-6024	UNIT 204	47"	600	2.5	240/1	1, 2, 3, 4
CH-5.6	COMFORT COVE	C-4524	UNIT 204	34"	450	1.9	240/1	1, 2, 3, 4
CH-6.1	COMFORT COVE	C-7524	UNIT 205	59"	750	3.1	240/1	1, 2, 3, 4
CH-6.2	COMFORT COVE	C-7524	UNIT 205	59"	750	3.1	240/1	1, 2, 3, 4
CH-6.3	COMFORT COVE	C-4524	UNIT 205	34"	450	1.9	240/1	1, 2, 3, 4
CH-6.4	COMFORT COVE	C-6024	UNIT 205	47"	600	2.5	240/1	1, 2, 3, 4
CH-6.5	COMFORT COVE	C-6024	UNIT 205	47"	600	2.5	240/1	1, 2, 3, 4
CH-6.6	COMFORT COVE	C-4524	UNIT 205	34"	450	1.9	240/1	1, 2, 3, 4
CH-7.1	COMFORT COVE	C-4524	UNIT 206	34"	450	1.9	240/1	1, 2, 3, 4
CH-7.2	COMFORT COVE	C-6024	UNIT 206	47"	600	2.5	240/1	1, 2, 3, 4
CH-7.3	COMFORT COVE	C-6024	UNIT 206	47"	600	2.5	240/1	1, 2, 3, 4
CH-7.4	COMFORT COVE	C-6024	UNIT 206	47"	600	2.5	240/1	1, 2, 3, 4
CH-7.5	COMFORT COVE	C-6024	UNIT 206	47"	600	2.5	240/1	1, 2, 3, 4
CH-7.6	COMFORT COVE	C-6024	UNIT 206	47"	600	2.5	240/1	1, 2, 3, 4
CH-7.7	COMFORT COVE	C-7524	UNIT 206	59"	750	3.1	240/1	1, 2, 3, 4
CH-7.8	COMFORT COVE	C-6024	UNIT 206	47"	600	2.5	240/1	1, 2, 3, 4
CH-7.9	COMFORT COVE	C-7524	UNIT 206	59"	750	3.1	240/1	1, 2, 3, 4

REMARKS:
1. ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY 1 FOR APPROVAL
2. PROVIDE WITH HONEYWELL COVE-CONNECT WIRELESS PROGRAMMABLE THERMOSTAT KIT.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. COORDINATE PROCUREMENT AND INSTALLATION WITH GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR.

COVE HEATER SCHEDULE LEVEL 3

MARK	MANUFACTURER	MODEL	LOCATION	LENGTH (IN)	ELECTRICAL DATA			REMARKS
					POWER (W)	AMPS (A)	VOLTS/Φ	
CH-8.1	COMFORT COVE	C-7524	UNIT 301	59"	750	3.1	240/1	1, 2, 3, 4
CH-8.2	COMFORT COVE	C-7524	UNIT 301	59"	750	3.1	240/1	1, 2, 3, 4
CH-8.3	COMFORT COVE	C-4524	UNIT 301	34"	450	1.9	240/1	1, 2, 3, 4
CH-8.4	COMFORT COVE	C-6024	UNIT 301	47"	600	2.5	240/1	1, 2, 3, 4
CH-8.5	COMFORT COVE	C-6024	UNIT 301	47"	600	2.5	240/1	1, 2, 3, 4
CH-8.6	COMFORT COVE	C-4524	UNIT 301	34"	450	1.9	240/1	1, 2, 3, 4
CH-9.1	COMFORT COVE	C-4524	UNIT 302	34"	450	1.9	240/1	1, 2, 3, 4
CH-9.2	COMFORT COVE	C-6024	UNIT 302	47"	600	2.5	240/1	1, 2, 3, 4
CH-9.3	COMFORT COVE	C-6024	UNIT 302	47"	600	2.5	240/1	1, 2, 3, 4
CH-9.4	COMFORT COVE	C-6024	UNIT 302	47"	600	2.5	240/1	1, 2, 3, 4
CH-9.5	COMFORT COVE	C-6024	UNIT 302	47"	600	2.5	240/1	1, 2, 3, 4
CH-9.6	COMFORT COVE	C-6024	UNIT 302	47"	600	2.5	240/1	1, 2, 3, 4
CH-9.7	COMFORT COVE	C-7524	UNIT 302	59"	750	3.1	240/1	1, 2, 3, 4
CH-9.8	COMFORT COVE	C-6024	UNIT 302	47"	600	2.5	240/1	1, 2, 3, 4
CH-9.9	COMFORT COVE	C-7524	UNIT 302	59"	750	3.1	240/1	1, 2, 3, 4
CH-10.1	COMFORT COVE	C-7524	UNIT 303	59"	750	3.1	240/1	1, 2, 3, 4
CH-10.2	COMFORT COVE	C-7524	UNIT 303	59"	750	3.1	240/1	1, 2, 3, 4
CH-10.3	COMFORT COVE	C-4524	UNIT 303	34"	450	1.9	240/1	1, 2, 3, 4
CH-10.4	COMFORT COVE	C-6024	UNIT 303	47"	600	2.5	240/1	1, 2, 3, 4
CH-10.5	COMFORT COVE	C-6024	UNIT 303	47"	600	2.5	240/1	1, 2, 3, 4
CH-10.6	COMFORT COVE	C-4524	UNIT 303	34"	450	1.9	240/1	1, 2, 3, 4
CH-11.1	COMFORT COVE	C-7524	UNIT 304	59"	750	3.1	240/1	1, 2, 3, 4
CH-11.2	COMFORT COVE	C-7524	UNIT 304	59"	750	3.1	240/1	1, 2, 3, 4
CH-11.3	COMFORT COVE	C-4524	UNIT 304	34"	450	1.9	240/1	1, 2, 3, 4
CH-11.4	COMFORT COVE	C-6024	UNIT 304	47"	600	2.5	240/1	1, 2, 3, 4
CH-11.5	COMFORT COVE	C-6024	UNIT 304	47"	600	2.5	240/1	1, 2, 3, 4
CH-11.6	COMFORT COVE	C-4524	UNIT 304	34"	450	1.9	240/1	1, 2, 3, 4
CH-12.1	COMFORT COVE	C-7524	UNIT 305	59"	750	3.1	240/1	1, 2, 3, 4
CH-12.2	COMFORT COVE	C-7524	UNIT 305	59"	750	3.1	240/1	1, 2, 3, 4
CH-12.3	COMFORT COVE	C-4524	UNIT 305	34"	450	1.9	240/1	1, 2, 3, 4
CH-12.4	COMFORT COVE	C-6024	UNIT 305	47"	600	2.5	240/1	1, 2, 3, 4
CH-12.5	COMFORT COVE	C-6024	UNIT 305	47"	600	2.5	240/1	1, 2, 3, 4
CH-12.6	COMFORT COVE	C-4524	UNIT 305	34"	450	1.9	240/1	1, 2, 3, 4
CH-13.1	COMFORT COVE	C-4524	UNIT 306	34"	450	1.9	240/1	1, 2, 3, 4
CH-13.2	COMFORT COVE	C-6024	UNIT 306	47"	600	2.5	240/1	1, 2, 3, 4
CH-13.3	COMFORT COVE	C-6024	UNIT 306	47"	600	2.5	240/1	1, 2, 3, 4
CH-13.4	COMFORT COVE	C-6024	UNIT 306	47"	600	2.5	240/1	1, 2, 3, 4
CH-13.5	COMFORT COVE	C-6024	UNIT 306	47"	600	2.5	240/1	1, 2, 3, 4
CH-13.6	COMFORT COVE	C-6024	UNIT 306	47"	600	2.5	240/1	1, 2, 3, 4
CH-13.7	COMFORT COVE	C-7524	UNIT 306	59"	750	3.1	240/1	1, 2, 3, 4
CH-13.8	COMFORT COVE	C-6024	UNIT 306	47"	600	2.5	240/1	1, 2, 3, 4
CH-13.9	COMFORT COVE	C-7524	UNIT 306	59"	750	3.1	240/1	1, 2, 3, 4

REMARKS:
1. ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY 1 FOR APPROVAL
2. PROVIDE WITH HONEYWELL COVE-CONNECT WIRELESS PROGRAMMABLE THERMOSTAT KIT.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. COORDINATE PROCUREMENT AND INSTALLATION WITH GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR.

GARAGE FAN CONTROL PANEL SCHEDULE

MARK	MANUFACTURER	MODEL	SIZE (HxWxD)	ELECTRICAL DATA		REMARKS
				AMPS (A)	VOLTS/Φ	
GFC-1	TOXALERT	GVU-6	20"X10"X6"	10.0	120/1	1, 2

REMARKS:
1. SUBMIT ALTERNATE MANUFACTURER FOR APPROVAL.
2. PROVIDE UNIT WITH (3) GVU-CO AND GVU-NO2 SENSORS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. INTERLOCK WITH EF-2.

ELECTRIC SNOWMELT SCHEDULE

MARK	MANUFACTURER	MODEL	LOCATION	AREA (SQFT)	WIRE SPACING (IN)	CABLE LENGTH (FT)	CAPACITY (BTU/HR/SQFT)	ELECTRICAL DATA		REMARKS
								AMPS (A)	VOLTS/Φ	
ESM-1	SUNTOUCH	PROMELT SC50240080	GARAGE	80 SF	3	317	170	16.7 A	240/1	1, 2, 3

REMARKS:
1. VERIFICATION OF SERVICE AREA TO BE DONE BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
2. ELECTRIC SNOWMELT ZONE TO BE PROVIDED WITH AND CONTROLLED BY PROGRAMMABLE SUNSTAT COMMAND THERMOSTAT AND IN SLAB TEMPERATURE SENSOR. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
3. PROMELT HEATING CABLE CANNOT BE CUT TO FIT. INSTALL CABLE PER MANUFACTURERS INSTRUCTIONS.

ERV SCHEDULE

MARK	MANUFACTURER	MODEL	AIR FLOW (CFM)	ESP (IN. WG.)	REGENERATION EFFICIENCY	ELECTRICAL DATA			REMARKS
						POWER (W)	AMPS (A)	VOLTS/Φ	
ERV-1	TWINFRESH	RA1-50-2	30	0.00	93%	5.2	0.04	120/1	1, 2, 3, 4, 5, 6
ERV-2	TWINFRESH	RA1-50-2	15	0.00	93%	5.2	0.04	120/1	1, 2, 3, 4, 5, 6
ERV-3	TWINFRESH	RA1-50-2	30	0.00	93%	5.2	0.04	120/1	1, 2, 3, 4, 5, 6

REMARKS:
1. APPROVED ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY 1 FOR APPROVAL.
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
3. UNIT TO BE MOUNTED AT 4' 0" A.F.F.
4. ELECTRICIAN TO PROVIDE ELECTRIC DISCONNECT.
5. PROVIDE WITH CO2-1 CO2 SENSOR.
6. ERV-1 AND ERV-2 TO ACT AS VENTILATION SUPPLY AND BE INTERLOCKED WITH ERV-3. ERV-3 TO ACT AS VENTILATION EXHAUST.

FAN SCHEDULE

MARK	MANUFACTURER	MODEL	TYPE	LOW AIR FLOW (CFM)	HIGH AIR FLOW (CFM)	ESP (IN. WC.)	RPM	DRIVE	SONES	WEIGHT	ELECTRICAL DATA			REMARKS
											POWER (W)	AMPS (A)	VOLTS/Φ	
EF-1	PANASONIC	FV-0511VK2	EXHAUST FAN	50	80	0.10	722	DIRECT	0.3	11.8 lb	11	0.10	120/1	1, 2, 3
EF-2	CONTINENTAL FAN	AXC150A-ES	INLINE FAN	44	235	0.20	2390	DIRECT	4	7.5 lb	47	1.63	120/1	1, 3, 4
EF-3	FANTECH	FG 4	INLINE FAN	25	135	0.20	3000	DIRECT	0	7.0 lb	20	0.19	120/1	1, 3, 5

REMARKS:
1. APPROVED ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY 1 FOR APPROVAL.
2. UNIT TO BE CONTROLLED BY SEPARATE WALL SWITCH. UNIT TO PROVIDE AT LEAST 50 CFM INTERMITTENTLY WHEN CONTROLLED BY WALL SWITCH.
3. PROVIDE WITH MOUNTING BRACKETS, BACKDRAFT DAMPER, INTEGRAL DUAL DIAMETER DUCT ADAPTER AND THERMAL OVERLOAD PROTECTION.
4. PROVIDE FAN WITH DVSCS VARIABLE SPEED CONTROL. INTERLOCK FAN WITH GARAGE FAN CONTROLS. FAN SHALL RUN CONTINUOUSLY AT LOW FAN SPEED.
5. UNIT TO BE CONTROLLED BY CO2 SENSOR. INTEGRATE CONTROLS WITH BALANCING DAMPER SUPPLY BD-1.

DRYER BOOSTER FAN SCHEDULE

MARK	MANUFACTURER	MODEL	TYPE	AIR FLOW (CFM)	ESP (IN. WC.)	RPM	DRIVE	ELECTRICAL DATA			REMARKS
								POWER (W)	AMPS (A)	VOLTS/Φ	
BF-1	FANTECH	DEDPV-705	DRYER BOOSTER FAN	121	0.50	2639	DIRECT	75	0.8	120/1	1, 2, 3

REMARKS:
1. APPROVED ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY 1 FOR APPROVAL.
2. PROVIDE PRESSURE-SENSING SWITCH TO ACTIVATE FAN AND SECONDARY LINT TRAP IN LINE WITH FAN EXHAUST (DBLT4W).
3. ELECTRICIAN TO PROVIDE ELECTRIC DISCONNECT.

GRD SCHEDULE

MARK	MANUFACTURER	MODEL	TYPE	DEFLECTION	CORE	FRAME	DAMPER	SIZE	PLENUM	COLOR	REMARKS
EG-1	PRICE	500	LOUVERED GRILLE	0.00"	10Z - 3/4" BLADE SPACING	SURFACE - F	-	10"X10"	-	VERIFY WITH ARCH	1, 2, 3
EG-2	PRICE	LBP	LINEAR BAR FRILLE	0.00"	25B - 3/16" BARS 1/2" BLADE SPACING 1 1/8" DEPTH	750	-	4"X12"	-	VERIFY WITH ARCH	1, 2
SG-1	PRICE	LBP	LINEAR BAR FRILLE	0.00"	25B - 3/16" BARS 1/2" BLADE SPACING 1 1/8" DEPTH	750	-	4"X12"	-	VERIFY WITH ARCH	1, 2
TG-1	PRICE	LBP	LINEAR BAR GRILLE	0.00"	25B - 3/16" BARS 1/2" BLADE SPACING 1 1/8" DEPTH	750	-	4"X12"	-	VERIFY WITH ARCH	1, 2

REMARKS:
1. SIZE BASED ON MAXIMUM SUPPLY AND RETURN RUNOUT VELOCITY OF 500 FPS AND NOISE CRITERIA OF LEVEL 25.
2. FINAL SIZING, COLOR, AND STYLE TO BE CONFIRMED WITH ARCHITECT PRIOR TO ORDERING.
3. PROVIDE WITH INSECT SCREEN.

ELECTRIC UNIT HEATER SCHEDULE

MARK	MANUFACTURER	MODEL	HEATING CAPACITY (BTU/HR)	ELECTRICAL DATA			REMARKS
				POWER (KW)	AMPS (A)	VOLTS/Φ	
UH-1	QMARK	LFK204F	6,820	2.0	8.3	240/1	1, 2, 3
UH-2	RUNTAL	EWP-8	5,220	1.5	6.4	240/1	1, 2, 3, 4

REMARKS:
1. APPROVED ALTERNATIVE MANUFACTURERS: SUBMIT TO ENERGY 1 FOR APPROVAL.
2. ELECTRICIAN TO PROVIDE ELECTRIC DISCONNECT.
3. TO BE CONTROLLED BY REMOTE THERMOSTAT.
4. UNIT TO BE FLOOR MOUNTED.

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

MONTANA OFFICE: (406) 587-2917
WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
WWW.ENERGY-1.NET

Energy 1

Professional Engineer
MAURICIO MELGAR
20364
Date: 07/02/2024
WYOMING

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No:
6240049

DRAWN BY:
JG

CHECKED BY:
MM

CURRENT SET:
PERMIT SET

REV:	DATE:
-	-

SHEET #
M5.0

SHEET NAME:
MECHANICAL SCHEDULES

PLUMBING GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR ALL PLUMBING RELATED WORK. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND MANUFACTURERS WRITTEN INSTRUCTIONS. ALL DEVIATIONS FROM THE PLANS AND/ORSPECIFICATIONS SHALL REQUIRE WRITTEN PRIOR APPROVAL FROM THE ENGINEER.
2. SUBMITTALS SHALL BE IN PDF FORMAT ONLY. PARTIAL OR INCOMPLETE SUBMITTALS AND PAPER COPIES WILL NOT BE REVIEWED. SUBMITTALS SHALL BE COMBINED INTO ONE FILE, WITH EACH SECTION LABELED ACCORDING TO ITS RESPECTIVE SPECIFICATION SECTION.
3. ALL PLUMBING EQUIPMENT AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2021 EDITION OF THE INTERNATIONAL PLUMBING CODE AND THE LATEST EDITION OF ALL LOCAL AND STATE CODES.
4. ALL MECHANICAL AND PLUMBING EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
5. PLUMBING CONTRACTORS SHALL RECEIVE PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER BEFORE MAKING CUTS THROUGH ANY STRUCTURAL MEMBER.
6. PLUMBING CONTRACTORS SHALL COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR AND WITH ALL OTHER TRADES TO AVOID CONFLICTS.
7. THE PLUMBING CONTRACTORS SHALL VERIFY MOTOR VOLTAGES WITH THE ELECTRICAL DRAWINGS BEFORE ORDERING MOTORIZED EQUIPMENT AND CONTROLS.
8. ALL MECHANICAL AND PLUMBING EQUIPMENT TO BE SUBSTITUTED FOR THE EQUIPMENT SPECIFIED MUST BE ON THE APPROVED LIST PRIOR TO SUBMITTALS. ALL APPROVED MANUFACTURERS MUST BE CAPABLE OF MEETING THE REQUIREMENTS OF THE SPECIFIED EQUIPMENT.
9. LOCATE ACCESS PANELS SO AS TO PROVIDE OPTIMUM SERVICEABILITY TO EQUIPMENT AND/OR VALVING. SEE ARCHITECTURAL SPECIFICATION FOR TYPE AND COLOR. COORDINATE LOCATION WITH STRUCTURAL & GENERAL CONTRACTOR.
10. DO NOT RUN ANY PIPING OVER ELECTRICAL PANELS OR GEAR.
11. ROUTE ALL PIPIPNG AS TIGHT TO THE STRUCTURE AS POSSIBLE UNLESS OTHERWISE NOTED.
12. PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE CAULKED/SEALED TO MAINTAIN RATING. (PROTECT AS REQUIRED BY IBC SECTION 713)
13. SEE PLUMBING FIXTURE SCHEDULE FOR FIXTURE PIPING CONNECTION SIZES.
14. EXACT VENT LOCATIONS TO BE COOORDINATED ON SITE.
15. PLUMBING SHOWN IS LOCATED BETWEEN FINISHED FLOOR OF PLAN LEVEL AND THE FINISHED FLOOR OF LEVEL ABOVE UNLESS SPECIFICALLY NOTED.
16. PLUMBING IS SCHEMATIC IN NATURE. ACTUAL CONDITIONS MAY VARY. COORDINATE EXACT ROUTE WITH STRUCTURAL, MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND FIRE PROTECTION ELEMENTS AS REQUIRED.
17. SEE MECHANICAL SHEET "MECHANICAL AND PLUMBING SPECIFICATIONS" FOR ADDITIONAL DETAILS ON INSTALLATION, MATERIALS, AND APPURTENANCES.
18. REFER TO SHEET P4.0 FOR PIPE SLEEVE SCHEDULE. COORDINATE ALL SLEEVING PENETRATIONS PRIOR TO INSTALL.

SHEET LIST - PLUMBING

P0.0	PLUMBING COVER SHEET
P1.1	PLUMBING - LEVEL 1 - DOMESTIC & GAS
P1.2	PLUMBING - LEVEL 2 - DOMESTIC & GAS
P1.3	PLUMBING - LEVEL 3 - DOMESTIC & GAS
P2.0	PLUMBING - UNDERSLAB - DWV
P2.1	PLUMBING - LEVEL 1 - DWV
P2.2	PLUMBING - LEVEL 2 - DWV
P2.3	PLUMBING - LEVEL 3 - DWV
P2.4	PLUMBING - ROOF - DWV
P3.0	PLUMBING DETAILS
P3.1	PLUMBING DETAILS
P4.0	PLUMBING SCHEDULES

GENERAL SYMBOLS

- KEYED NOTE
- GENERAL NOTES
- EQUIPMENT TAG / EQUIPMENT NUMBER
- SECTION REFERENCE NUMBER / SECTION REFERENCE SHEET
- DETAIL REFERENCE NUMBER / DETAIL REFERENCE SHEET
- FIXT - # — PLUMBING FIXTURE TAG
- POINT OF NEW CONNECTION (POC)
- POINT OF DISCONNECT (POD)

PLUMBING ABBREVIATIONS LEGEND

(E)	EXISTING
(X)	DEMOLISH / REMOVE
(R)	RELOCATE
(N)	NEW
ACU	AIR CONDITIONING UNIT
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISTICTION
ARCH	ARCHITECT or ARCHITECTURE
BLDG	BUILDING
BOP	BOTTOM OF PIPE
BTU	BRITISH THERMAL UNIT
CFH	CUBIC FEET PER HOUR
CLG	CEILING
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUATION
CO	CLEAN OUT
CU	CONDENSING UNIT
DIM	DIMENSION
DX	DIRECT EXPANSION
DOM	DOMESTIC
EVAP	EVAPORATOR
EWT	ENTERING WATER TEMPERATURE
EXP	EXPANSION
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FPM	FEET PER MINUTE
FT/HD	FEET OF HEAD
HWC	HOT WATER COIL
LWT	LEAVING WATER TEMPERATURE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
PD	PRESSURE DROP / DIFFERENCE
RECIRC	RECIRCULATION LINE

PLUMBING LEGEND

- DOMESTIC COLD WATER (DCW)
- DOMESTIC SOFT COLD WATER (DSCW)
- DOMESTIC HOT WATER (DHW)
- DOM HOT WATER RETURN (DHWR)
- VENT (V)
- SANITARY SEWER (S)
- SANITARY SEWER UNDER SLAB (S)
- STORM DRAINAGE (ST)
- OVERFLOW STORM DRAINAGE (OST)
- LIQUID REFRIGERANT LINE (RL)
- SUCTION REFRIGERANT LINE (RS)
- DISCHARGE REFRIGERANT LINE (RDIS)
- NATURAL GAS (NG)
- LIQUIFIED PROPANE GAS (LPG)
- REVERSE OSMOSIS WATER (RO)
- DEIONIZED WATER (DI)
- CONDENSATE DRAIN (CDS)
- THERMOMETER / TEMP GAUGE
- BALL/ISOLATION VALVE
- CHECK VALVE
- BUTTERFLY VALVE
- MANUAL BALANCING VALVE
- STRAINER
- REDUCER
- 2 WAY MOTOR OPERATED VALVE
- 3 WAY MOTOR OPERATED VALVE
- SOLENOID VALVE
- AUTOMATIC BALANCE VALVE
- BACKFLOW PREVENTER ASSEMBLY
- PRESSURE REDUCING VALVE
- PRESSURE REGULATOR VALVE
- SAFETY VALVE
- VENT THROUGH ROOF

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

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WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
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Professional Engineer
MAURICIO MELGAR
20364
Date 07/02/2024
WYOMING

JACKSON DEVELOPMENT

910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No:
6240049

DRAWN BY:
JG

CHECKED BY:
MM

CURRENT SET:
PERMIT SET

REV:	DATE:
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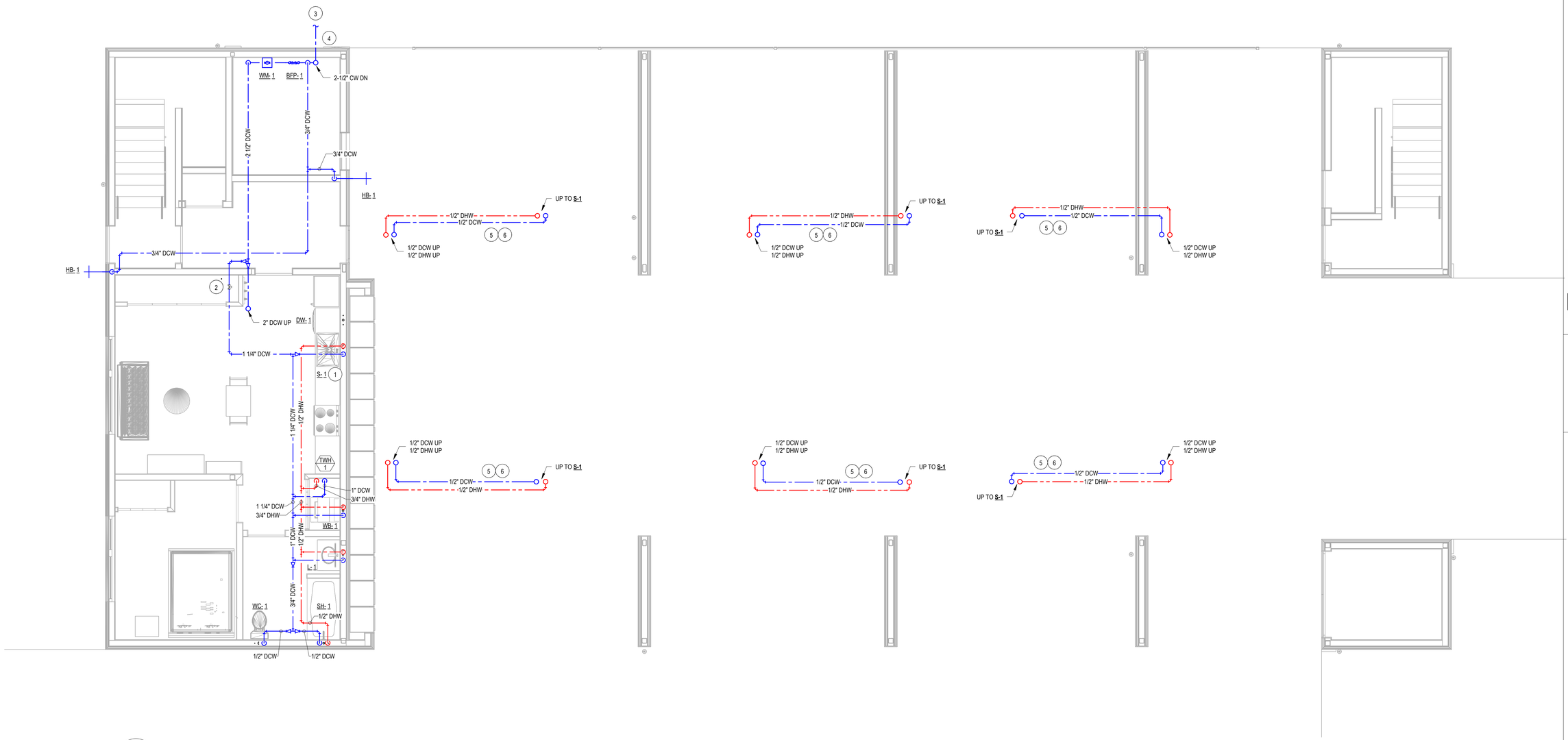
SHEET #
P0.0

SHEET NAME:
PLUMBING COVER SHEET



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1
P1.1

PLUMB - LEVEL 1 - DOMESTIC & GAS

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 PROVIDE ALL NECESSARY APPURTENANCES FOR UNDERCOUNTER DISHWASHER CONNECTION.
2 PROVIDE ACCESS PANELS TO SHUT-OFF VALVES.
3 2-1/2" COLD WATER TO MAIN. SEE CIVIL FOR CONTINUATION.
4 DOMESTIC PIPING LOCATED UNDERSLAB.
5 PROVIDE INSULATION PER IECC REQUIREMENTS.
6 PROVIDE HEAT TRACE TAPE ON ALL EXPOSED DOMESTIC PIPING.

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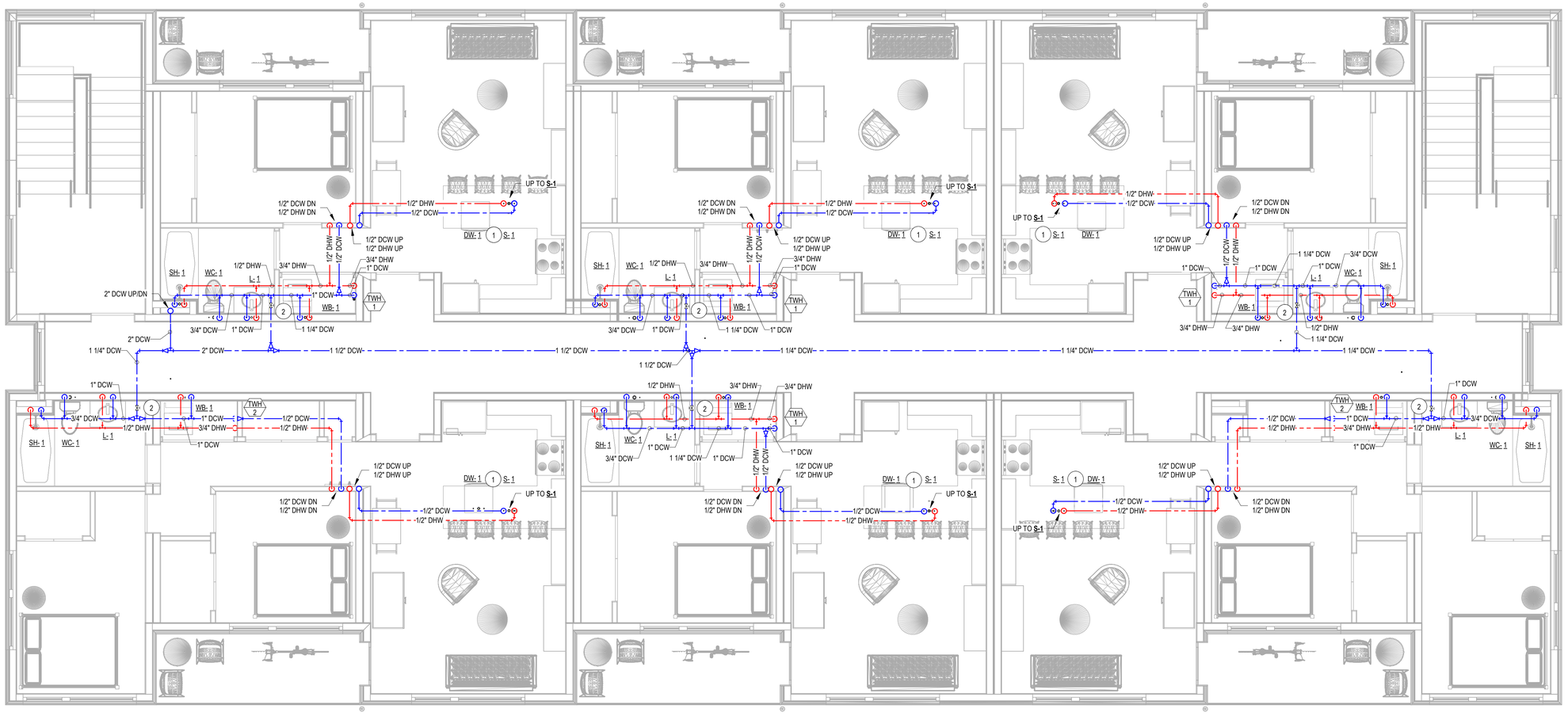
SHEET #
P1.1

SHEET NAME:
PLUMBING - LEVEL 1 - DOMESTIC & GAS



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1
P1.2

PLUMB - LEVEL 2 - DOMESTIC & GAS

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 PROVIDE ALL NECESSARY APPURTENANCES FOR UNDERCOUNTER DISHWASHER CONNECTION.
2 PROVIDE ACCESS PANELS TO SHUT-OFF VALVES.

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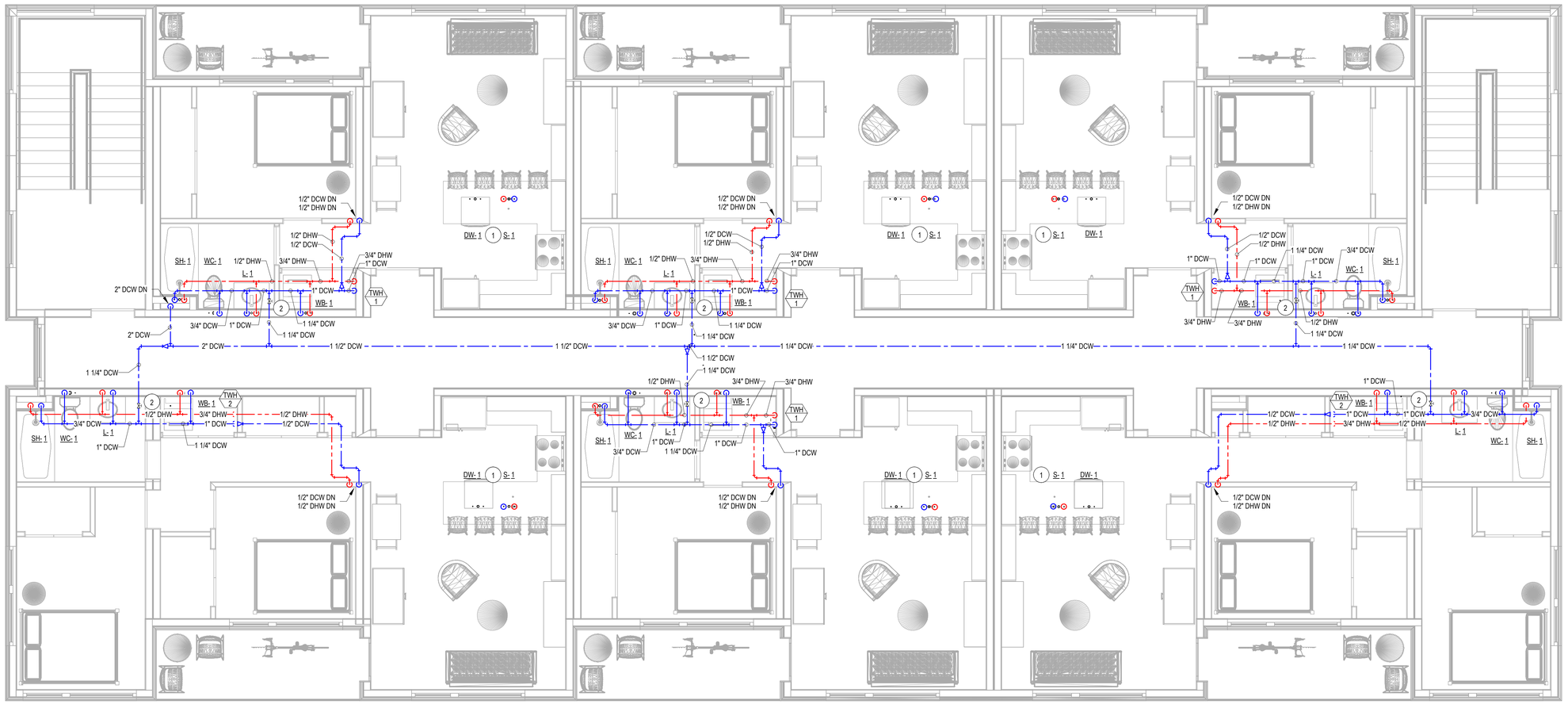
P1.2

SHEET NAME:

PLUMBING - LEVEL 2 - DOMESTIC & GAS



1 / P1.3 PLUMB - LEVEL 3 - DOMESTIC & GAS

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 PROVIDE ALL NECESSARY APPURTENANCES FOR UNDERCOUNTER DISHWASHER CONNECTION.
2 PROVIDE ACCESS PANELS TO SHUT-OFF VALVES.

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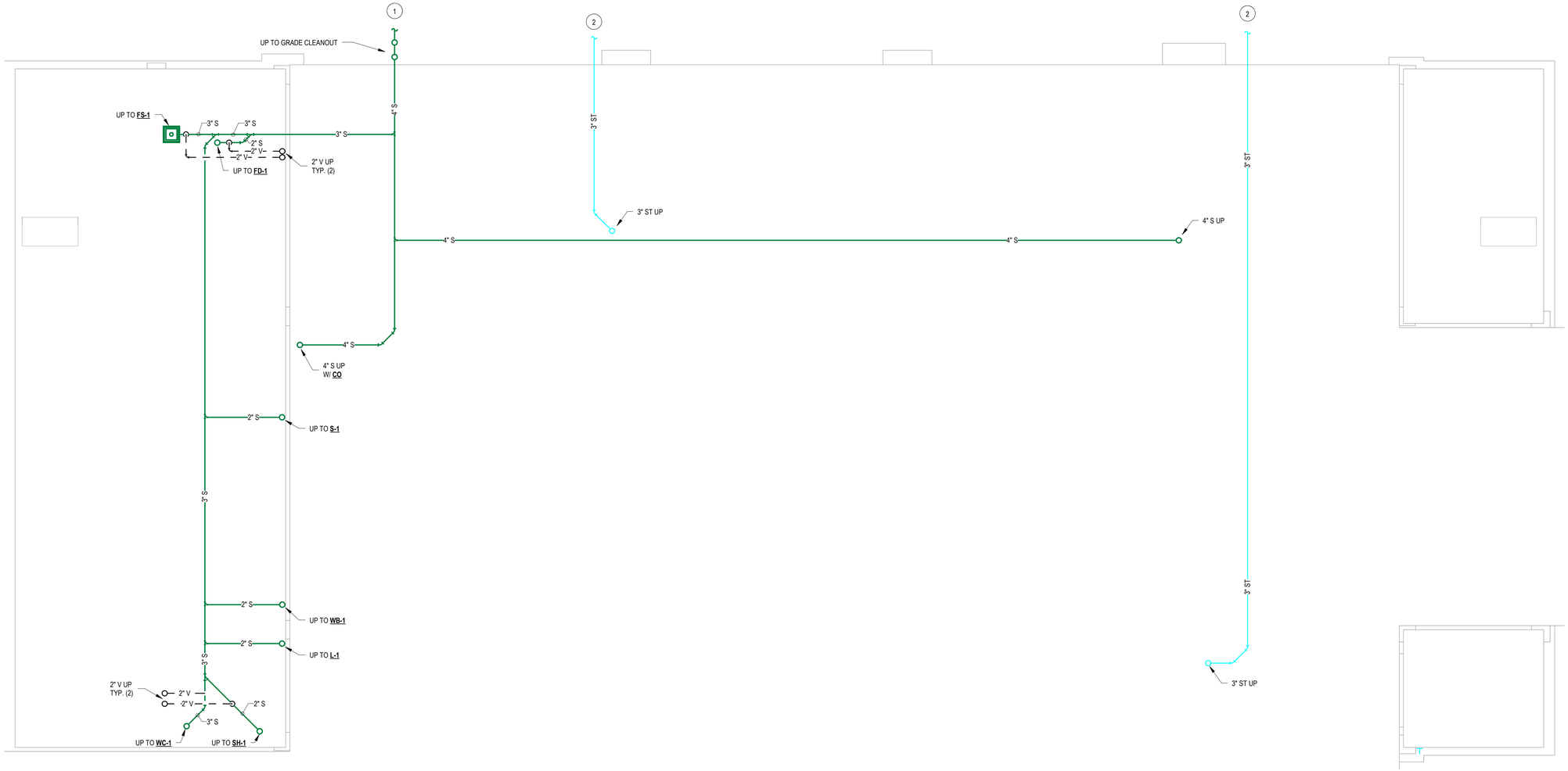
SHEET #
P1.3

SHEET NAME:
PLUMBING - LEVEL 3 - DOMESTIC & GAS



N 1 P2.0 PLUMB - UNDERSLAB - DWV

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 EXTEND 4" SANITARY PIPING TO SANITARY SEWER. SEE CIVIL FOR CONTINUATION. COORDINATE EXACT LATERAL AND INVERT WITH CIVIL PRIOR TO CONSTRUCTION.

2 TERMINATE TO DAYLIGHT OR DRYWELL. COORDINATE WITH CIVIL.

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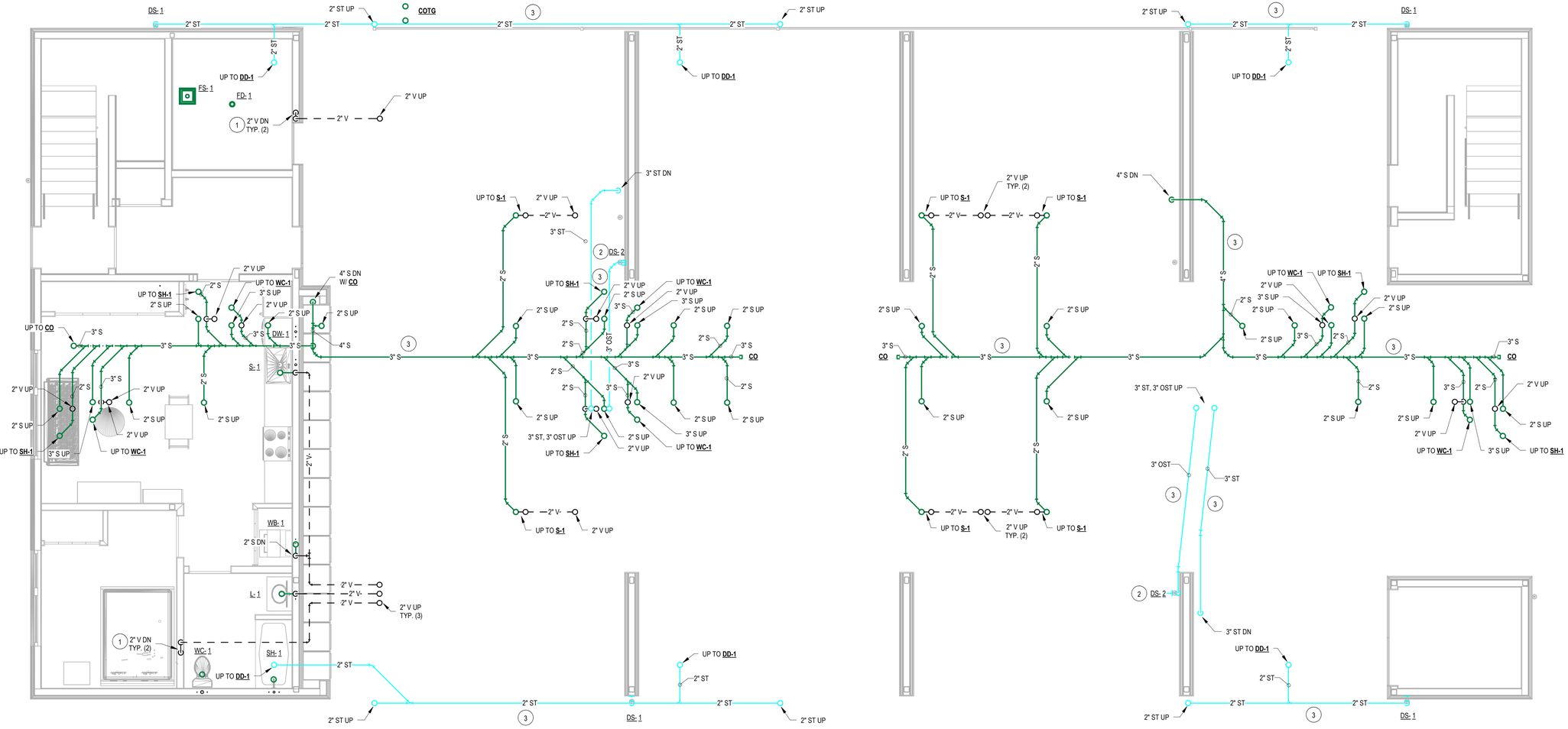
SHEET # P2.0

SHEET NAME: PLUMBING - UNDERSLAB - DWV



PLUMB - LEVEL 1 - DWV

1 / P2.1 SCALE: 1/4" = 1'-0"

KEYED NOTES

1 COMBINE VENT MIN. 6" ABOVE PLUMBING FIXTURE FLOOD RIM ELEVATION.
2 3" ROOF OVERFLOW STORM DRAIN TO DISCHARGE ON SLOPED DRIVEWAY.
3 COORDINATE HEAT TRACE TAPE ON ALL EXPOSED SANITARY AND STORM DRAIN PIPING.

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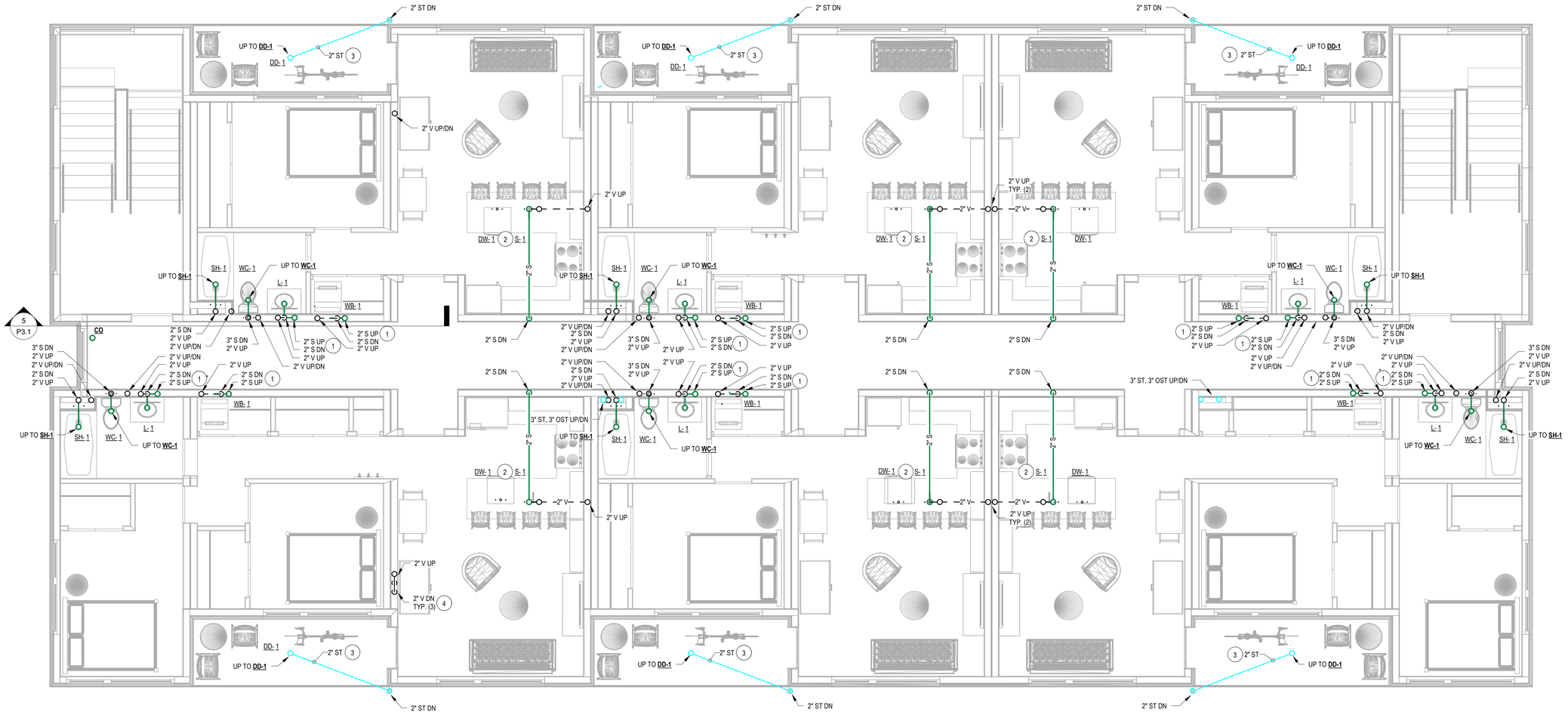
SHEET # P2.1

SHEET NAME: PLUMBING - LEVEL 1 - DWV



PLUMB - LEVEL 2 - DWV

N 1 P2.2 SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 COMBINE SANITARY PIPING IN WALL.
2 PROVIDE ISLAND VENT FOR SINK AT LOCATION. INSTALL PER IPC SECTION 916. DISHWASHER TO DRAIN TO KITCHEN S-1 P-TRAP WITH AIR GAP FITTING.
3 PROVIDE HEAT TRACE TAPE ON EXPOSED STORM DRAIN PIPING.
4 COMBINE VENT MIN. 6" ABOVE PLUMBING FIXTURE FLOOD RIM ELEVATION.

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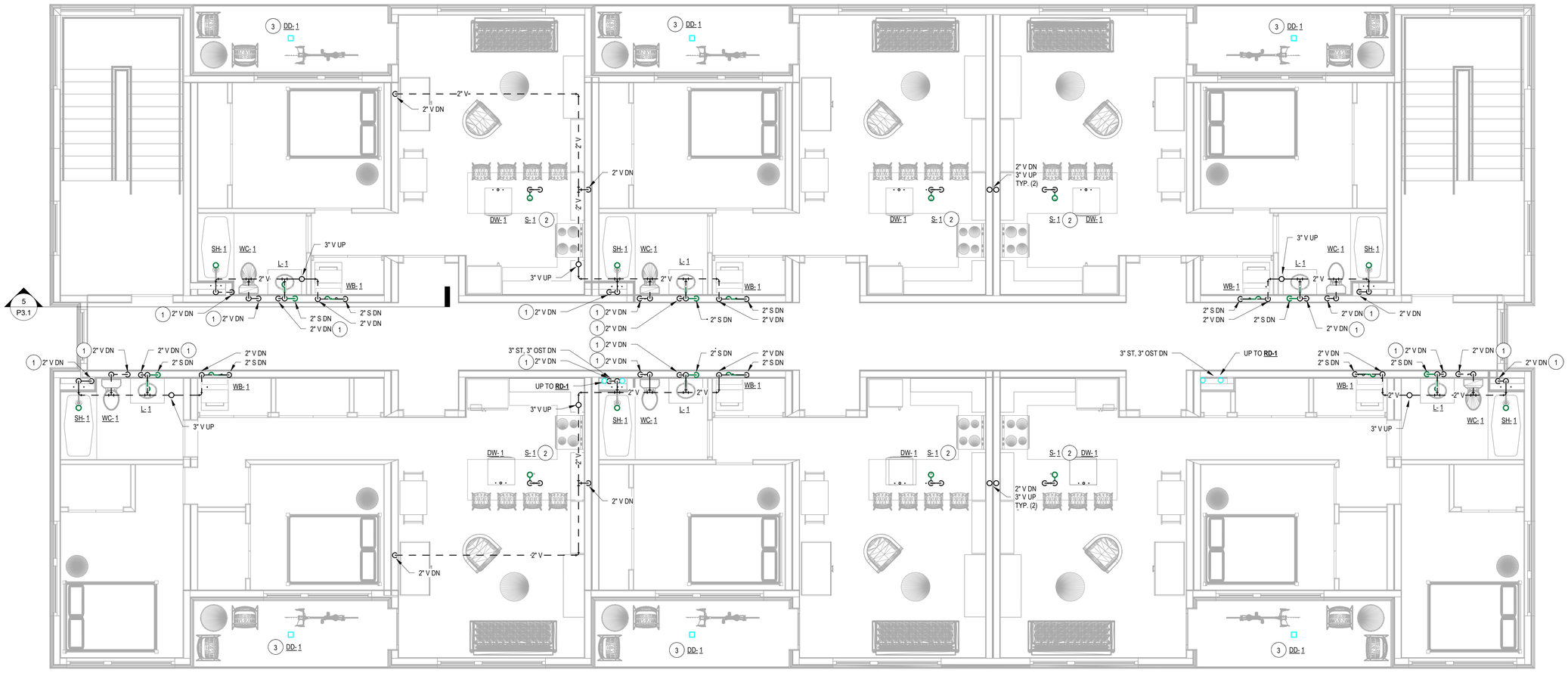
SHEET #

P2.2

SHEET NAME:

PLUMBING - LEVEL 2 - DWV



PLUMB - LEVEL 3 - DWV

1 / P2.3 SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 COMBINE VENT MIN. 6" ABOVE PLUMBING FIXTURE FLOOD RIM ELEVATION.
2 PROVIDE ISLAND VENT FOR SINK AT LOCATION. INSTALL PER IPC SECTION 916. DISHWASHER TO DRAIN TO KITCHEN S-1 P-TRAP WITH AIR GAP FITTING.
3 PROVIDE HEAT TRACE TAPE ON EXPOSED STORM DRAIN PIPING.

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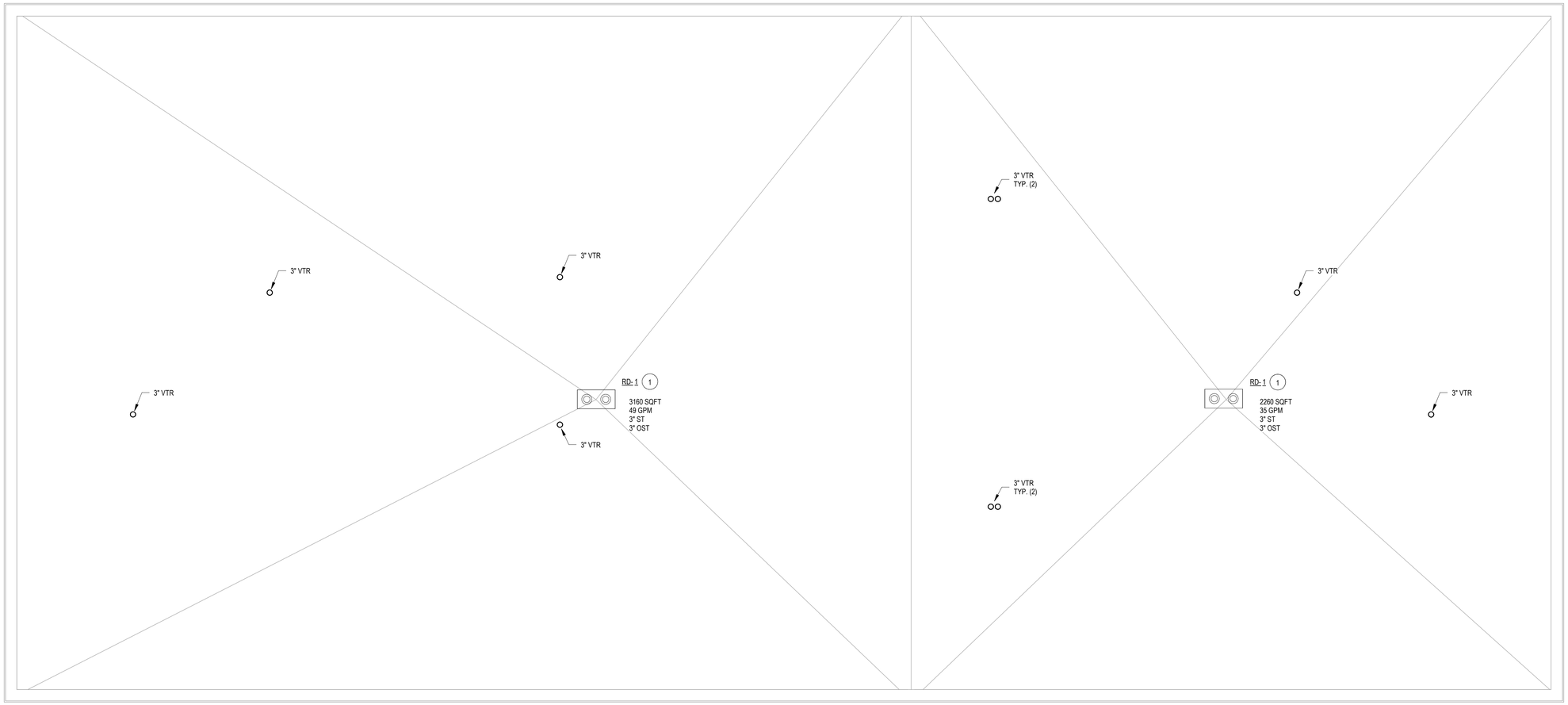
SHEET #

P2.3

SHEET NAME:

PLUMBING - LEVEL 3 - DWV



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P2.4

PLUMB - ROOF - DWV

SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 COORDINATE HEAT TRACE TAPE ON ALL EXPOSED SANITARY AND STORM DRAIN PIPING.

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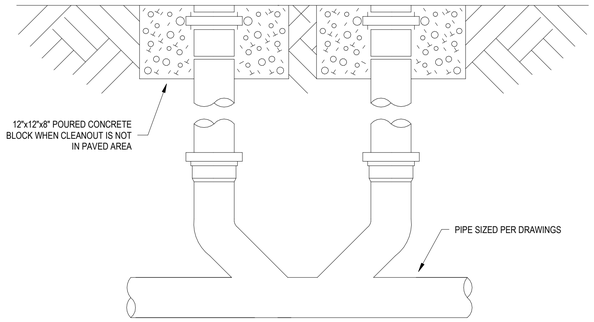
SHEET #

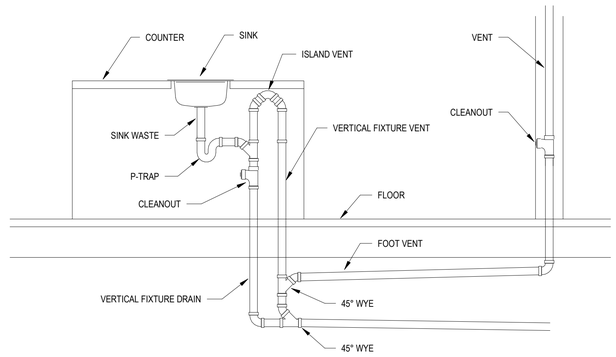
P2.4

SHEET NAME:

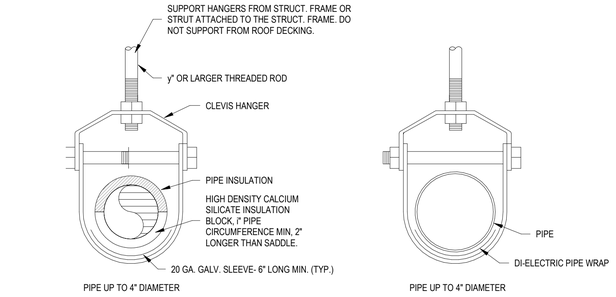
PLUMBING - ROOF - DWV



1 P3.0 2-WAY GRADE CLEANOUT DETAIL
SCALE: NTS



2 P3.0 ISLAND VENT DETAIL
SCALE: NTS



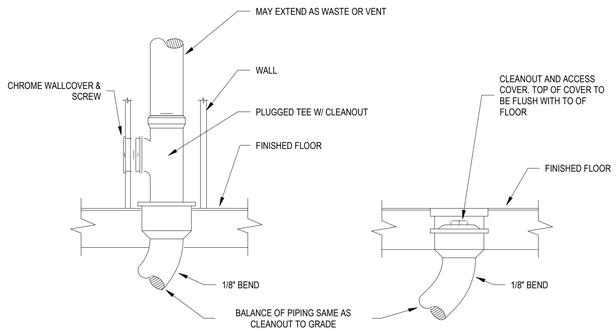
NOTE:

WRAP ENTIRE ASSEMBLY, INCLUDING CALCIUM SILICATE BLOCK, WITH ADHERED JACKET MATERIAL AND TAPE ALL SEAMS AND JOINTS TO MAINTAIN VAPOR BARRIER.

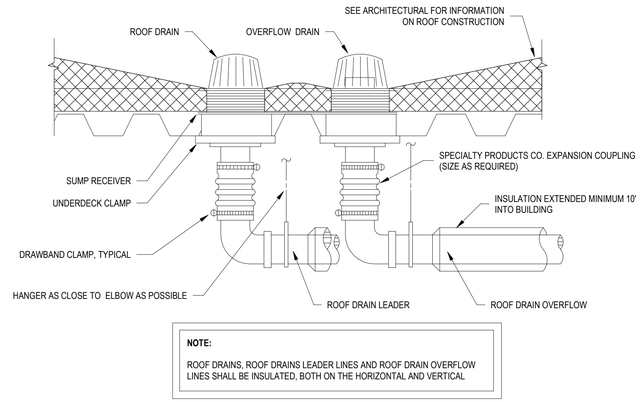
NOTE:

FOR NON-INSULATED PIPING APPLICATIONS, APPLY DIELECTRIC TAPE WRAP TO PIPE TO INSULATE DISSIMILAR MATERIALS FROM CONTACT.

3 P3.0 PIPE HANGER DETAIL
SCALE: NTS



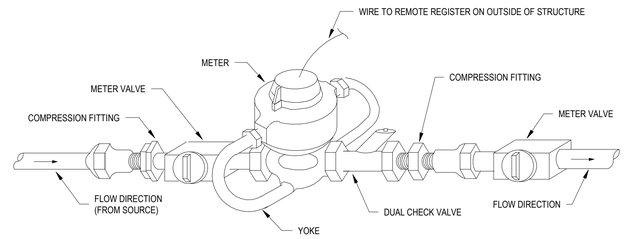
4 P3.0 PLUMBING CLEANOUT DETAIL
SCALE: NTS



NOTE:

ROOF DRAINS, ROOF DRAINS LEADER LINES AND ROOF DRAIN OVERFLOW LINES SHALL BE INSULATED, BOTH ON THE HORIZONTAL AND VERTICAL

5 P3.0 ROOF DRAIN WITH OVERFLOW DETAIL
SCALE: NTS



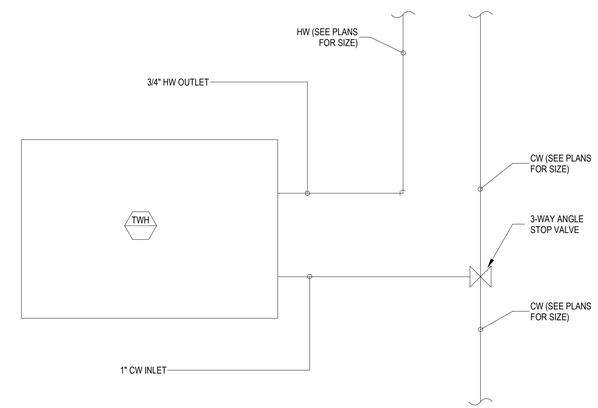
HORIZONTAL ALIGNMENT

NOTES:

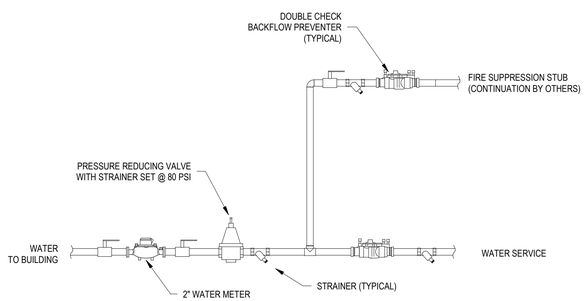
1. SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
2. METER SHALL BE INSTALLED IWTH THE METER FACING UP.
3. METER SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON.

WATER METER INSTALLATION (3/4" & 1" METERS, INTERIOR INSTALLATION)

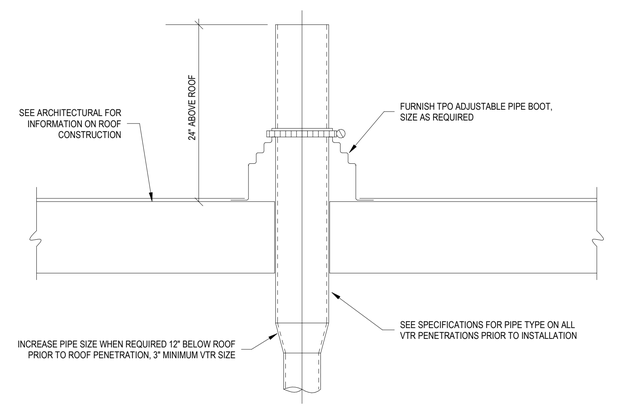
6 P3.0 TOJ WATER METER DETAIL
SCALE: NTS



7 P3.0 WATER HEATER - CHRONOMITE DETAIL
SCALE: NTS



8 P3.0 WATER SERVICE - METER BUILD DETAIL
SCALE: NTS



9 P3.0 VENT THROUGH ROOF DETAIL
SCALE: NTS

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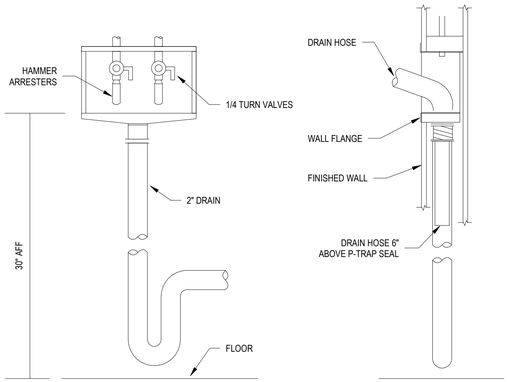
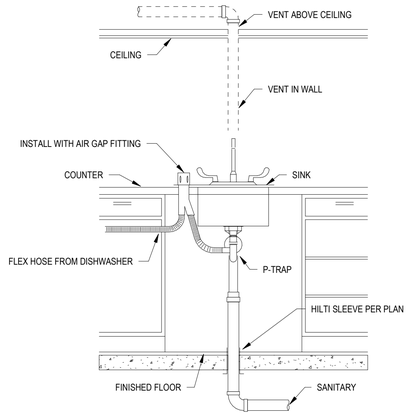
P3.0

SHEET NAME:

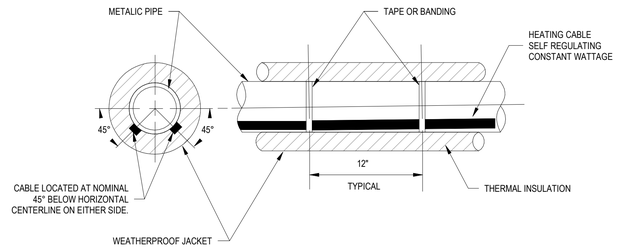
PLUMBING DETAILS



1 P3.1 CLOTHES WASHER BOX DETAIL
SCALE: NTS



2 P3.1 UNDERCOUNTER DISHWASHER DETAIL
SCALE: NTS



3 P3.1 HEAT TRACE ON EXTERIOR PIPING DETAIL
SCALE: NTS

4 P3.1 ELECTRIC SNOWMELT DETAIL
SCALE: NTS

3" VENT THROUGH ROOF
2" V
2" V
2" V
2" V
2" V
2" V
2" S
2" S
2" S

PLUMBING FIXTURE SCHEDULE

MARK	TYPE	CONNECTIONS				MANUFACTURER	MODEL	TRIM	REMARKS
		WASTE	VENT	CW	HW				
DD-1	ON GRADE FLOOR DRAIN	3"	-	-	-	SIOUX CHIEF	840-30PNQ	SQUARE NB STRAINER	1, 2
DS-1	DOWNSPOUT	2"	-	-	-	JR SMITH	1770	NO HUB INLET	1, 2, 8
DS-2	DOWNSPOUT	3"	-	-	-	JR SMITH	1770	NO HUB INLET	1, 2, 8
DW-1	DISH WASHER	-	-	-	-	SELECTION BY OTHERS	SELECTION BY OTHERS	SELECTION BY OTHERS	1, 2
FD-1	ON GRADE FLOOR DRAIN	2"		-	-	SIOUX CHIEF	840-20PNR	ROUND NB STRAINER	1, 2, 3, 6
FS-1	FLOOR SINK	3"	2"	-	-	JR SMITH	305	-	1, 2, 4
HB-1	HOSE BIB	-	-	3/4"	-	WOODFORD	MODEL 17	LENGTH PER LOCATION	1, 2
L-1	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	SELECTION BY OTHERS	SELECTION BY OTHERS	SELECTION BY OTHERS	1, 2
RD-1	ROOF DRAIN	3"	-	-	-	JR SMITH	1830	-	1, 2, 7
S-1	KITCHEN SINK	2"	1-1/2"	1/2	1/2	SELECTION BY OTHERS	SELECTION BY OTHERS	SELECTION BY OTHERS	1, 2
SH-1	SHOWER	2"	1-1/2"	1/2	1/2	SELECTION BY OTHERS	SELECTION BY OTHERS	SELECTION BY OTHERS	1, 2
WB-1	LAUNDRY WALL BOX	2"	1-1/2"	1/2"	1/2"	OATEY	#37551 MODA 2 VALVE	WITH HAMMER ARRESTOR	1, 2, 5
WC-1	WATER CLOSET	3"	2"	1/2"	-	SELECTION BY OTHERS	SELECTION BY OTHERS	SELECTION BY OTHERS	1, 2
WM-1	WATER METER	-	-	2-1/2"	-	NEPTUNE	T-10	-	1, 2

REMARKS:
1. APPROVED ALTERNATIVE MANUFACTURERS: SUBMIT TO ENERGY 1 FOR APPROVAL.
2. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. PROVIDE WITH ANCHOR FLANGE, REVERSIBLE CLAMPING COLLAR, ADJUSTABLE SQUARE HEEL PROOF NICKEL BRONZE STRAINER, AND NO HUB OUTLET.
4. FULL GRATE w/ CENTER OPENING. ANCHOR FLANGE w/ SEEPAGE HOLES.
5. PROVIDE WITH TWO (2) 1/4 TURN VALVES, BRASS PEX PUSH CONNECTION, AND HAMMER ARRESTOR
6. PROVIDE FLOOR DRAIN WITH TRAP PRIMER.
7. PRIMARY AND SECONDARY ROOF DRAIN COMBINED ON ONE PIECE OF FLASHING, INSTALL SECONDARY DRAIN 2" HIGHER THAN PRIMARY.
8. MOUNT 18" ABOVE FINISHED GRADE.

BACKFLOW PREVENTER SCHEDULE

MARK	MANUFACTURER	MODEL	DESCRIPTION	SIZE (IN)	REMARKS
BFP-1	ZURN WILKINS	350 XL	DOUBLE CHECK BACKFLOW PREVENTER	2-1/2"	1, 2, 3

REMARKS:
1. APPROVED ALTERNATIVE MANUFACTURER'S SUBMIT TO ENERGY 1 FOR APPROVAL.
2. PROVIDE WITH LEAD FREE BRONZE BODY, 1/4" TURN SHUT OFF VALVES AND INTERNAL POLYMER COATING.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS

TANKLESS ELECTRIC WATER HEATER SCHEDULE

MARK	MANUFACTURER	MODEL	WATER CONNECTION (IN)	MINIMUM FLOW (GPM)	TEMP RISE (1.5 GPM FLOW) (°F)	ELECTRICAL DATA			REMARKS
						POWER (KW) (KW)	AMPS	VOLTS/Φ	
TWH-1	CHRONOMITE	R-75L/240	3/4"	0.35	82 °F	18.0	75 A	240/1	1, 2, 3
TWH-2	CHRONOMITE	R-75L/240	3/4"	0.35	82 °F	18.0	75 A	240/1	1, 2, 3

REMARKS:
1. ALTERNATIVE MANUFACTURERS: SUBMIT TO ENERGY 1 FOR APPROVAL.
2. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. ELECTRICIAN TO PROVIDE ELECTRIC DISCONNECT.

PIPE SLEEVE SCHEDULE

PIPING TYPE	NOMINAL PIPE SIZE	PIPE SLEEVE SIZE	MANUFACTURER AND MODEL	REMARKS
METALIC & PEX TUBING	1/2" - 2"	2", 3", OR 4"	HILTI CP 680-P	1, 4, 5
METALIC & PVC PIPING	1/2" - 2"	2"	HILTI CP 680-P	2, 4, 5
METALIC & PVC PIPING	3"	3"	HILTI CP 680-P	2, 4, 5
METALIC & PVC PIPING	4"	4"	HILTI CP 680-P	2, 4, 5
METALIC & PVC PIPING	6"	6"	HILTI CP 680-P	2, 4, 5
WATER CLOSET WASTE PIPING	3"	3"	HILTI CFS-CID CS	2, 4, 6
FLOOR DRAINS AND SHOWER WASTE PIPING	2"	2"	HILTI CP 681 SD-FD	2, 4, 7
TUB WASTE PIPING	2"	2"	HILTI CP 681	2, 3, 7

REMARKS:

1. NONMETALLIC TUBING BUNDLE CONSISTING OF MAX FOUR TUBES TO BE INSTALLED CONCENTRICALLY WITHIN THERE FIRESTOP SYSTEM.
2. ONE NONMETALLIC PIPE TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM.
3. PROVIDE WITH TUB BOX KIT. PIPING TO BE RIGIDLY SUPPORTED AWAY FROM TUB BOX WITH SUITABLE HANGERS.
4. PIPING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR ASSEMBLY.
5. APPLIES TO CONCRETE FLOORS 2.5" MINIMUM THICKNESS FOR EITHER FLAT CONCRETE OR CONCRETE OVER METAL DECK.
6. APPLIES TO PVC PIPING AND 6" MINIMUM SLAB THICKNESS.
7. APPLIES TO PVC PIPING AND 4.5" MINIMUM SLAB THICKNESS.

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Professional Engineer
MAURICIO MELGAR
20364
Date 07/02/2024
WYOMING

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No:
6240049

DRAWN BY:
JG

CHECKED BY:
MM

CURRENT SET:
PERMIT SET

REV:	DATE:
-	-

SHEET #
P4.0

SHEET NAME:
PLUMBING SCHEDULES

ELECTRICAL LIGHTING FIXTURE LEGEND

RECESSED PANEL LIGHT
- NORMAL POWER
- BACKUP POWER

SURFACE PANEL LIGHT
- NORMAL POWER
- BACKUP POWER

LINEAR LIGHT - SURFACE OR SUSPENDED
- NORMAL POWER
- BACKUP POWER

SURFACE WALL MOUNT LED FIXTURE
- NORMAL POWER
- BACKUP POWER

POLE MOUNTED FIXTURE

LIGHTED IN-GROUND BOLLARD
- FORWARD LIGHT
- ANNULAR LIGHT

PENDANT FIXTURE; HIGH BAY, LOW BAY, DECORATIVE

EXIT SIGN - WALL MOUNT, CEILING MOUNT. ARROW INDICATES DIRECTION OF TRAVEL, SHADING INDICATES LIGHTED FACE.

DUAL HEAD EMERGENCY EGRESS BATTERY PACK, WALL MOUNT OR CEILING MOUNT

WALL MOUNTED SCONCE

SURFACE DOWNLIGHT

SURFACE EMERGENCY DOWNLIGHT

RECESSED CAN DOWNLIGHT

RECESSED CAN EMERGENCY DOWNLIGHT

RECESSED CAN WALL WASHER

TRACK LIGHTING. SEE FIXTURE SCHEDULE AND LIGHTING PLANS.

ELECTRICAL LIGHTING CONTROL LEGEND

STANDARD LIGHTING CONTROLS: SWITCHES AND LINE VOLTAGE DIMMERS

$X Y — TOGGLE SWITCH (MOUNT AT +46", UNO)
"X" INDICATES TYPE:
- BLANK - SINGLE POLE
- 3 - INDICATES THREE-WAY
- 4 - INDICATES FOUR-WAY
- D - INDICATES DIMMER SWITCH
  PHILIPS SUNRISE - ON/OFF
- K - INDICATES KEYED SWITCH
- T - INDICATES TIMER
- P - INDICATES PILOT LIGHT
- OS - INDICATES WALL SWITCH OCC SENSOR
  WATTSTOPPER DW100 (SINGLE OR DUAL DW-200 SWITCH)
- OSD - INDICATES WALL SWITCH OCC SENSOR
  WITH 0-10V DIMMING - WATTSTOPPER W-311

"Y" INDICATES ROOM AND ZONE:
- 1a - INDICATES SINGLE POLE LIGHTING SWITCH
  ZONE FOR ZONE a IN ROOM 1
- 1b - INDICATES SINGLE POLE LIGHTING SIWTCH
  ZONE FOR ZONE b IN ROOM 1
- 1 - INDICATES LIGHTING SWITCHES WITH
  MULTIPLE ZONES IN ROOM 1

OS — OCCUPANCY SENSOR - WALL MOUNT, CEILING MOUNT. WATTSTOPPER DT-300 DUAL TECHNOLOGY, OR EQUAL, WITH BZ-50 POWER PACKS AS NEEDED.

P — PHOTOCELL - CEILING MOUNT, WATTSTOPPER LS-301, OR EQUAL

DIGITAL LIGHTING CONTROLS: ROOM CONTROLLERS AND LOW VOLTAGE DEVICES

OS LV — OCCUPANCY SENSOR - CEILING MOUNT, WALL MOUNT
WATTSTOPPER LMDC-100, OR EQUAL

P LV — PHOTOCELL - CEILING MOUNT
WATTSTOPPER LMLS-400, OR EQUAL

R1 — ON/OFF ROOM CONTROLLER WITH (1) RELAY
WATTSTOPPER DLM LMRC-101, OR EQUAL

R2 — ON/OFF ROOM CONTROLLER WITH (2) RELAYS
WATTSTOPPER DLM LMRC-102, OR EQUAL

R1 — ON/OFF/0-10V ROOM CONTROLLER WITH (1) RELAYS
WATTSTOPPER DLM LMRC-211, OR EQUAL

R2 — ON/OFF/0-10V ROOM CONTROLLER WITH (2) RELAYS
WATTSTOPPER DLM LMRC-212, OR EQUAL

R3 — ON/OFF/0-10V ROOM CONTROLLER WITH (3) RELAYS
WATTSTOPPER DLM LMRC-213, OR EQUAL

$LVD — LOW VOLTAGE DIMMING SWITCH
WATTSTOPPER DLM LMDM-101, OR EQUAL

SHEET LIST - ELECTRICAL

E0.0	ELECTRICAL COVER SHEET
E0.1	ELECTRICAL SPECIFICATIONS
E1.0	ELECTRICAL - LEVEL 1 - POWER PLAN
E1.1	ELECTRICAL - LEVEL 2 - POWER PLAN
E1.2	ELECTRICAL - LEVEL 3 - POWER PLAN
E1.3	ELECTRICAL - ROOF - POWER PLAN
E2.0	ELECTRICAL - LEVEL 1 - EXTERIOR LIGHTING PLAN
E2.1	ELECTRICAL - LEVEL 2 - EXTERIOR LIGHTING PLAN
E2.2	ELECTRICAL - LEVEL 3 - EXTERIOR LIGHTING PLAN
E2.3	ELECTRICAL - LEVEL 1 - EXTERIOR PHOTOMETRICS
E3.0	ELECTRICAL ONE-LINE DIAGRAM
E4.0	PANEL SCHEDULE 1 OF 4
E4.1	PANEL SCHEDULE 2 OF 4
E4.2	PANEL SCHEDULE 3 OF 4
E4.3	PANEL SCHEDULE 4 OF 4

ELECTRICAL LOW VOLTAGE LEGEND

FIRE ALARM SYSTEM

PS — SPRINKLER PRESSURE SWITCH

FS — SPRINKLER FLOW SWITCH

TS — SPRINKLER TAMPER SWITCH

H — HEAT DETECTOR

SD — SMOKE DETECTOR - PHOTO-ELECTRIC

SD D — DUCT SMOKE DETECTOR

SS — SINGLE-STATION SMOKE DETECTOR. PROVIDE 120V AND MONITOR AT FACP VIA RELAY.

SC — COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR

H X — HEAT DETECTOR
"X" INDICATES TYPE:
RC - COMBINATION RATE-OF-RISE HEAT AND CO DETECTOR

D — DOOR HOLDER

F — MANUAL STATION (MOUNT AT +46", UNO)

F — STROBE - WALL MOUNT (+90"), CEILING MOUNT

HORN/STROBE - WALL MOUNT (+90"), CEILING MOUNT

S — SPEAKER STROBE - WALL MOUNT (+90"), CEILING MOUNT

TELEPHONE/DATA SYSTEM

TELEPHONE OUTLET (MOUNT AT +18", UNO). SEE NOTE.

VOICE-DATA OUTLET (MOUNT AT +18", UNO). SEE NOTE.

DATA OUTLET (MOUNT AT +18", UNO). SEE NOTE.

WA — WIRELESS ACCESS POINT

CABLE TRAY OR BASKET TRAY - LENGTH AND HEIGHT PER PLAN

NOTE: PROVIDE ROUGH-IN ONLY. SINGLE GANG BOX WITH MUD RING & 1" C. STUBBED UP TO ACCESSIBLE CEILING SPACE.

SECURITY SYSTEM

CR — CARD READER - SEE ELECTRICAL DETAILS FOR ROUGH-IN (MOUNT AT +46", OR MATCH ADJACENT DOOR ACCESS CONTROL)

RE — REQUEST TO EXIT MOTION DETECTOR

DC — DOOR CONTACTS

ES — ELECTRIC STRIKE

EL — ELECTRIC LOCK

MD — MOTION DETECTOR

GB — GLASS BREAK DETECTOR

C — CCTV CAMERA - CEILING MOUNT OR WALL MOUNT. SEE NOTE.

NOTE: PROVIDE ROUGH-IN ONLY. 2-GANG BOX WITH MUD RING & 1" C. STUBBED UP TO ACCESSIBLE CEILING SPACE.

ELECTRICAL POWER LEGEND

PANELBOARD OR LOAD CENTER

D-1 X — PANEL AND CIRCUIT DESIGNATION ARE SHOWN NEXT TO EACH DEVICE (PANEL NAME - CIRCUIT NUMBER). A SINGLE INSULATED GREEN GROUND CONDUCTOR SHALL BE PROVIDED WITH EACH HOME RUN. PROVIDE A SEPARATE NEUTRAL FOR EACH CIRCUIT. HOME RUNS SHALL HAVE NO MORE THAN THREE CIRCUITS. LINE VOLTAGE AND LOW VOLTAGE WIRING IS NOT SHOWN ON PLANS.
"X" INDICATES TYPE:
- GFI - GROUND FAULT INTERRUPTER
- WP - WEATHERPROOF WHILE-IN-USE COVER
- U - PROVIDE WITH (2) USB PORTS

SIMPLEX RECEPTACLE - CEILING MOUNT, WALL MOUNT (+18", UNO)

DUPLEX RECEPTACLE - CEILING MOUNT, POP-UP COUNTERTOP MOUNT, WALL MOUNT (+18", UNO)

QUADRUPLEX RECEPTACLE - CEILING MOUNT, WALL MOUNT (+18", UNO)

ABOVE COUNTER RECEPTACLE - MOUNT AT +4" ABOVE BACKSPLASH

HALF-HOT RECPTACLE (SWITCH FOR SIMPLEX)

FLOOR BOX WITH QUADRUPLEX RECEPTACLE - WITH (2) TELE/DATA PORTS, WITHOUT TELE/DATA. INCLUDE ALL HARDWARE/ACCESSORIES AS REQUIRED. PROVIDE COVER (COORDINATE WITH ARCHITECT FOR FLOORING TYPE AND FINISH).
"X" INDICATES TYPE:
- A - 4-GANG FLOOR BOX, CORROSION RESISTANT COATING FOR CONCRETE FLOORS (3" MIN. POUR DEPTH), UP TO 2" CONDUIT FEED (HUBBELL NO. CFB4G30CR, OAE)
- B - 4-GANG FLOOR BOX FOR RAISED ACCESS FLOORS, UP TO 2" CONDUIT FEED (HUBBELL NO. AFB4G50, OAE)
- C - FIRE RATED POKE-THROUGH FLOOR BOX FOR ELEVATED CONCRETE SLABS, 3" DIA. CORE (HUBBELL NO. PT7FSD, OAE)
- D - 8" DIA., FIRE RATED POKE-THROUGH FLOOR BOX FOR ELEVATED CONCRETE SLABS, UP TO 2" CONDUIT FEED (HUBBELL NO. S1R8PTFIT3, OAE)
- E - FLUSH, ROUND SINGLE SURFACE FLOOR BOX FOR CONCRETE FLOORS, UP TO 1" CONDUIT FEED (HUBBELL NO. B2506, OAE)
- F - TOMBSTONE PEDESTAL FLOOR BOX, 1" CONDUIT FEED (HUBBELL NO. 6301, OAE)

SPECIAL PURPOSE RECEPTACLE (MOUNT AT +18", UNO)
"X" INDICATES TYPE:
- A - NEMA 5-20R, #12 CU; B - NEMA 5-30R, #10 CU;
- C - NEMA 5-50R, #8 CU; D - NEMA 6-20R, #12 CU;
- E - NEMA 6-30R, #10 CU; F - NEMA 6-50R, #8 CU;
- G - NEMA 14-20R, #12 CU; H - NEMA 14-30R, #10 CU;
- I - NEMA 14-50R, #8 CU

PUSHBUTTON (MOUNT AT +46", UNO)
"X" INDICATES TYPE:
- EPO - EMERGENCY POWER OFF
- ADA - HANDICAPPED ACCESSIBLE DOOR (DEVICE BY OTHERS)
- ODO - OVERHEAD DOOR OPERATOR (DEVICE BY OTHERS)

FLATSCREEN TV BOX: 2-GANG, FLUSH IN WALL, HUBBELL RACO NSAV62M, WITH NSAV6C COVER. DUPLEX RECEPTACLE & SINGLE GANG DATA PORT. MOUNT AT + 72", UNO.

J — JUNCTION BOX

J — DROP-DOWN RECEPTACLE

PS-X — SURFACE MOUNTED PLUGSTRIP
"X" INDICATES TYPE:
- A - PLUGSTRIP, POWER ONLY, OUTLET EVERY 3' OC
- B - WIREMOLD SERIES 4000 POWER AND DATA
- C - WIREMOLD SERIES 5000 POWER AND DATA

SURFACE MOUNTED RACEWAY

RACEWAY CONCEALED IN WALL, FLOOR, OR CEILING IN FINISHED SPACES, EXPOSED IN UNFINISHED SPACES

RACEWAY BELOW FLOOR OR BELOW GRADE

RACEWAY STUB-OUT WITH CAPPED END

RACEWAY STUB-OUT WITH BRUSHED END

GROUNDING BUS

ELECTRICAL ONE-LINE LEGEND

M — CT AND CUSTOMER POWER METER

M — MOTOR SYMBOL

M — UTILITY ELECTRIC METER AND BASE (BASE BY CUSTOMER)

SPD — SURGE PROTECTION DEVICE

LA — LIGHTNING ARRESTOR

STRESS RELIEF CONE

PFC — POWER FACTOR CORRECTION CAPACITOR

$M — MOTOR STARTER SWITCH W/ THERMAL OVERLOADS

CONTACTOR NORMALLY OPEN, NORMALLY CLOSED

TRANSFORMER, 3-PH, 3-WIRE DELTA CONNECTION

TRANSFORMER, 3-PH, 4-WIRE GROUNDED WYE CONNECTION

AUTOMATIC TRANSFER SWITCH

VFD — VARIABLE FREQUENCY DRIVE

FIXED MOUNT LV BREAKER

FUSED SWITCH ("XXAS/XXAF" - SW AND FUSE AMP RATING)

G — GENERATOR

CB — WALL MOUNTED BREAKER

THERMAL OVERLOAD ELEMENT

DISCONNECT SWITCH ("XXAS" = SWITCH AMP RATING)

FUSED DISCONNECT SWITCH ("XXAS/XXAF" = SW AND FUSE AMP RATING)

COMBINATION MOTOR STARTER (STR SIZE, TYP, AS, AF, SEE MEP COORDINATION SCHEDULE)

PNL A 208Y/120V 3ø, 4W — SWITCHBOARD OR PANELBOARD; NAME, VOLTAGE, PHASE, NUMBER OF WIRES WHEN INDICATED

ABBREVIATIONS AND SYMBOLS GENERAL NOTES

A. THE ABBREVIATIONS ON THIS SHEET COMPRISE A STANDARD LIST; NOT ALL ABBREVIATIONS APPEAR ON THIS PROJECT.

B. THE SYMBOLS ON THIS SHEET COMPRISE A STANDARD LIST; NOT ALL SYMBOLS APPEAR ON THIS PROJECT.

C. ALL MOUNTING HEIGHTS ARE TO CENTER OF DEVICE ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. MOUNTING HEIGHTS INDICATED ON ARCHITECTURAL WALL ELEVATIONS OR AS NOTED SPECIFICALLY ON THE DRAWINGS OR IN THE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER MOUNTING HEIGHTS LISTED.

ELECTRICAL GENERAL NOTES

A. PRIOR TO BID CONTRACTOR SHALL VISIT THE SITE. NOT ALL WORK REQUIRED TO COMPLETE THE PROJECT IS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH ALL THE WORK REQUIRED TO COMPLETE THE PROJECT IN ADDITION TO THE LOCAL CONDITIONS AND INCLUDE SAID WORK IN THE BID.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL ELECTRICAL SERVICE WORK WITH UTILITY. OWNER PAYS ALL FEES, CONTRACTOR DOES ALL SCHEDULING AND COORDINATION OF WORK. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL SCHEDULES ARE MET.

C. GENERAL WORK PRACTICES FOR ELECTRICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NECA 1, "STANDARD PRACTICES FOR GOOD WORKMANSHIP IN ELECTRICAL CONTRACTING." THIS PUBLICATION IS AVAILABLE FROM NECA BY TELEPHONE AT 301-657-3110 OR ON-LINE AT WWW.NECANET.ORG.

D. DURING DEMOLITION, THE CONTRACTOR SHALL NOTE ALL EXISTING RACEWAY (BOTH SURFACE AND CONCEALED) TO THE EXTENT POSSIBLE. THESE RACEWAYS SHALL BE REUSED TO THE GREATEST EXTENT POSSIBLE TO INSURE A CLEAN FINISHED PRODUCT. WHERE PRACTICAL, AND ALLOWED PER CODE, FISHING THROUGH WALLS WITH MC CABLE IS PREFERRED TO SURFACE-MOUNTED CONDUIT.

E. CONTRACTOR SHALL REMOVE, TRANSPORT, AND LEGALLY DISPOSE OF LAMPS AND BALLASTS OFF-SITE. IT IS ASSUMED THE THE BALLASTS DO NOT CONTAIN PCBs. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF IT IS SUSPECTED THAT BALLASTS CONTAIN PCBs.

F. ALL POWER INTERRUPTIONS SHALL BE COORDINATED WITH OWNER. ANY DISRUPTION OF WORKERS IN THE SPACE SHALL BE KEPT TO A MINIMUM AND BE COORDINATED WITH THE OWNER PRIOR TO WORK COMMENCING IN THAT SPACE.

G. CONTRACTOR SHALL EXTEND UNSWITCHED HOT LEG FROM EXISTING EMERGENCY FIXTURE LOCATION TO NEW EMERGENCY FIXTURES. AS NEEDED. SEE DEMO PLANS FOR AN APPROXIMATION OF EXISTING EMERGENCY FIXTURE LOCATIONS. FIELD VERIFY EXACT LOCATION PRIOR TO BID.

H. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH MECHANICAL FOR PLENUM SPACES AND PROVIDE PLENUM RATED CABLES WHERE REQUIRED FOR LIGHTING CONTROL, DATA, FIRE ALARM AND ALL OTHER L.V. SYSTEMS NOT INSTALLED IN CONDUIT. VERIFY CONDUIT REQUIREMENTS ON DRAWINGS AND SPECIFICATIONS.

I. FIRE-RESISTANCE: PROVIDE A MINIMUM HORIZONTAL DISTANCE OF 24" BETWEEN OUTLET BOXES LOCATED ON OPPOSITE SIDES OF FIRE-RESISTANCE RATED WALLS. WHERE THIS IS NOT POSSIBLE INSTALL UL LISTED PUTTY PADS ON ALL OUTLET BOXES NOT MEETING THE 24" SEPARATION. PROVIDE A UL LISTED THROUGH - PENETRATION FIRESTOP FOR PENETRATIONS OF FIRE-RESISTANCE RATED ASSEMBLIES.

J. CONDUCTORS ARE SIZED PER THE 75 DEGREE C RATING COLUMN OF NEC TABLE 310.16. IF THE TERMINAL USED FOR A TERMINATION OF A PARTICULAR CONDUCTOR IS NOT MARKED, OR THE TERMINAL IS MARKED FOR 60 DEGREE C CONDUCTORS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EITHER ADJUST THE AMPACITY OF THE CONDUCTOR TO MATCH THE 60 DEGREE COLUMN OF TABLE 310.16, OR REPLACE THE TERMINAL WITH ONE RATED FOR AT LEAST 75 DEGREES C.

K. BASED ON ACTUAL HOMERUN LENGTHS REQUIRED IN THE FIELD, THE CONTRACTOR SHALL CALCULATE AND INCREASE THE WIRE SIZES AS REQUIRED TO LIMIT BRANCH CIRCUIT VOLTAGE DROP TO 3%. FOR 20A BRANCH CIRCUITS THE MINIMUM CONDUCTOR SIZES SHALL BE AS FOLLOWS: #10 AMG CU FOR RUNS BETWEEN 100 AND 200 LINEAR FEET, #8 AWG CU FOR RUNS BETWEEN 200 AND 325 LINEAR FEET, ANS AS CALCULATED BY THE CONTRACTOR FOR CIRCUITS EXTENDING BEYOND 325 LINEAR FEET. IN ALL CASES WHERE WIRE SIZES INCREASE, THE CONTRACTOR SHALL PROVIDE LARGER CONDUITS AS REQUIRED.

L. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR EACH 120V BRANCH CIRCUIT.

M. IT IS ABSOLUTELY NECESSARY FOR ALL TRADES INVOLVED TO COORDINATE WITH EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, DIFFUSERS, BOXES, AND OTHER ITEMS THROUGHOUT THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.

N. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING OF FLOORS, WALLS, CEILINGS, AND ROOFS TO PERFORM THE REQUIRED WORK DEPICTED IN THESE DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING OF HOLES TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.

O. ELECTRICAL CONTRACTOR SHALL ADHERE TO THE LATEST ADOPTED VERSION OF ALL APPLICABLE CODES AND ANY LOCAL ADDENDUM TO THOSE CODES.

ELECTRICAL ABBREVIATIONS LEGEND

A, AMP	AMPERES	MAN	MANUAL
AC	ALTERNATING CURRENT	MAX	MAXIMUM
A/C	AIR CONDITIONING	MCA	MINIMUM CIRCUIT AMPACITY
AF	AMP FUSE	MCC	MOTOR CONTROL CENTER
AFF	ABOVE FINISHED FLOOR	MDP	MAIN DISTRIBUTION PANEL
AFG	ABOVE FINISHED GRADE	MECH	MECHANICAL
AHU	AIR HANDLING UNIT	MH	METAL HALIDE
AL	ALUMINUM	MIN	MINIMUM
AS	AMP SWITCH	MSS	MOTOR STARTER SWITCH WITH THERMAL OVERLOADS
ATS	AUTOMATIC TRANSFER SWITCH	N	NEUTRAL
BAS	BUILDING AUTOMATION SYSTEM	NC	NORMALLY CLOSED
BKR	BREAKER	NEC	NATIONAL ELECTRIC CODE
C	RACEWAY/CONDUIT	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
CB	CIRCUIT BREAKER		
CCTV	CLOSED CIRCUIT TELEVISION	NFD	NON-FUSED DISCONNECT
CKT	CIRCUIT	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NORMALLY OPEN
C.O.	RACEWAY/CONDUIT ONLY, WITH PULL STRING	#	NUMBER
CNTRL	CONTROL	OAE	OR APPROVED EQUAL
CU	COPPER	OC	ON CENTER
D	EXISTING TO BE DEMOLISHED	OCPD	OVERCURRENT PROTECTIVE DEVICE
DISC	DISCONNECT	OH	OVERHEAD
DIST	DISTRIBUTION	P	POLE
DPDT	DOUBLE POLE DOUBLE THROW	PB	PUSHBUTTON
DWG	DRAWING	PH	PHASE
EA	EACH	PNL	PANEL
EF	EXHAUST FAN	PVC	POLYVINYL CHLORIDE CONDUIT
ELEC	ELECTRIC	PWR	POWER
EMT	ELECTRICAL METALLIC TUBING	R	EXISTING TO REMAIN
EQUIP	EQUIPMENT	RCPT	RECEPTACLE
EX, EXIST	EXISTING	RECEPT	RECEPTACLE
FA	FIRE ALARM	RGS	RIGID GALVANIZED STEEL
FAA	FIRE ALARM ANNUNCIATOR	RM	ROOM
FACP	FIRE ALARM CONTROL PANEL	RVNR	REDUCED VOLTAGE NON-REVERSING
FD	FUSED DISCONNECT	RVR	REDUCED VOLTAGE REVERSING
FLR	FLOOR	SP	SINGLE POLE TOGGLE SWITCH
FO	FIBER OPTIC	SPD	SURGE PROTECTIVE DEVICE (TVSS)
FSD	FIRE SMOKE DAMPER RELAY, CONTROLLED BY ASSOCIATED SMOKE DETECTOR AND CIRCUITED BACK TO FACP	SPEC	SPECIFICATION
		SPST	SINGLE POLE SINGLE THROW
		SSPB	START-STOP PUSHBUTTON
FVNR	FULL VOLTAGE NON-REVERSING	SW	SWITCH
FVR	FULL VOLTAGE REVERSING	SWBD	SWITCHBOARD
GEC	GROUNDED ELECTRODE CONDUCTOR	SWGR	SWITCHGEAR
GFCI	GROUND FAULT CIRCUIT INTERRUPER	TB	TELEPHONE BOARD
GFI	GROUND FAULT INTERRUPTER	TC	TIME CLOCK
GFP	GROUND FAULT PROTECTION	TD	TIME DELAY
GND	GROUND	TEL	TELEPHONE
GRC	GALVANIZED RIGID CONDUIT	TSP	TWISTED SHIELDED PAIR
HID	HIGH INTENSITY DISCHARGE	TTB	TELEPHONE TERMINAL BOARD
HOA	HAND-OFF-AUTOMATIC	TYP	TYPICAL
HP	HORSEPOWER	UG	UNDERGROUND
HPS	HIGH PRESSURE SODIUM	UH	UNIT HEATER
HTR	HEATER	UNO	UNLESS NOTED OTHERWISE
HVAC	HEATING, VENTILATION & AIR CONDITIONING	V	VOLT
HZ	HERTZ	VA	VOLT-AMPERES
J-BOX	JUNCTION BOX	VFD	VARIABLE FREQUENCY DRIVE
KVA	KILOVOLT-AMPERES	W	WATTS
KW	KILOWATTS	WP	WEATHERPROOF
LCP	LIGHTING CONTROL PANEL	W/O	WITHOUT
LPW	LUMENS PER WATT	XFMR	TRANSFORMER
LTG	LIGHTING	Y	WYE-CONNECTED
LV	LOW VOLTAGE	Δ	DELTA-CONNECTED
MAG	MAGNETIC STARTER	ø	PHASE

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Date 7/2/2024
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JACKSON, WY 8301

PROJECT No:	6240049
DRAWN BY:	AHK
CHECKED BY:	DAM
CURRENT SET:	PERMIT SET

REV:	DATE:
-	-

SHEET #
E0.0

SHEET NAME:
ELECTRICAL COVER SHEET

ELECTRICAL SPECIFICATIONS

RACEWAY:
- MINIMUM RACEWAY SIZE: 3/4-INCH TRADE SIZE.

OUTDOORS:
- EXPOSED CONDUIT: RIGID STEEL CONDUIT.
- CONCEALED CONDUIT, ABOVE GROUND: EMT.
- UNDERGROUND CONDUIT: RNC, TYP EPC-40-PVC, DIRECT BURIED. USE TYPE EPC-80-PVC UNDER PAVED SURFACES.
- CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, ELECTRIC SOLENOID,OR MOTOR-DRIVEN EQUIPMENT): LFNC.
- BOXES AND ENCLOSURES, ABOVE GROUND: NEMA250, TYPE 3R.

INDOOR:
- EXPOSED, NOT SUBJECT TO PHYSICAL DAMAGE: EMT OR MC CABLE (WHEN ALLOWED BY CODE).
- EXPOSED AND SUBJECT TO SEVERE PHYSICAL DAMAGE: RIGID STEEL CONDUIT.
- CONCEALED IN NEW CEILINGS AND INTERIOR WALLS AND PARTITIONS: EMT, MC CABLE, TYPE NM CABLE (WHEN ALLOWED BY CODE).
- CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, ELECTRIC SOLENOID, OR MOTOR-DRIVEN EQUIPMENT): FMC, EXCEPT USE LFMC IN DAMP OR WET LOCATIONS.
- DAMP OR WET LOCATIONS: RIGID STEEL CONDUIT.
- BOXES AND ENCLOSURES: NEMA 250, TYPE 1, EXCEPT USE NEMA 250, TYPE 3R, NONMETALLIC IN DAMP OR WET LOCATIONS.
- RACEWAY FITTINGS: COMPATIBLE WITH RACEWAYS AND SUITABLE FOR USE AND LOCATION.
- RIGID AND INTERMEDIATE STEEL CONDUIT: USE THREADED RIGID STEEL CONDUIT FITTINGS, UNLESS NOTED OTHERWISE.

CONDUCTORS:
- ALL CONDUCTORS IN RACEWAY WHEN REQUIRED BY CODE OR LOCAL ADDENDUM: TYPE THHN-THWN, SINGLE CONDUCTORS.
- COPPER. SOLID FOR NO. 10 AWG AND SMALLER, STRANDED FOR NO. 8 AWG AND LARGER.
- CONCEALED IN NEW CEILINGS AND WALLS: TYPE THHN-THWN, SINGLE CONDUCTORS.
- TYPE MC OR NM CABLE IS ALLOWED FOR RESIDENTIAL INSTALLATIONS UNLESS PROHIBITED BY LOCAL AHJ.

PANELBOARDS:
- ALL PANELBOARDS SHALL BE FULLY RATED WITH COPPER BUSSING.
- ALL PANELBOARDS AND DISCONNECTS TO BE HARD-LABELED (HARD PLASTIC ENGRAVED).

DISCONNECTS:
- ALL DISCONNECTS SHALL BE HEAVY DUTY RATED.

WIRING DEVICES:
- STRAIGHT BLADE RECEPTACLES
  - CONVENIENCE RECEPTACLES, 125V, 20A: COMPLY WITH NEMA WD 1, NEMA WD 6 CONFIGURATION 5-20R, AND UL 498.
  - COOPER: 5351 (SINGLE), 5352 (DUPLEX).
  - HUBBELL: HBL5351 (SINGLE), CR5352 (DUPLEX).
  - UNFINISHED SPACES: PROVIDE GRAY DEVICE IN 4-SQUARE BOX WITH WHITE NYLON COVERS.
  - FINISHED SPACES: PROVIDE WHITE DEVICE IN 4-SQUARE BOX WITH WHITE NYLON COVERS.
- GFCI RECEPTACLES:
  - GENERAL DESCRIPTION: STRAIGHT BLADE, NON-FEED-THROUGH TYPE. COMPLY WITH NEMA WD 1, NEMA WD 6, UL 498, AND UL 943, CLASS A, AND INCLUDE INDICATOR LIGHT THAT IS LIGHTED WHEN DEVICE IS TRIPPED.
  - DUPLEX GFCI CONVENIENCE RECEPTACLES: 125 V, 20 A.
  - COOPER: GF20.
  - UNFINISHED SPACES: PROVIDE GRAY DEVICE IN 4-SQUARE BOX WITH GALVANIZED STEEL COVERS.
  - FINISHED SPACES: PROVIDE WHITE DEVICE IN 4-SQUARE BOX WITH WHITE NYLON COVERS.
- AFCI RECEPTACLES:
  - AFCI RECEPTACLES MAY BE USED INSTEAD OF AFCI BREAKERS WHEN APPROPRIATE. CONTRACTOR MUST COMPLY WITH NEC 210.12 FOR PROPER AFCI PROTECTION WHERE REQUIRED BY CODE.
- SNAP SWITCHES:
  - SWITCHES, 120/277 V, 20 A: COMPLY WITH NEMA WD 1 AND UL 20.
  - COOPER: 2221 (SINGLE POLE), CS1222 (TWO POLE), CS1223 (THREE WAY), 2224 (FOUR WAY).
  - HUBBELL: CS1221 (SINGLE POLE), CS 1222 (TWO POLE), CS1223 (THREE WAY), CS1224 (FOUR WAY).
  - LEVITON: 1221-2 (SINGLE POLE), 1222-2 (TWO POLE), 1223-2 (TWO POLE), 1223-2 (THREE WAY), 1224-2 (FOUR WAY).

FA SYSTEM (COMMERCIAL ADDRESSABLE STYLE):
- GENERAL DESCRIPTION: NON-CODED, ADDRESSABLE SYSTEM, WITH MULTIPLEXED SIGNAL TRANSMISSION, DEDICATED TO FIRE-ALARM SERVICE ONLY.
- DESIGNED BY LEVEL 4 DESIGNER, INSTALLED BY LEVEL 2 TECHNICIAN.
- SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE NFPA 72 NATIONAL FIRE ALARM CODE.
- CONTROL PANEL: FLUSH-MOUNT, FIELD-PROGRAMMABLE, MICROPROCESSOR-BASED, MODULAR, POWER-LIMITED DESIGN WITH ELECTRONIC MODULES, COMPLYING WITH UL 864 AND LISTED AND LABELED BY AN NRTL. SILENT KNIGHT MODEL IFP SERIES, OR APPROVED EQUAL.
- NOTIFICATION DEVICES: HORN/STROBES AND STROBES SHALL HAVE ADJUSTABLE OUTPUT LEVEL SETTINGS, AND SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
- INITIATING DEVICES: HEAT DETECTORS, SMOKE DETECTORS, DUCT SMOKE DETECTORS, AND MANUAL PULL-STATIONS.
- PROVIDE DESIGN SUBMITTALS, INCLUDING ALL DRAWINGS, COMPONENT DATASHEETS, AND CALCULATIONS TO: THE AHJ, ARCHITECT, AND ENGINEER FOR APPROVAL.
- 3RD-PARTY MONITORING REQUIRED.
- SHALL BE COMMISSIONED AND APPROVED BY LOCAL AHJ.
- PROVIDE COMPLETE SET OF AS-BUILT DRAWINGS FOR THE ENTIRE SYSTEM UPON INSTALLATION COMPLETION, INCLUDING, BUT NOT LIMITED TO, THE EXACT LOCATIONS OF ALL EQUIPMENT, CONNECTIONS BETWEEN ALL EQUIPMENT, AND WIRING FOR ALL EQUIPMENT AS THE SYSTEM IS INSTALLED.
- PROVIDE COMPLETE SET OF OPERATION AND MAINTENANCE INSTRUCTIONS.
- PROVIDE COPY OF MANUFACTURER'S WARRANTY FOR ALL EQUIPMENT AND MATERIALS. WARRANTY SHALL BE FOR ALL EQUIPMENT, MATERIALS, INSTALLATION, AND WORKMANSHIP FOR A MINIMUM OF THREE(3) YEARS, UNLESS OTHERWISE SPECIFIED.

FA SYSTEM (RESIDENTIAL STYLE):
- PROVIDE COMBINATION CO AND SMOKE DETECTORS, WITH PRIMARY 120V POWER AND INTEGRAL BATTERY BACK UP.
- DEVICES SHALL BE LOCATED IN COMPLIANCE WITH NFPA 72.

METERING:
- COMPLY WITH REQUIREMENTS OF UTILITIES PROVIDING ELECTRICAL POWER SERVICES.
- COORDINATE INSTALLATION AND CONNECTION OF UTILITIES AND SERVICES, INCLUDING PROVISION FOR ELECTRICITY-METERING COMPONENTS.
- METERS WILL BE FURNISHED BY UTILITY COMPANY.
- CURRENT-TRANSFORMER CABINETS: COMPLY WITH REQUIREMENTS OF ELECTRICAL-POWER UTILITY COMPANY.
- METER SOCKETS: COMPLY WITH REQUIREMENTS OF ELECTRICAL-POWER UTILITY COMPANY.
- COMPLY WITH EQUIPMENT INSTALLATION REQUIREMENTS IN NECA 1.
- INSTALL RACEWAYS AND EQUIPMENT ACCORDING TO UTILITY COMPANY'S WRITTEN REQUIREMENTS. PROVIDE EMPTY CONDUITS FOR METERING LEADS AND EXTEND GROUNDING CONNECTIONS AS REQUIRED BY UTILITY COMPANY.

SERVICES RATED 1200A OR MORE:
- COMPLY WITH REQUIREMENTS OF NEC 240.67 OR 240.87 FOR ARC ENERGY REDUCTION.
- PROVIDE TESTING AND DOCUMENTATION REQUIRED IN PARTS A AND C OF 240.67 AND 240.87 FOR ENGINEERING REVIEW PRIOR TO AHJ INSPECTIONS.
- SOLICIT THE SERVICES OF ELECTRICAL EQUIPMENT VENDOR FOR THE REQUIRED TESTING.

ALL SERVICES:
- PROVIDE SHORT CIRCUIT, ARC FAULT, AND COORDINATION STUDY FOR ENGINEERING REVIEW. STUDY IS TO BE INCLUDED IN THE ELECTRICAL EQUIPMENT SUBMITTALS.

NOTE: THESE SPECIFICATION REQUIREMENTS MAY NOT ALL APPLY TO SPECIFIC PROJECT. CONTRACTOR MAY CONTACT ENGINEER FOR CLARIFICATION IF IN DOUBT.

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JACKSON DEVELOPMENT

910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No:	6240049
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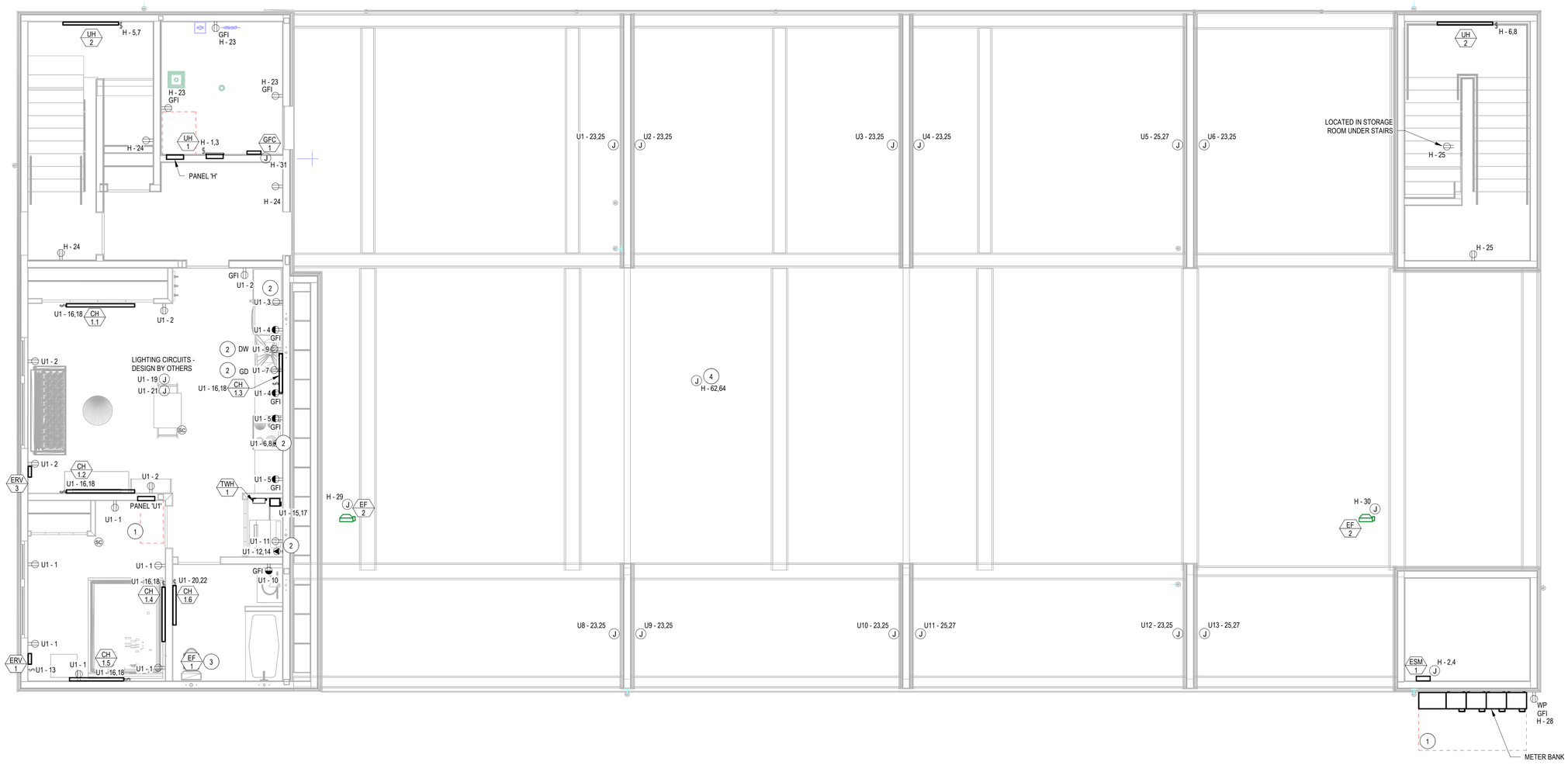
ELECTRICAL SPECIFICATIONS



N 1 E1.0 ELEC - LEVEL 1 - POWER PLAN

SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

A. IT IS ABSOLUTELY NECESSARY FOR ALL TRADES INVOLVED TO COORDINATE WITH EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, DIFFUSERS, BOXES, AND OTHER ITEMS THROUGHOUT THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.
B. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING OF FLOORS, WALLS, CEILINGS, AND ROOFS TO PERFORM THE REQUIRED WORK DEPICTED IN THESE DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING OF HOLES TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.
C. CONTRACTOR IS FULLY RESPONSIBLE FOR FOLLOWING ALL APPLICABLE CODES AND STANDARDS, AS WELL AS ALL LOCAL ADDENDUM TO THOSE CODES AND STANDARDS, WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.

KEYED NOTES

(#)

1 MAINTAIN WORKING CLEARANCE IN ACCORDANCE WITH NEC 110.26.
2 PROVIDE GFI BREAKER FOR RECEPTACLES LOCATED BEHIND EQUIPMENT.
3 CONNECT EXHAUST FAN TO LIGHTING CIRCUIT SERVING THIS SAME ROOM, UNLESS LIGHTING IS SERVED BY LIGHTING CONTROL SYSTEM. IF LIGHTING IS SERVED BY LIGHTING CONTROL SYSTEM, CIRCUIT EXHAUST FAN TO GFI CIRCUIT.
4 CONTRACTOR SHALL PROVIDE 240V CIRCUIT FOR HEAT TRACING OF EXPOSED PLUMBING. CONTRACTOR SHALL FIELD COORDINATE LOCATIONS OF HEAT TRACING PRIOR TO ROUGH-IN.

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Professional Engineer
DAVID MAGID
18997
Date 12/22/2023
WYOMING

JACKSON DEVELOPMENT
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JACKSON, WY 8301

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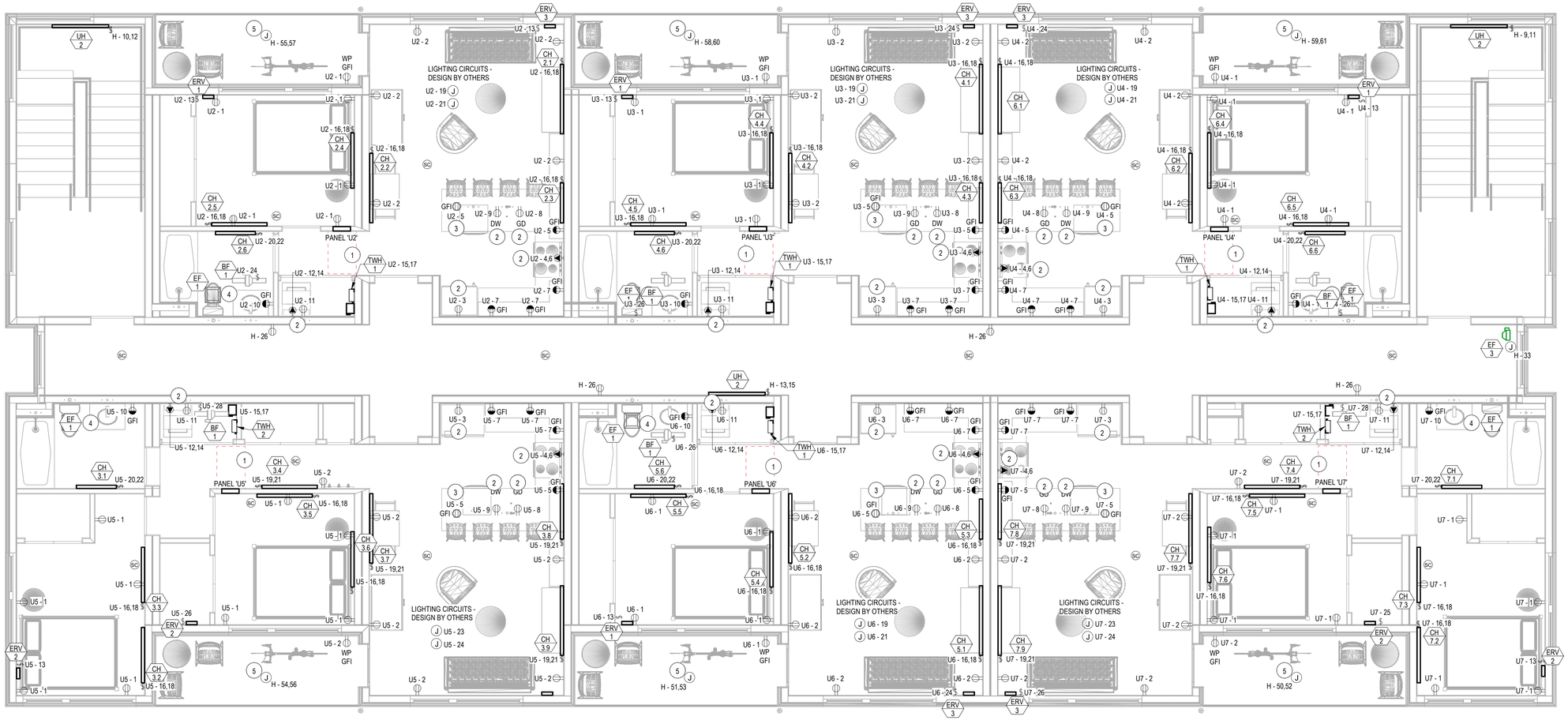
ELECTRICAL - LEVEL 1 - POWER PLAN



1 E1.1 ELEC - LEVEL 2 - POWER
SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

A. IT IS ABSOLUTELY NECESSARY FOR ALL TRADES INVOLVED TO COORDINATE WITH EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, DIFFUSERS, BOXES, AND OTHER ITEMS THROUGHOUT THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.
B. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING OF FLOORS, WALLS, CEILINGS, AND ROOFS TO PERFORM THE REQUIRED WORK DEPICTED IN THESE DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING OF HOLES TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.
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KEYED NOTES

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1 MAINTAIN WORKING CLEARANCE IN ACCORDANCE WITH NEC 110.26.
2 PROVIDE GFI BREAKER FOR RECEPTACLES LOCATED BEHIND EQUIPMENT.
3 PROVIDE POP-UP COUNTER TOP RECEPTACLE. CONFIRM LOCATION, MOUNTING, AND PRODUCT SPECIFICATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
4 CONNECT EXHAUST FAN TO LIGHTING CIRCUIT SERVING THIS SAME ROOM, UNLESS LIGHTING IS SERVED BY LIGHTING CONTROL SYSTEM. IF LIGHTING IS SERVED BY LIGHTING CONTROL SYSTEM, CIRCUIT EXHAUST FAN TO GFI CIRCUIT.
5 PROVIDE 240V CIRCUIT FOR HEAT TAPE IN ALL GUTTERS, RAIN LEADERS, AND DOWNSPOUTS OUTSIDE OF CONDITIONED SPACE, THE FULL LENGTH OF THE OVER FLOW DRAIN, AND 15' INTO THE DRAIN IF IT IS IN CONDITIONED SPACE. ELECTRICAL CONTRACTOR TO COORDINATE CONTROLS, LOAD, AND LOCATIONS WITH MANUFACTURER AND FEEDING PANELS PRIOR TO ORDERING. REFER TO ARCHITECTURAL PLANS FOR EXACT GUTTER AND DOWNSPOUT LOCATIONS AND LENGTHS.

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Professional Engineer DAVID MAGID 18997 Date 7/2/2020 WYOMING

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910 & 915 SIMON LANE
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PROJECT No: 6240049
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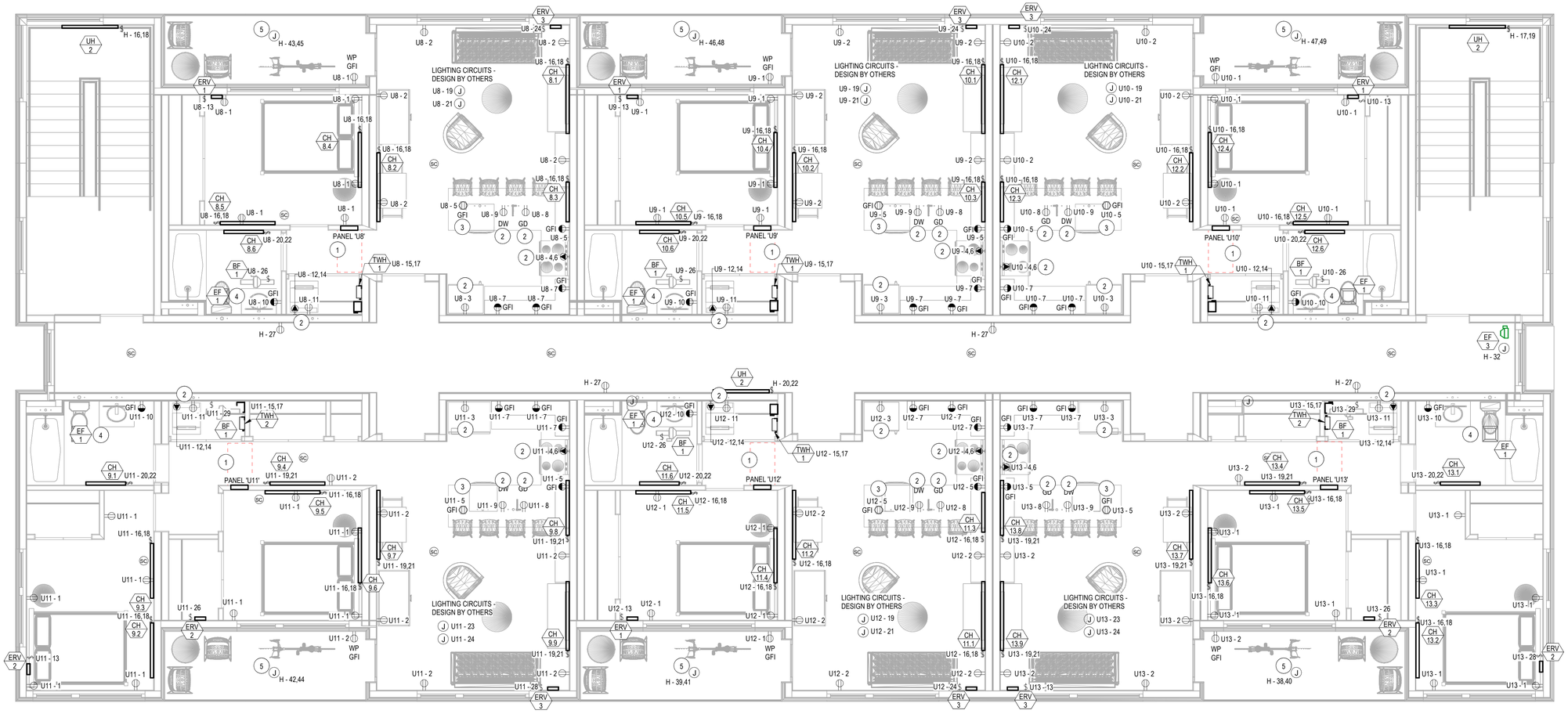

1 E1.2 ELEC - LEVEL 3 - POWER

SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

A. IT IS ABSOLUTELY NECESSARY FOR ALL TRADES INVOLVED TO COORDINATE WITH EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, DIFFUSERS, BOXES, AND OTHER ITEMS THROUGHOUT THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.

B. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING OF FLOORS, WALLS, CEILINGS, AND ROOFS TO PERFORM THE REQUIRED WORK DEPICTED IN THESE DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING OF HOLES TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.

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KEYED NOTES

#

1 MAINTAIN WORKING CLEARANCE IN ACCORDANCE WITH NEC 110.26.

2 PROVIDE GFI BREAKER FOR RECEPTACLES LOCATED BEHIND EQUIPMENT.

3 PROVIDE POP-UP COUNTER TOP RECEPTACLE. CONFIRM LOCATION, MOUNTING, AND PRODUCT SPECIFICATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.

4 CONNECT EXHAUST FAN TO LIGHTING CIRCUIT SERVING THIS SAME ROOM, UNLESS LIGHTING IS SERVED BY LIGHTING CONTROL SYSTEM. IF LIGHTING IS SERVED BY LIGHTING CONTROL SYSTEM, CIRCUIT EXHAUST FAN TO GFI CIRCUIT.

5 PROVIDE 240V CIRCUIT FOR HEAT TAPE IN ALL GUTTERS, RAIN LEADERS, AND DOWNSPOUTS OUTSIDE OF CONDITIONED SPACE, THE FULL LENGTH OF THE OVER FLOW DRAIN, AND 15' INTO THE DRAIN IF IT IS IN CONDITIONED SPACE. ELECTRICAL CONTRACTOR TO COORDINATE CONTROLS, LOAD, AND LOCATIONS WITH MANUFACTURER AND FEEDING PANELS PRIOR TO ORDERING. REFER TO ARCHITECTURAL PLANS FOR EXACT GUTTER AND DOWNSPOUT LOCATIONS AND LENGTHS.

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Professional Engineer DAVID MACIO 18997 Date 7/2/2020 WYOMING

JACKSON DEVELOPMENT

910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No: 6240049

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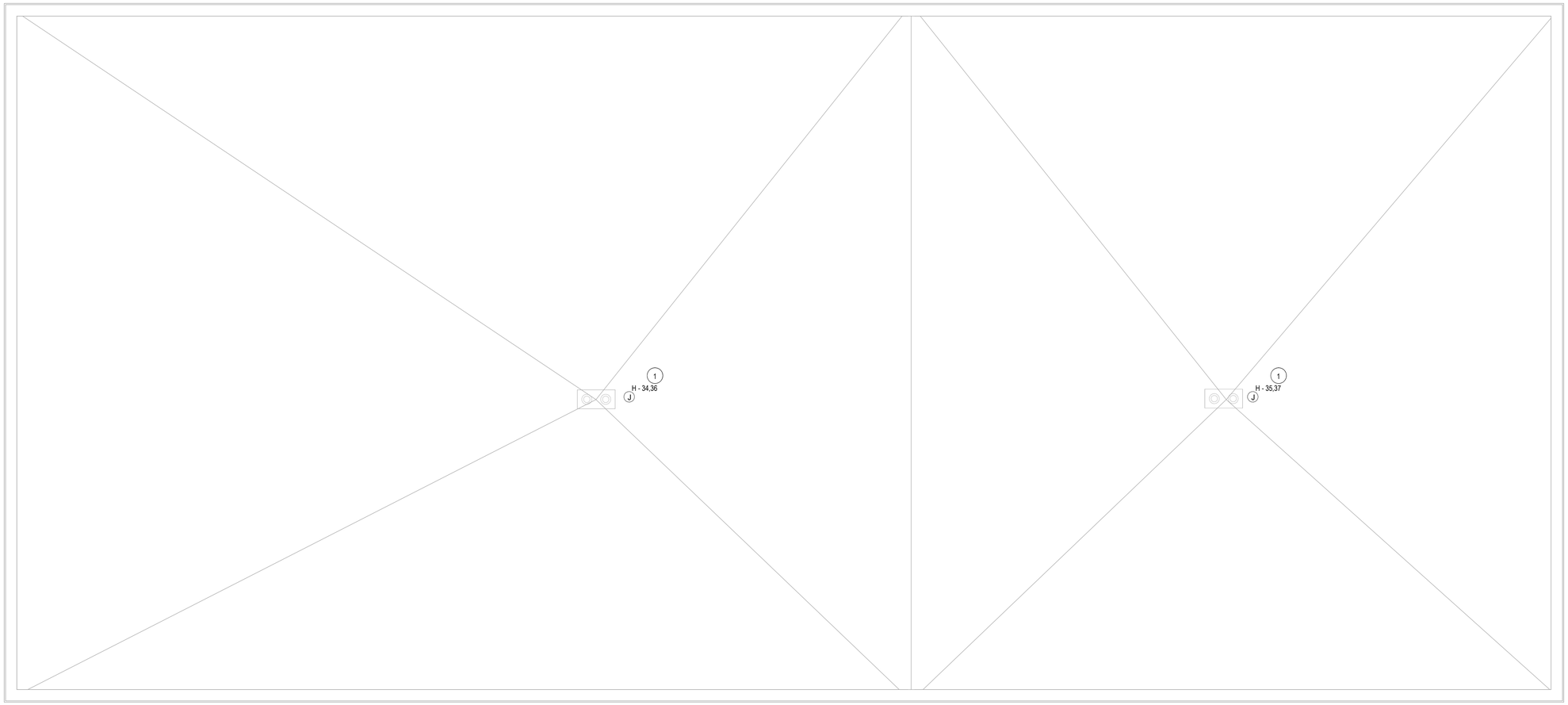
ELECTRICAL - LEVEL 3 - POWER PLAN



1 / E1.3 ELEC - ROOF - POWER
SCALE: 1/4" = 1'-0"

KEYED NOTES

#

1 PROVIDE 240V CIRCUIT FOR HEAT TAPE IN ALL GUTTERS, RAIN LEADERS, AND DOWNSPOUTS OUTSIDE OF CONDITIONED SPACE, THE FULL LENGTH OF THE OVER FLOW DRAIN, AND 15' INTO THE DRAIN IF IT IS IN CONDITIONED SPACE. ELECTRICAL CONTRACTOR TO COORDINATE CONTROLS, LOAD, AND LOCATIONS WITH MANUFACTURER AND FEEDING PANELS PRIOR TO ORDERING. REFER TO ARCHITECTURAL PLANS FOR EXACT GUTTER AND DOWNSPOUT LOCATIONS AND LENGTHS.

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18997
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JACKSON DEVELOPMENT
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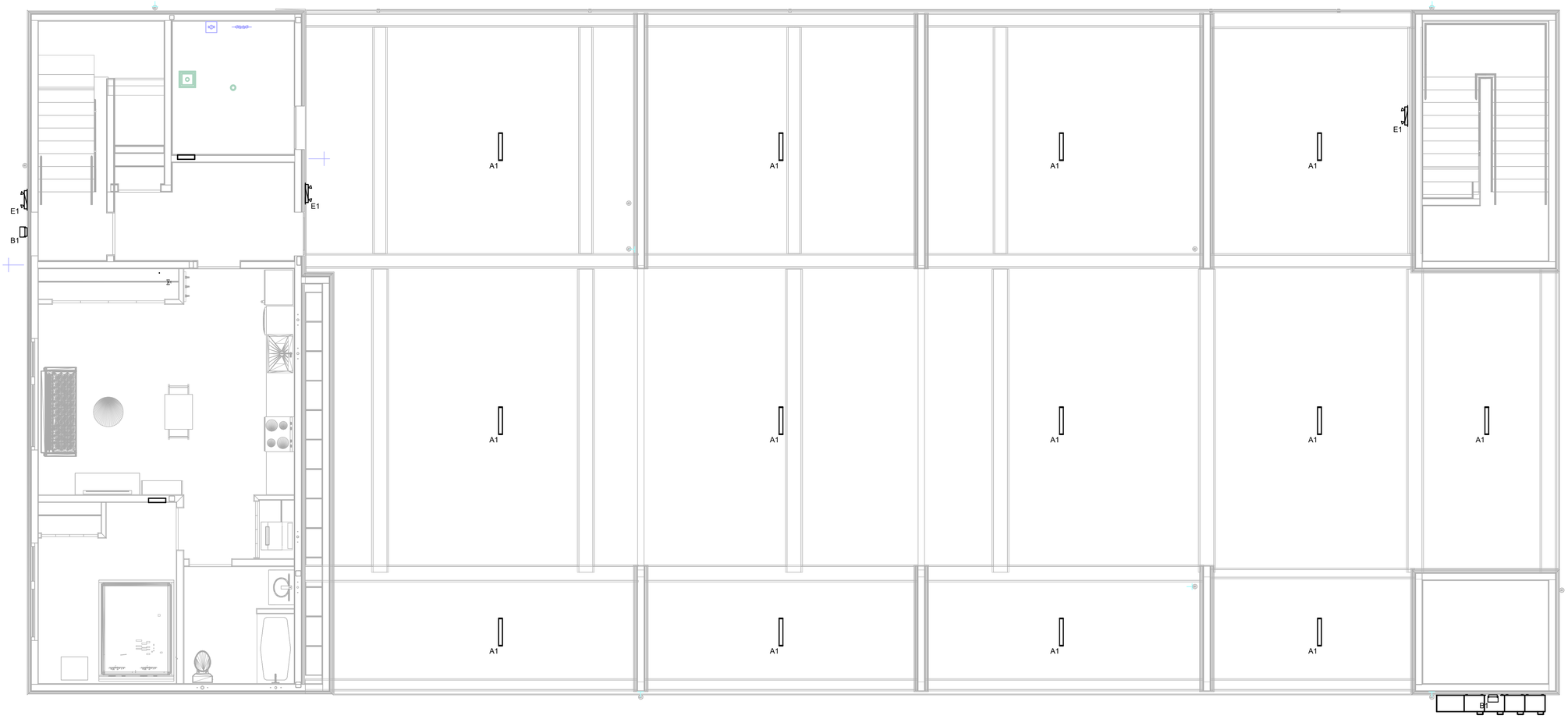

1 E2.0 ELEC - LEVEL 1 - EXTERIOR LIGHTING
SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

A. IT IS ABSOLUTELY NECESSARY FOR ALL TRADES INVOLVED TO COORDINATE WITH EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, DIFFUSERS, BOXES, AND OTHER ITEMS THROUGHOUT THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.
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KEYED NOTES

#

EXTERIOR LUMINAIRE SCHEDULE

Type Mark	Description	Manufacturer	Model	Luminous Flux	Apparent Load	Count
A1	GARAGE LINEAR LED LIGHTS	Acuity Brands Lighting	CLX L24 1500LM HEF FDL MVOLT GZ10 40K 80CRI	1500 lm	15 VA	13
B1	BUILDING FACADE DOWN LIGHT	LUMARK	XTOR1B-W	1380 lm	12 VA	2
C1	PATIO LED DOWN LIGHT	LITHONA LIGHTING	OLCFM-15-DDB	1077 lm	17 VA	12
E1	OUTDOR EMERGENCY LIGHT	COOPER LIGHTING	SURE-LITES SEL25		10 VA	3

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Professional Engineer DAVID MAGID 18997 Date 7/2/2020 WYOMING

JACKSON DEVELOPMENT

910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No: 6240049
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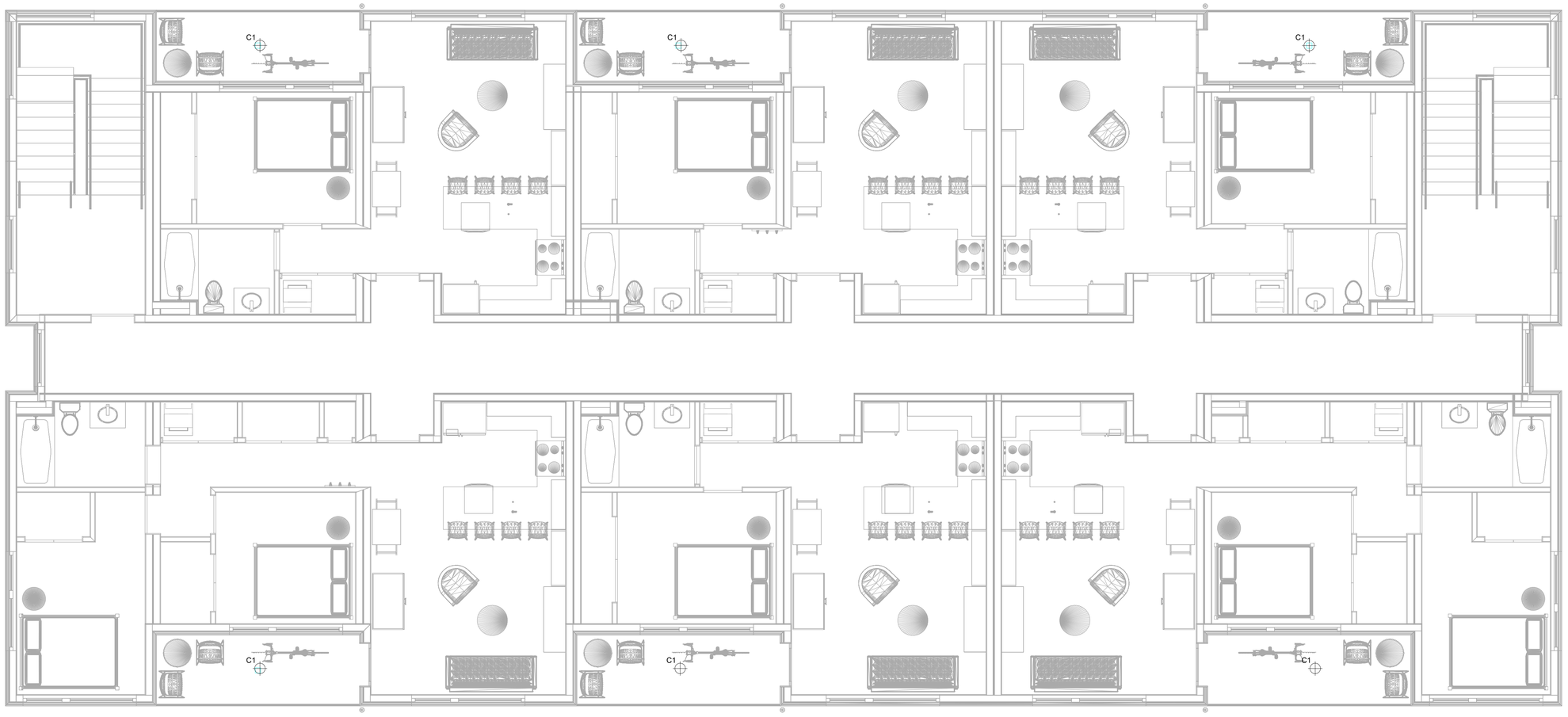
SHEET NAME:
ELECTRICAL - LEVEL 1 - EXTERIOR LIGHTING PLAN



1 E2.1 ELEC - LEVEL 2 - EXTERIOR LIGHTING
SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

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Professional Engineer DAVID MAGID 18997 Date 7/2/2020 WYOMING

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

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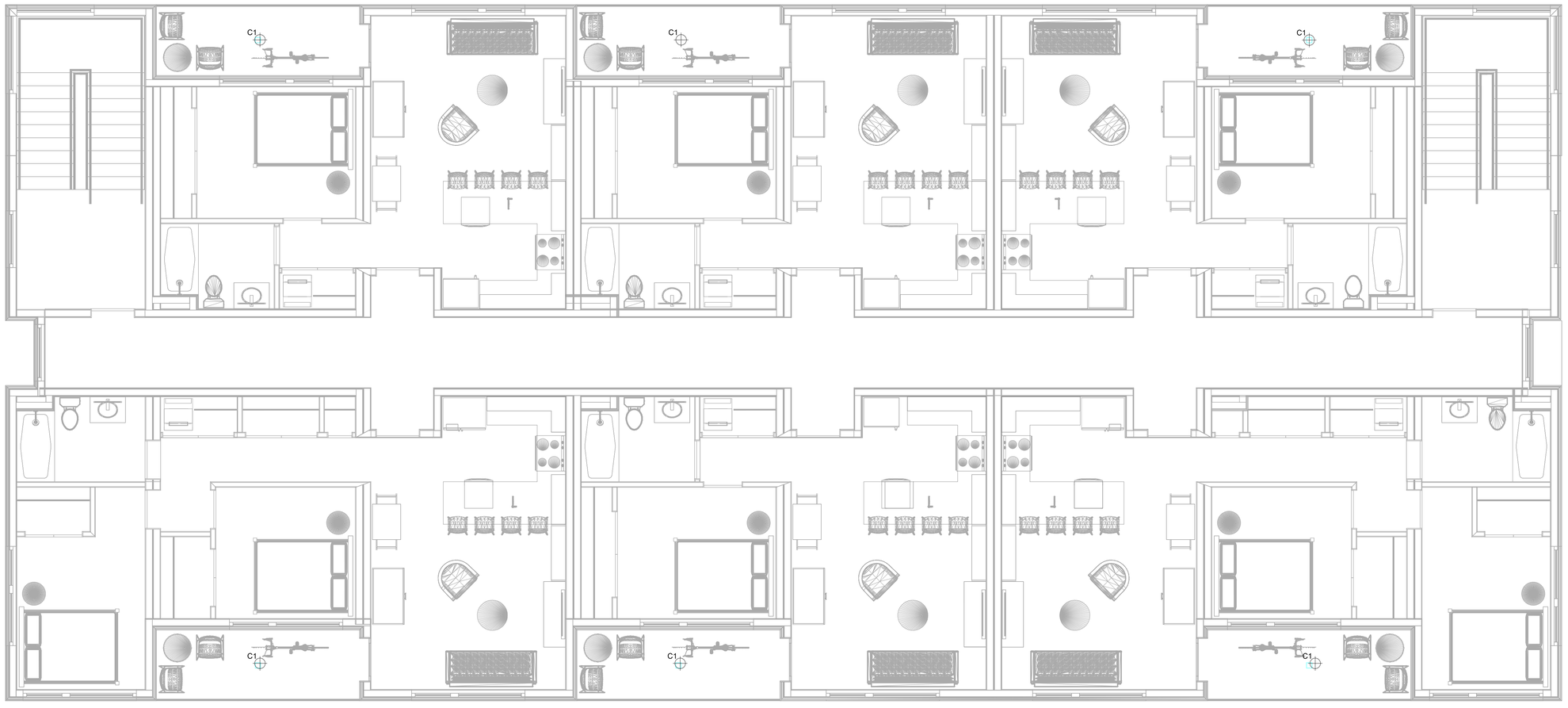
SHEET NAME:
ELECTRICAL - LEVEL 2 - EXTERIOR LIGHTING PLAN



1 E2.2 ELEC - LEVEL 3 - EXTERIOR LIGHTING

SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

A. IT IS ABSOLUTELY NECESSARY FOR ALL TRADES INVOLVED TO COORDINATE WITH EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, DIFFUSERS, BOXES, AND OTHER ITEMS THROUGHOUT THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.
B. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING OF FLOORS, WALLS, CEILINGS, AND ROOFS TO PERFORM THE REQUIRED WORK DEPICTED IN THESE DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING OF HOLES TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.
C. CONTRACTOR IS FULLY RESPONSIBLE FOR FOLLOWING ALL APPLICABLE CODES AND STANDARDS, AS WELL AS ALL LOCAL ADDENDUM TO THOSE CODES AND STANDARDS, WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.

KEYED NOTES

#

EXTERIOR LUMINAIRE SCHEDULE

Type Mark	Description	Manufacturer	Model	Luminous Flux	Apparent Load	Count
A1	GARAGE LINEAR LED LIGHTS	Acuity Brands Lighting	CLX L24 1500LM HEF FDL MVOLT GZ10 40K 80CRI	1500 lm	15 VA	13
B1	BUILDING FACADE DOWN LIGHT	LUMARK	XTOR1B-W	1380 lm	12 VA	2
C1	PATIO LED DOWN LIGHT	LITHONA LIGHTING	OLCFM-15-DDB	1077 lm	17 VA	12
E1	OUTDOR EMERGENCY LIGHT	COOPER LIGHTING	SURE-LITES SEL25		10 VA	3

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

MONTANA OFFICE: (406) 587-2917
WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
WWW.ENERGY-1.NET

Energy 1

Professional Engineer
DAVID MAGID
18997
Date 12/22/20
WYOMING

JACKSON DEVELOPMENT

910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No:
6240049

DRAWN BY:
AHK

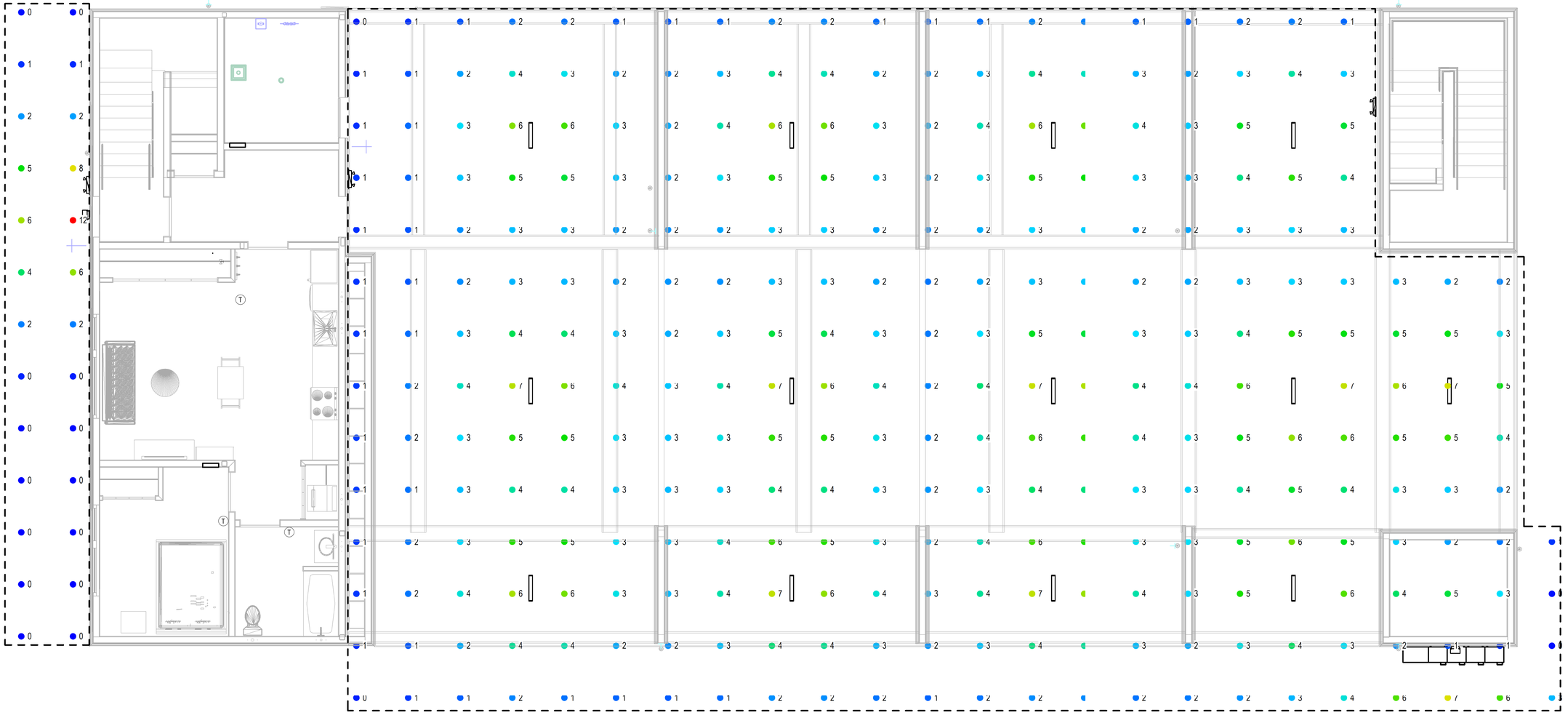
CHECKED BY:
DAM

CURRENT SET:
PERMIT SET

REV:	DATE:
-	-

SHEET #
E2.2

SHEET NAME:
ELECTRICAL - LEVEL 3 - EXTERIOR LIGHTING PLAN



1 E2.3 ELEC - LEVEL 1 - EXTERIOR LIGHTING PHOTOMETRICS
SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

A. IT IS ABSOLUTELY NECESSARY FOR ALL TRADES INVOLVED TO COORDINATE WITH EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, DIFFUSERS, BOXES, AND OTHER ITEMS THROUGHOUT THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.
B. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING OF FLOORS, WALLS, CEILINGS, AND ROOFS TO PERFORM THE REQUIRED WORK DEPICTED IN THESE DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING OF HOLES TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.
C. CONTRACTOR IS FULLY RESPONSIBLE FOR FOLLOWING ALL APPLICABLE CODES AND STANDARDS, AS WELL AS ALL LOCAL ADDENDUM TO THOSE CODES AND STANDARDS, WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.

KEYED NOTES

#

EXTERIOR LUMINAIRE SCHEDULE

Type Mark	Description	Manufacturer	Model	Luminous Flux	Apparent Load	Count
A1	GARAGE LINEAR LED LIGHTS	Acuity Brands Lighting	CLX L24 1500LM HEF FDL MVOLT GZ10 40K 80CRI	1500 lm	15 VA	13
B1	BUILDING FACADE DOWN LIGHT	LUMARK	XTOR1B-W	1380 lm	12 VA	2
C1	PATIO LED DOWN LIGHT	LITHONA LIGHTING	OLCFM-15-DDB	1077 lm	17 VA	12
E1	OUTDOR EMERGENCY LIGHT	COOPER LIGHTING	SURE-LITES SEL25		10 VA	3

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

MONTANA OFFICE: (406) 587-2917
WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
WWW.ENERGY-1.NET

Energy 1

Professional Engineer DAVID MAGID 18997 Date 7/2/2020 WYOMING

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No: 6240049
DRAWN BY: AHK
CHECKED BY: DAM
CURRENT SET: PERMIT SET

REV:	DATE:
-	-

SHEET #
E2.3

SHEET NAME:
ELECTRICAL - LEVEL 1 - EXTERIOR PHOTOMETRICS

GENERAL NOTES

A. INSTALLATION PER UTILITY REQUIREMENTS.

B. COORDINATE EXACT DISTANCES BETWEEN UTILITY TRANSFORMER AND METER/CT WITH LOCAL UTILITY PRIOR TO ROUGH-IN.

C. BASED ON ACTUAL HOMERUN LENGTHS REQUIRED IN THE FIELD, THE CONTRACTOR IS RESPONSIBLE TO CALCULATE AND INCREASE THE WIRE SIZES AS REQUIRED TO LIMIT BRANCH CIRCUIT VOLTAGE DROP TO 3% OR LESS.

D. CONDUIT, CONDUCTORS AND AIC CALCULATIONS FOR ALL SERVICE, PANEL AND EQUIPMENT FEEDERS INDICATED ON THE ONE-LINE HAVE BEEN SIZED BASED ON COPPER. THE CONTRACTOR MAY USE COMPRESSED ALUMINUM CONDUCTORS FOR THESE FEEDERS PROVIDING THE CONDUIT, CONDUCTOR SIZES AND AIC CALCULATIONS ARE ADJUSTED AS REQUIRED TO MEET ALL NATIONAL ELECTRICAL CODE REQUIREMENTS.

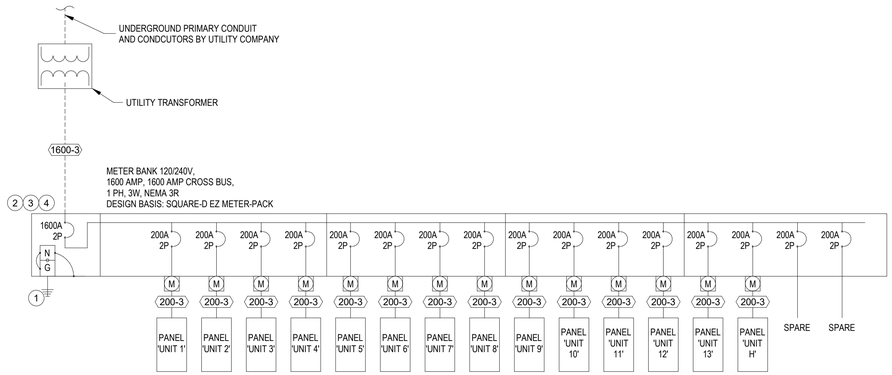
KEYED NOTES

1. PROVIDE GROUNDING PER DETAIL #2 ON SHEET E4.0
2. METER BASE PER UTILITY REQUIREMENTS
3. MAIN CIRCUIT BREAKER SHALL BE 100% RATED
4. CONTRACTOR SHALL PROVIDE ENERGY REDUCING MAINTENCE SWITCHING PER NEC 240.87

AVAILABLE FAULT CURRENTS

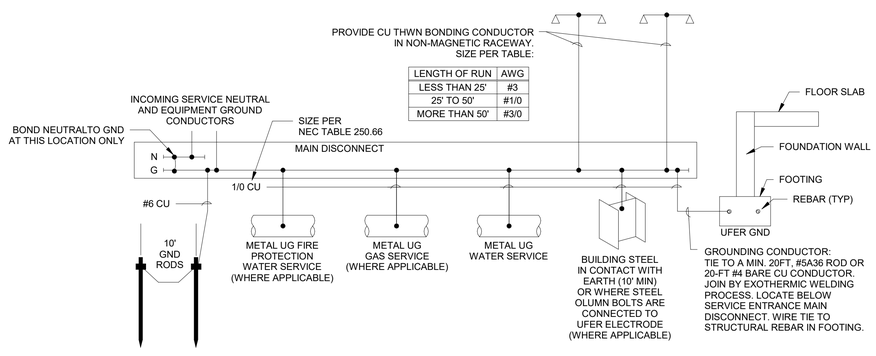
*AVAILABLE FAULT CURRENTS ARE PROVIDED AS ESTIMATIONS ONLY; FAULT CURRENT STUDY TO BE COMPLETED AND APPROVED PRIOR TO INSTALLATION OF ELECTRICAL EQUIPMENT.

METER BANK - 23,820 A
PANEL 'U1' - 9,300 A
PANEL 'U2' - 8,470 A
PANEL 'U3' - 9,990 A
PANEL 'U4' - 12,460 A
PANEL 'U5' - 8,940 A
PANEL 'U6' - 11,280 A
PANEL 'U7' - 15,450 A
PANEL 'U8' - 8,010 A
PANEL 'U9' - 9,350 A
PANEL 'U10' - 11,520 A
PANEL 'U11' - 8,520 A
PANEL 'U12' - 10,500 A
PANEL 'U13' - 13,980 A
PANEL 'H' - 8,210 A



1 E3.0 ELECTRICAL ONE-LINE DIAGRAM

SCALE: 1/4" = 1'-0"



2 E3.0 GROUNDING AND BONDING RISER DIAGRAM

SCALE: 12" = 1'-0"

FEEDER SCHEDULE

AMPS-WIRE QTY PER CONDUIT	75 DEG COPPER					75 DEG ALUMINUM				
	SETS IN PARALLEL	CONDUIT	POLE QTY AND AWG	NEUTRAL AWG	GROUND AWG	SETS IN PARALLEL	CONDUIT	POLE QTY AND AWG	NEUTRAL AWG	GROUND AWG
20-3	1	1/2"	2#12	1#12	1#12	1	1/2"	2#10	1#10	1#10
20-4	1	1/2"	3#12	1#12	1#12	1	3/4"	3#10	1#10	1#10
30-3	1	1/2"	2#10	1#10	1#10	1	3/4"	2#8	1#8	1#8
30-4	1	3/4"	3#10	1#10	1#10	1	1"	3#8	1#8	1#8
50-3	1	3/4"	2#8	1#8	1#10	1	1"	2#6	1#6	1#8
50-4	1	1"	3#8	1#8	1#10	1	1"	3#6	1#6	1#8
60-3	1	1"	2#6	1#6	1#10	1	1-1/4"	2#4	1#4	1#8
60-4	1	1"	3#6	1#6	1#10	1	1-1/4"	3#4	1#4	1#8
70-3	1	1-1/4"	2#4	1#4	1#8	1	1-1/4"	2#3	1#3	1#6
70-4	1	1-1/4"	3#4	1#4	1#8	1	1-1/4"	3#3	1#3	1#6
90-3	1	1-1/4"	2#3	1#3	1#8	1	1-1/4"	2#2	1#2	1#6
90-4	1	1-1/4"	3#3	1#3	1#8	1	1-1/2"	3#2	1#2	1#6
100-3	1	1-1/4"	2#3	1#3	1#8	1	1-1/2"	2#1	1#1	1#6
100-4	1	1-1/4"	3#3	1#3	1#8	1	1-1/2"	3#1	1#1	1#6
125-3	1	1-1/2"	2#1	1#1	1#6	1	1-1/2"	2#2/0	1#2/0	1#4
125-4	1	1-1/2"	3#1	1#1	1#6	1	2"	3#2/0	1#2/0	1#4
150-3	1	1-1/2"	2#1/0	1#1/0	1#6	1	2"	2#3/0	1#3/0	1#4
150-4	1	2"	3#1/0	1#1/0	1#6	1	2"	3#3/0	1#3/0	1#4
175-3	1	2"	2#2/0	1#2/0	1#6	1	2"	2#4/0	1#4/0	1#4
175-4	1	2"	3#2/0	1#2/0	1#6	1	2-1/2"	3#4/0	1#4/0	1#4
200-3	1	2"	2#3/0	1#3/0	1#6	1	2-1/2"	2#250	1#250	1#4
200-4	1	2"	3#3/0	1#3/0	1#6	1	2-1/2"	3#250	1#250	1#4
225-3	1	2"	2#4/0	1#4/0	1#4	1	2-1/2"	2#300	1#300	1#2
225-4	1	2-12"	3#4/0	1#4/0	1#4	1	3"	3#300	1#300	1#2
250-3	1	2-1/2"	2#250	1#250	1#4	1	3"	2#350	1#350	1#2
250-4	1	2-1/2"	3#250	1#250	1#4	1	3"	3#350	1#350	1#2
300-3	1	3"	2#350	1#350	1#4	1	3"	2#500	1#500	1#2
300-4	1	3"	3#350	1#350	1#4	1	3"	3#500	1#500	1#2
400-3	2	2"	2#3/0	1#3/0	1#3	2	2-1/2"	2#250	1#250	1#1
400-4	2	2"	3#3/0	1#3/0	1#3	2	2-1/2"	3#250	1#250	1#1
500-3	2	2-1/2"	2#250	1#250	1#2	2	2-1/2"	2#350	1#350	1#1/0
500-4	2	2-1/2"	3#250	1#250	1#2	2	3"	3#350	1#350	1#1/0
600-3	2	3"	2#350	1#350	1#1	2	3"	2#500	1#500	1#2/0
600-4	2	3"	3#350	1#350	1#1	2	3"	3#500	1#500	1#2/0
800-3	3	2-1/2"	2#300	1#300	1#1/0	3	3"	2#400	1#400	1#3/0
800-4	3	2-1/2"	3#300	1#300	1#1/0	3	3"	3#400	1#400	1#3/0
1000-3	3	3"	2#400	1#400	1#2/0	4	3"	2#350	1#350	1#4/0
1000-4	3	3"	3#400	1#400	1#2/0	4	3"	3#350	1#350	1#4/0
1200-3	4	3"	2#350	1#350	1#3/0	4	3"	2#500	1#500	1#250
1200-4	4	3"	3#350	1#350	1#3/0	4	3-1/2"	3#500	1#500	1#250
1600-3	5	3"	2#400	1#400	1#4/0	6	3"	2#400	1#400	1#350
1600-4	5	3"	3#400	1#400	1#4/0	6	3"	3#400	1#400	1#350
2000-3	4	4"	2#900	1#900	1#250	5	4"	2#900	1#900	1#400
2000-4	4	5"	3#900	1#900	1#250	5	5"	3#900	1#900	1#400
2500-3	5	4"	2#900	1#900	1#350	6	4"	2#900	1#900	1#600
2500-4	5	5"	3#900	1#900	1#350	6	5"	3#900	1#900	1#600
3000-3	6	4"	2#900	1#900	1#400	7	4"	2#1000	1#1000	1#600
3000-4	6	5"	3#900	1#900	1#400	7	5"	3#1000	1#1000	1#600
4000-3	7	4"	2#900	1#900	1#500	9	5"	2#1000	1#1000	1#750
4000-4	7	5"	3#900	1#900	1#500	9	5"	3#1000	1#1000	1#750

COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: 54 Lofts
Project Type: New Construction
Exterior Lighting Zone: 2 (Residentially zoned area (LZ2))

Construction Site: Owner/Agent: Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Parking area	4105 ft2	0.04	Yes	164
Emergency services, loading area	100 ft2	0.35	No	35
			Total Tradable Watts (a) =	164
			Total Allowed Watts =	199
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Parking area (4105 ft2): Tradable Wattage				
LED: LED Linear 15W.	1	13	15	195
Emergency services, loading area (100 ft2): Non-tradable Wattage				
LED: Other:	1	2	12	24
			Total Tradable Proposed Watts =	195

Exterior Lighting PASSES: Design 65% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

Project Title: 54 Lofts Report date: 07/01/24
Data filename: Page 3 of 7

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
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Energy 1

Professional Engineer DAVID MAGID 18997 Date 7/2/2024 WYOMING

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No: 6240049
DRAWN BY: AHK
CHECKED BY: DAM
CURRENT SET: PERMIT SET

REV:	DATE:
-	-

SHEET # E3.0

SHEET NAME: ELECTRICAL ONE-LINE DIAGRAM

Branch Panel: METER BANK

LOCATION:
SUPPLY FROM:
MOUNTING: Surface
ENCLOSURE: Type 3R
VOLTS: 120/240 Single
PHASES: 1
WIRES: 3
AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 1600 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	U1		200 A	2	29888...	29966...			2	200 A		U2	2
3							30260...	30041...					4
5	U3		200 A	2	29987...	29987...			2	200 A		U4	6
7							30152...	30152...					8
9	U5		200 A	2	30976...	29804...			2	200 A		U6	10
11							32007...	30149...					12
13	U7		200 A	2	25408...	29987...			2	200 A		U8	14
15							25287...	30152...					16
17	U9		200 A	2	29987...	29987...			2	200 A		U10	18
19							30152...	30152...					20
21	U11		200 A	2	31051...	29879...			2	200 A		U12	22
23							31164...	30224...					24
25	U13		200 A	2	31051...	15382...			2	200 A		H	26
27							32124...	17388...					28
29													30
31													32
33													34
35													36
37													38
39													40
41													42
				TOTAL LOAD:	403340 VA		409404 VA						
				TOTAL AMPS:	3361.2 A		3411.7 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	26000 VA		
Receptacle	36960 VA	**TOTAL CONN. LOAD:**	812744 VA
Appliance	46800 VA	**CONN. GENERAL LOAD:**	729642 VA
Dryer	65000 VA	**CONN. HEATING AND COOLING LOAD:**	83102 VA
Small Appliance	44100 VA	**EST. GENERAL LOAD:**	297857 VA
Laundry	15900 VA	**EST. HEATING AND COOLING LOAD:**	33241 VA
Ranges	115200 VA	**TOTAL EST. LOAD:**	331097 VA
EV Charger	138240 VA	**TOTAL EST. CURRENT:**	1379.6 A
Electrical Heat	83102 VA		
Water Heaters	234000 VA		
Mech Fans	7442 VA		

REMARKS:

Branch Panel: U1

LOCATION:
SUPPLY FROM:
MOUNTING: Recessed
ENCLOSURE:
VOLTS: 120/240 Single
PHASES: 1
WIRES: 3
AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 225 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	1080 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	1500 VA	1	20 A	1	RCPTS - KITCHEN COUNTER	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA			2	20 A	2	RANGE	6
7	DISPOSAL	3	20 A	1			1200 VA	4800 VA					8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1500 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	168 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1575 VA	2	20 A		COVE HEATERS (CH-1.(1-5))	16
17					9000 VA	1575 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	225 VA	2	20 A	2	COVE HEATER - BATH (CH-1.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	225 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	--	1	--	--	SPACE	24
25					5760 VA	--			1	--	--	SPACE	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
				TOTAL LOAD:	29888 VA		30260 VA						
				TOTAL AMPS:	249.1 A		252.2 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	2160 VA	**TOTAL CONN. LOAD:**	60148 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56548 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3600 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28619 VA
Laundry	1500 VA	**EST. HEATING AND COOLING LOAD:**	1440 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30059 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	125.2 A
Electrical Heat	3600 VA		
Water Heaters	18000 VA		
Mech Fans	168 VA		

REMARKS:

Branch Panel: U2

LOCATION:
SUPPLY FROM:
MOUNTING: RECESSED
ENCLOSURE: NEMA 1
VOLTS: 120/240 Single
PHASES: 1
WIRES: 3
AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 200 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	1080 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1,3)		20 A	1	240 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1578 VA	2	20 A		COVE HEATERS (CH-2.(1-5))	16
17					9000 VA	1578 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-2.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	75 VA	1	20 A		BOOSTER FAN (BF-1)	24
25					5760 VA	0 VA			1	20 A	--	SPARE	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
				TOTAL LOAD:	29966 VA		30041 VA						
				TOTAL AMPS:	249.7 A		250.3 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	2160 VA	**TOTAL CONN. LOAD:**	60007 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56395 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3612 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28558 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	1445 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30003 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	125.0 A
Electrical Heat	3612 VA		
Water Heaters	18000 VA		
Mech Fans	315 VA		

REMARKS:

Branch Panel: U3

LOCATION:
SUPPLY FROM:
MOUNTING: RECESSED
ENCLOSURE: NEMA 1
VOLTS: 120/240 Single
PHASES: 1
WIRES: 3
AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 200 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	1080 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1572 VA	2	20 A		COVE HEATERS (CH-4.(1-5))	16
17					9000 VA	1572 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-4.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	24
25					5760 VA	75 VA			1	20 A		BOOSTER FAN (BF-1)	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
				TOTAL LOAD:	29987 VA		30152 VA						
				TOTAL AMPS:	249.9 A		251.3 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

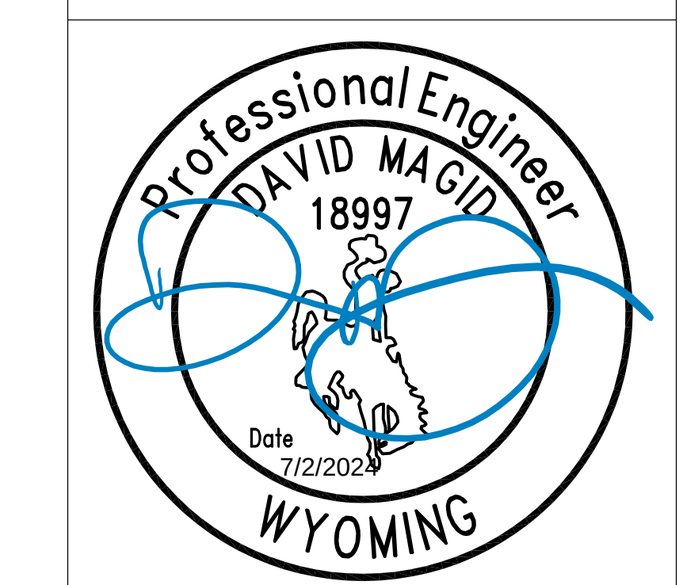
LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	2160 VA	**TOTAL CONN. LOAD:**	60139 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56539 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3600 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28616 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	1440 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30056 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	125.2 A
Electrical Heat	3600 VA		
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

MONTANA OFFICE: (406) 587-2917
WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
WWW.ENERGY-1.NET

Energy 1



JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No: 6240049
DRAWN BY: AHK
CHECKED BY: DAM
CURRENT SET: PERMIT SET

REV:	DATE:
-	-

SHEET #
E4.0
SHEET NAME: PANEL SCHEDULE 1 OF 4

Branch Panel: U3

LOCATION:		VOLTS: 120/240 Single	AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
SUPPLY FROM:		PHASES: 1	MAINS TYPE:
MOUNTING:	RECESSED	WIRES: 3	MAINS RATING: 200 A
ENCLOSURE:	NEMA 1		MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	1080 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1572 VA	2	20 A		COVE HEATERS (CH-4.(1-5))	16
17					9000 VA	1572 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-4.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	24
25					5760 VA	75 VA			1	20 A		BOOSTER FAN (BF-1)	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
				TOTAL LOAD:	29987 VA		30152 VA						
				TOTAL AMPS:	249.9 A		251.3 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	2160 VA	TOTAL CONN. LOAD:	60139 VA
Appliance	3600 VA	CONN. GENERAL LOAD:	56539 VA
Dryer	5000 VA	CONN. HEATING AND COOLING LOAD:	3600 VA
Small Appliance	3000 VA	EST. GENERAL LOAD:	28616 VA
Laundry	1200 VA	EST. HEATING AND COOLING LOAD:	1440 VA
Ranges	9600 VA	TOTAL EST. LOAD:	30056 VA
EV Charger	11520 VA	TOTAL EST. CURRENT:	125.2 A
Electrical Heat	3600 VA		
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

Branch Panel: U4

LOCATION:		VOLTS: 120/240 Single	AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
SUPPLY FROM:		PHASES: 1	MAINS TYPE:
MOUNTING:	RECESSED	WIRES: 3	MAINS RATING: 200 A
ENCLOSURE:	NEMA 1		MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	1080 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1572 VA	2	20 A		COVE HEATERS (CH-6.(1-5))	16
17					9000 VA	1572 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-6.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	24
25					5760 VA	75 VA			1	20 A		BOOSTER FAN (BF-1)	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
				TOTAL LOAD:	29987 VA		30152 VA						
				TOTAL AMPS:	249.9 A		251.3 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	2160 VA	TOTAL CONN. LOAD:	60139 VA
Appliance	3600 VA	CONN. GENERAL LOAD:	56539 VA
Dryer	5000 VA	CONN. HEATING AND COOLING LOAD:	3600 VA
Small Appliance	3000 VA	EST. GENERAL LOAD:	28616 VA
Laundry	1200 VA	EST. HEATING AND COOLING LOAD:	1440 VA
Ranges	9600 VA	TOTAL EST. LOAD:	30056 VA
EV Charger	11520 VA	TOTAL EST. CURRENT:	125.2 A
Electrical Heat	3600 VA		
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

Branch Panel: U5

LOCATION:		VOLTS: 120/240 Single	AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
SUPPLY FROM:		PHASES: 1	MAINS TYPE:
MOUNTING:	RECESSED	WIRES: 3	MAINS RATING: 200 A
ENCLOSURE:	NEMA 1		MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOMS		20 A	1	1620 VA	1260 VA			1	20 A		RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN		20 A	1			1200 VA	4800 VA	2	50 A		RANGE	4
5	RCPTS - KITCHEN COUNTER		20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER		20 A	1			1500 VA	1200 VA	1	20 A		DISHWASHER	8
9	DISHWASHER		20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER		20 A	1			1200 VA	2500 VA	2	30 A		DRYER	12
13	E. RECOV. VENT (ERV-2)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1200 VA	2	20 A		COVE HEATERS - BEDRMS (CH-3.2,3,5,6)	16
17					9000 VA	1200 VA							18
19	COVE HEATERS - LIVING (CH-3.4,7,8,9)		20 A	2			1344 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-3.1)	20
21					1344 VA	228 VA							22
23	GENERAL LIGHTING		20 A	1			1000 VA	1000 VA	1	20 A		GENERAL LIGHTING	24
25	EV CHARGER	4	60 A	2	5760 VA	192 VA			1	20 A		E. RECOV. VENT (ERV-2)	26
27							5760 VA	75 VA	1	20 A		BOOSTER FAN (BF-1)	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
				TOTAL LOAD:	30976 VA		32007 VA						
				TOTAL AMPS:	258.1 A		266.7 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	3060 VA	TOTAL CONN. LOAD:	62983 VA
Appliance	3600 VA	CONN. GENERAL LOAD:	57439 VA
Dryer	5000 VA	CONN. HEATING AND COOLING LOAD:	5544 VA
Small Appliance	3000 VA	EST. GENERAL LOAD:	28976 VA
Laundry	1200 VA	EST. HEATING AND COOLING LOAD:	2218 VA
Ranges	9600 VA	TOTAL EST. LOAD:	31193 VA
EV Charger	11520 VA	TOTAL EST. CURRENT:	130.0 A
Electrical Heat	5544 VA		
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

Branch Panel: U6

LOCATION:		VOLTS: 120/240 Single	AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
SUPPLY FROM:		PHASES: 1	MAINS TYPE:
MOUNTING:	RECESSED	WIRES: 3	MAINS RATING: 200 A
ENCLOSURE:	NEMA 1		MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	900 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1569 VA	2	20 A		COVE HEATERS (CH-5.(1-5))	16
17					9000 VA	1569 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-5.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	24
25					5760 VA	75 VA			1	20 A		BOOSTER FAN (BF-1)	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
				TOTAL LOAD:	29804 VA		30149 VA						
				TOTAL AMPS:	248.4 A		251.2 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

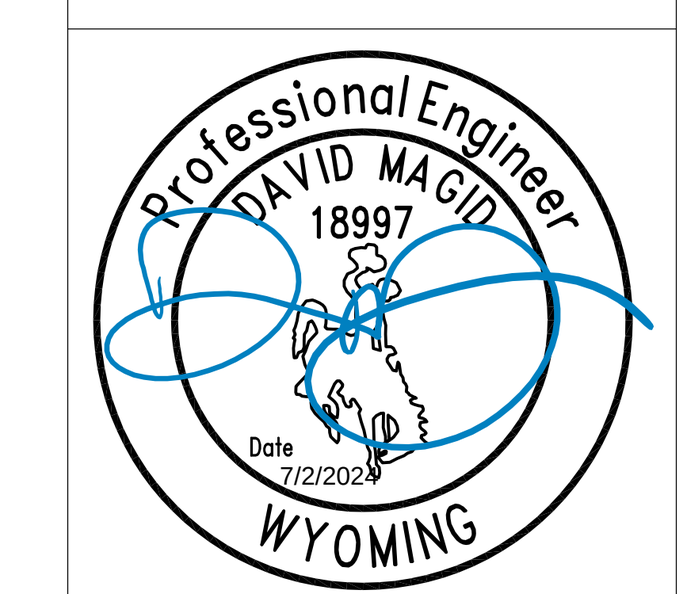
LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	1980 VA	TOTAL CONN. LOAD:	59953 VA
Appliance	3600 VA	CONN. GENERAL LOAD:	56359 VA
Dryer	5000 VA	CONN. HEATING AND COOLING LOAD:	3594 VA
Small Appliance	12600 VA	EST. GENERAL LOAD:	28544 VA
Laundry	1200 VA	EST. HEATING AND COOLING LOAD:	1438 VA
EV Charger	11520 VA	TOTAL EST. LOAD:	29981 VA
Electrical Heat	3594 VA	TOTAL EST. CURRENT:	124.9 A
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

MONTANA OFFICE: (406) 587-2917
WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
WWW.ENERGY-1.NET

Energy 1



JACKSON DEVELOPMENT

910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No:	6240049
DRAWN BY:	AHK
CHECKED BY:	DAM
CURRENT SET:	PERMIT SET

REV:	DATE:
-	-

SHEET #

E4.1

SHEET NAME:

PANEL SCHEDULE 2 OF 4

Branch Panel: U7

LOCATION: | **VOLTS:** 120/240 Single | **AVAILABLE FAULT CURRENT:** SEE ONE-LINE DIAGRAM
SUPPLY FROM: | **PHASES:** 1 | **MAINS TYPE:**
MOUNTING: RECESSED | **WIRES:** 3 | **MAINS RATING:** 200 A
ENCLOSURE: NEMA 1 | **MCB RATING:**

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOMS	1	20 A	1	1620 VA	1260 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			540 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-2)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		20 A	2			9000 VA	1200 VA	2	20 A		COVE HEATERS - BEDRMS (CH-7.2,3,5,6)	16
17					9000 VA	1200 VA							18
19	COVE HEATERS - LIVING (CH-7.4,7,8,9)		20 A	2			1344 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-7.1)	20
21					1344 VA	228 VA							22
23	GENERAL LIGHTING	1	20 A	1			1000 VA	1000 VA	1	20 A	1	GENERAL LIGHTING	24
25	E. RECOV. VENT (ERV-2)		20 A	1	192 VA	192 VA			1	20 A		E. RECOV. VENT (ERV-3)	26
27	SPACE	--	--	1			--	75 VA	1	20 A		BOOSTER FAN (BF-1)	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
			TOTAL LOAD:		25408 VA		25287 VA						
			TOTAL AMPS:		211.7 A		210.7 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	5100 VA	**TOTAL CONN. LOAD:**	50695 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	45151 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	5544 VA
Laundry	1200 VA	**EST. GENERAL LOAD:**	24060 VA
Ranges	9600 VA	**EST. HEATING AND COOLING LOAD:**	2218 VA
Electrical Heat	5544 VA	**TOTAL EST. LOAD:**	26278 VA
Water Heaters	18000 VA	**TOTAL EST. CURRENT:**	109.5 A
Mech Fans	651 VA		

REMARKS:

Branch Panel: U8

LOCATION: | **VOLTS:** 120/240 Single | **AVAILABLE FAULT CURRENT:** SEE ONE-LINE DIAGRAM
SUPPLY FROM: | **PHASES:** 1 | **MAINS TYPE:**
MOUNTING: RECESSED | **WIRES:** 3 | **MAINS RATING:** 200 A
ENCLOSURE: NEMA 1 | **MCB RATING:**

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	1080 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		20 A	2			9000 VA	1572 VA	2	20 A		COVE HEATERS (CH-8,(1-5))	16
17					9000 VA	1572 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-8.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	24
25					5760 VA	75 VA			1	20 A		BOOSTER FAN (BF-1)	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
			TOTAL LOAD:		29987 VA		30152 VA						
			TOTAL AMPS:		249.9 A		251.3 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	2160 VA	**TOTAL CONN. LOAD:**	60139 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56539 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3600 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28616 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	1440 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30056 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	125.2 A
Electrical Heat	3600 VA		
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

Branch Panel: U9

LOCATION: | **VOLTS:** 120/240 Single | **AVAILABLE FAULT CURRENT:** SEE ONE-LINE DIAGRAM
SUPPLY FROM: | **PHASES:** 1 | **MAINS TYPE:**
MOUNTING: RECESSED | **WIRES:** 3 | **MAINS RATING:** 200 A
ENCLOSURE: NEMA 1 | **MCB RATING:**

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	1080 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1572 VA	2	20 A		COVE HEATERS (CH-10.(1-5))	16
17					9000 VA	1572 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-10.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	24
25					5760 VA	75 VA			1	20 A		BOOSTER FAN (BF-1)	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
			TOTAL LOAD:		29987 VA		30152 VA						
			TOTAL AMPS:		249.9 A		251.3 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	2160 VA	**TOTAL CONN. LOAD:**	60139 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56539 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3600 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28616 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	1440 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30056 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	125.2 A
Electrical Heat	3600 VA		
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

Branch Panel: U10

LOCATION: | **VOLTS:** 120/240 Single | **AVAILABLE FAULT CURRENT:** SEE ONE-LINE DIAGRAM
SUPPLY FROM: | **PHASES:** 1 | **MAINS TYPE:**
MOUNTING: RECESSED | **WIRES:** 3 | **MAINS RATING:** 200 A
ENCLOSURE: NEMA 1 | **MCB RATING:**

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	1080 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		20 A	2			9000 VA	1572 VA	2	20 A		COVE HEATERS (CH-12.(1-5))	16
17					9000 VA	1572 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-12.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	24
25					5760 VA	75 VA			1	20 A		BOOSTER FAN (BF-1)	26
27	SPACE	--	--	1			--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
			TOTAL LOAD:		29987 VA		30152 VA						
			TOTAL AMPS:		249.9 A		251.3 A						

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	2160 VA	**TOTAL CONN. LOAD:**	60139 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56539 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3600 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28616 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	1440 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30056 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	125.2 A
Electrical Heat	3600 VA		
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

MONTANA OFFICE: (406) 587-2917
WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
WWW.ENERGY-1.NET

Energy 1

Professional Engineer
DAVID MAGGI
18997
Date 12/22/2023
WYOMING

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

PROJECT No: 6240049
DRAWN BY: AHK
CHECKED BY: DAM
CURRENT SET: PERMIT SET

REV:	DATE:
-	-

SHEET # E4.2
SHEET NAME: PANEL SCHEDULE 3 OF 4

Branch Panel: U11

LOCATION:
SUPPLY FROM:
MOUNTING: RECESSED
ENCLOSURE: NEMA 1

VOLTS: 120/240 Single
PHASES: 1
WIRES: 3

AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 200 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOMS	1	20 A	1	1620 VA	1260 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			540 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-2)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1200 VA	2	20 A		COVE HEATERS - BEDRMS (CH-9.2,3,5,6)	16
17					9000 VA	1200 VA							18
19	COVE HEATERS - LIVING (CH-9.4,7,8,9)		20 A	2			1344 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-9.1)	20
21					1344 VA	228 VA							22
23	LIGHTING	1	20 A	1			1000 VA	1000 VA	1	20 A	1	LIGHTING	24
25	EV CHARGER	4	60 A	2	5760 VA	192 VA			1	20 A		E. RECOV. VENT (ERV-2)	26
27							5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	28
29	BOOSTER FAN (BF-1)		20 A	1	75 VA	--			1	--	--	SPACE	30
					TOTAL LOAD:		31051 VA		31164 VA				
					TOTAL AMPS:		258.8 A		259.7 A				

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	3600 VA	**TOTAL CONN. LOAD:**	62215 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56671 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	5544 VA
Small Appliance	1500 VA	**EST. GENERAL LOAD:**	28668 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	2218 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30886 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	128.7 A
Electrical Heat	5544 VA		
Water Heaters	18000 VA		
Mech Fans	651 VA		

REMARKS:

Branch Panel: U12

LOCATION:
SUPPLY FROM:
MOUNTING: RECESSED
ENCLOSURE: NEMA 1

VOLTS: 120/240 Single
PHASES: 1
WIRES: 3

AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 200 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOM	1	20 A	1	900 VA	900 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	20 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-1)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1644 VA	2	20 A		COVE HEATERS (CH-11.(1-5))	16
17					9000 VA	1644 VA							18
19	GENERAL LIGHTING	1	20 A	1			1000 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-11.6)	20
21	GENERAL LIGHTING	1	20 A	1	1000 VA	228 VA							22
23	EV CHARGER	4	60 A	2			5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	24
25					5760 VA	75 VA			1	20 A		BOOSTER FAN (BF-1)	26
27	SPACE	--	--	1	--	--	--	--	1	--	--	SPACE	28
29	SPACE	--	--	1	--	--			1	--	--	SPACE	30
					TOTAL LOAD:		29879 VA		30224 VA				
					TOTAL AMPS:		249.0 A		251.9 A				

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	1980 VA	**TOTAL CONN. LOAD:**	60103 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	56359 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	3744 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	28544 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	1498 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	30041 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	125.2 A
Electrical Heat	3744 VA		
Water Heaters	18000 VA		
Mech Fans	459 VA		

REMARKS:

Branch Panel: U13

LOCATION:
SUPPLY FROM:
MOUNTING: RECESSED
ENCLOSURE: NEMA 1

VOLTS: 120/240 Single
PHASES: 1
WIRES: 3

AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 200 A
MCB RATING:

NOTES:
A) LOAD CALCULATION BASED ON NEC 220.82
B) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
C) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	RCPTS - BEDROOMS	1	20 A	1	1620 VA	1260 VA			1	20 A	1	RCPTS - LIVING RM	2
3	FRIDGE/FREEZER -KITCHEN	3	20 A	1			1200 VA	4800 VA	2	50 A	2	RANGE	4
5	RCPTS - KITCHEN COUNTER	1	20 A	1	1500 VA	4800 VA							6
7	RCPTS - KITCHEN COUNTER	1	20 A	1			1500 VA	1200 VA	1	20 A	3	DISPOSAL	8
9	DISHWASHER	3	20 A	1	1200 VA	180 VA			1	20 A		RCPTS - BATHROOM	10
11	WASHER	3	20 A	1			1200 VA	2500 VA	2	30 A	2	DRYER	12
13	E. RECOV. VENT (ERV-3)		20 A	1	192 VA	2500 VA							14
15	TANKLESS WATER HEATER (TWH-1)		100 A	2			9000 VA	1200 VA	2	20 A		COVE HEATERS - BEDRMS (CH-13.2,3,5,6)	16
17					9000 VA	1200 VA							18
19	COVE HEATERS - LIVING (CH-13.4,7,8,9)		20 A	2			1344 VA	228 VA	2	20 A	2	COVE HEATER - BATH (CH-13.1)	20
21					1344 VA	228 VA							22
23	GENERAL LIGHTING	1	20 A	1			1000 VA	1000 VA	1	20 A	1	GENERAL LIGHTING	24
25	EV CHARGER	4	20 A	2	5760 VA	192 VA			1	20 A		E. RECOV. VENT (ERV-2)	26
27							5760 VA	192 VA	1	20 A		E. RECOV. VENT (ERV-3)	28
29	BOOSTER FAN (BF-1)		20 A	1	75 VA	--			1	--	--	SPACE	30
					TOTAL LOAD:		31051 VA		32124 VA				
					TOTAL AMPS:		258.8 A		267.7 A				

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	PANEL TOTALS	
Lighting	2000 VA		
Receptacle	3060 VA	**TOTAL CONN. LOAD:**	63175 VA
Appliance	3600 VA	**CONN. GENERAL LOAD:**	57631 VA
Dryer	5000 VA	**CONN. HEATING AND COOLING LOAD:**	5544 VA
Small Appliance	3000 VA	**EST. GENERAL LOAD:**	29052 VA
Laundry	1200 VA	**EST. HEATING AND COOLING LOAD:**	2218 VA
Ranges	9600 VA	**TOTAL EST. LOAD:**	31270 VA
EV Charger	11520 VA	**TOTAL EST. CURRENT:**	130.3 A
Electrical Heat	5544 VA		
Water Heaters	18000 VA		
Mech Fans	651 VA		

REMARKS:

Branch Panel: H

LOCATION:
SUPPLY FROM:
MOUNTING: Recessed
ENCLOSURE:

VOLTS: 120/240 Single
PHASES: 1
WIRES: 3

AVAILABLE FAULT CURRENT: SEE ONE-LINE DIAGRAM
MAINS TYPE:
MAINS RATING: 225 A
MCB RATING:

NOTES:
A) CONTRACTOR SHALL PROVIDE ARC-FAULT PROTECTION PER NEC 210.12 AND GFI PROTECTION PER NEC 210.8 WITH EITHER A BREAKER OR DEVICE RATED TO PROVIDE SUCH PROTECTION, WHETHER SHOWN ON THESE DRAWINGS OR NOT.
B) PROVIDE HANDLE LOCK FOR DISCONNECTING MEANS WHERE LOCAL DISCONNECTS ARE NOT APPLICABLE.

CKT	CIRCUIT DESCRIPTION	BREAKER TYPE	TRIP	POLES	A		B		POLES	TRIP	BREAKER TYPE	CIRCUIT DESCRIPTION	CKT
1	UH-1 MECH ROOM LEVEL 1		20 A	2	1000 VA	2004 VA			2	20 A	4	ESM-1	2
3							1000 VA	2004 VA					4
5	UH-2 STAIRWELL LVL 1		20 A	2	750 VA	750 VA			2	20 A		UH-2 STAIRWELL LVL 1	6
7							750 VA	750 VA					8
9	UH-2 STAIRWELL LVL 2		20 A	2	750 VA	750 VA			2	20 A		UH-2 STAIRWELL LVL 2	10
11							750 VA	750 VA					12
13	UH-2 HALLWAY LVL 2		20 A	2	750 VA	--			1	--	--	SPACE	14
15	UH-2 STAIRWELL LVL 3		20 A	2			750 VA	765 VA	2	20 A		UH-2 STAIRWELL LVL 3	16
17					765 VA	765 VA							18
19							765 VA	765 VA					20
21	SPACE	--	--	1	--	765 VA			2	20 A		UH-2 HALLWAY LVL 3	22
23	MECH ROOM LEVEL 1 RCPTS		20 A	1			540 VA	540 VA	1	20 A		LEVEL 1 RCPTS	24
25	LEVEL 1 RCPTS		20 A	1	360 VA	720 VA			1	20 A		LEVEL 2 HALLWAY RCPTS	26
27	LEVEL 3 HALLWAY RCPTS		20 A	1			720 VA	180 VA	1	20 A		METER BANK RCPT	28
29	EF-2 GARAGE	2	20 A	1	47 VA	47 VA			1	20 A	2	EF-2 GARAGE	30
31	GFC-1		20 A	1			1200 VA	20 VA	1	20 A		EF-3 LEVEL 3	32
33	EF-3 LEVEL 2		20 A	1	20 VA	402 VA			2	20 A	4	ROOF DRAIN HEAT TRACE	34
35	ROOF DRAIN HEAT TRACE	4	20 A	2			402 VA	402 VA					36
37					402 VA	278 VA			2	20 A	4	UNIT 13 HEAT TRACE	38
39	UNIT 12 HEAT TRACE	4	20 A	2			278 VA	278 VA					40
41					278 VA	278 VA			2	20 A	4	UNIT 11 HEAT TRACE	42
43	UNIT 8 HEAT TRACE	4	20 A	2			278 VA	278 VA					44
45					278 VA	278 VA			2	20 A	4	UNIT 9 HEAT TRACE	46
47	UNIT 10 HEAT TRACE	4	20 A	2			278 VA	278 VA					48
49					278 VA	195 VA			2	20 A	4	UNIT 7 HEAT TRACE	50
51	UNIT 6 HEAT TRACE	4	20 A	2			195 VA	195 VA					52
53					195 VA	195 VA			2	20 A	4	UNIT 5 HEAT TRACE	54
55	UNIT 2 HEAT TRACE	4	20 A	2			195 VA	195 VA					56
57					195 VA	195 VA			2	20 A	4	UNIT 3 HEAT TRACE	58
59	UNIT 4 HEAT TRACE	4	20 A	2			195 VA	195 VA					60
61					195 VA	1500 VA			2	20 A	4	GARAGE HEAT TRACE	62
63	SPACE	--	--	1			--	1500 VA					64
65	SPACE	--	--	1	--	--			1	--	--	SPACE	66
					TOTAL LOAD:		15382 VA		17388 VA				
					TOTAL AMPS:		128.2 A		144.9 A				

BREAKER TYPE LEGEND:
1 - ARC FAULT CIRCUIT INTERRUPTER
2 - GROUND FAULT CIRCUIT INTERRUPTER
3 - COMBINATION ARC/GROUND FAULT CIRCUIT INTERRUPTER
4 - EQUIPMENT PROTECTIVE DEVICE
5 - LOCKABLE BREAKER
BLANK - STANDARD BREAKER

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
Receptacle	3060 VA	100.00%	3060 VA		
Electrical Heat	28376 VA	40.00%	11350 VA	**TOTAL CONN. LOAD:**	32770 VA
Mech Fans	1334 VA	100.00%	1334 VA	**TOTAL EST. DEMAND:**	15744 VA
				TOTAL CONN.:	136.5 A
				TOTAL EST. DEMAND:	65.6 A

REMARKS:

2042 STADIUM DRIVE, BOZEMAN MT 59715
3500 CORNERSTONE - BLDG 1, JACKSON WY 83001
744 HORIZON CT - STE 100, GRAND JUNCTION CO 81506

MONTANA OFFICE: (406) 587-2917
WYOMING OFFICE: (307) 200-2210
GRAND JUNCTION OFFICE: (970) 644-8768
WWW.ENERGY-1.NET

Energy 1

Professional Engineer
DAVID MAGO
18997
Date 12/22/2023
WYOMING

JACKSON DEVELOPMENT
910 & 915 SIMON LANE
JACKSON, WY 8301

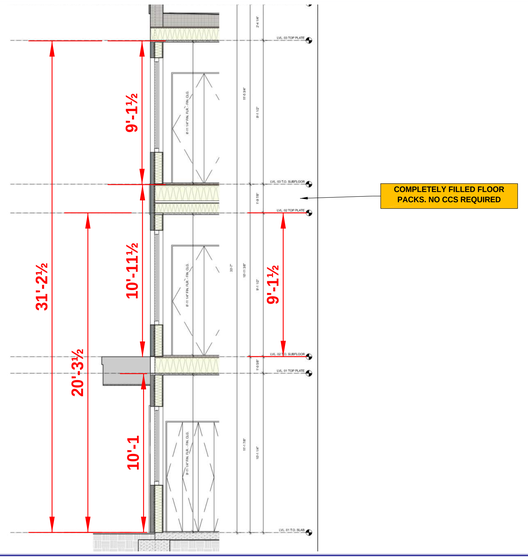
PROJECT No:
6240049
DRAWN BY:
AHK
CHECKED BY:
DAM
CURRENT SET:
PERMIT SET

REV:	DATE:
-	-

SHEET #
E4.3
SHEET NAME:
PANEL SCHEDULE 4 OF 4

CHxTLD Modular

355 SCOTT LANE
JACKSON, WYOMING 83001



PROPOSED ELEVATION
FOR REFERENCE ONLY

SCOPE OF WORK - PROPOSED

WET SYSTEM:
-FURNISH AND INSTALL (1) NEW AUTOMATIC WET FIRE SPRINKLER SYSTEM FOR CHxTLD MODULAR.
-FURNISH AND INSTALL (1) NEW AUTIOMATIC DRY FIRE SPRINKLER SYSTEM FOR CHxTLD MODULAR.
-MFP SCOPE OF WORK TO START INSIDE THE BUILDING AT WATER SUPPLY STUB IN.

DESIGNED BY:
MOUNTAIN FIRE PROTECTION

307.690.1162 - OFFICE
PO BOX 363
VICTOR, ID 83455

AUTHORITY HAVING JURISDICTION:
JACKSON HOLE FIRE/EMS

GENERAL CONTRACTOR:
TBD

GENERAL NOTES

1. SYSTEM DESIGN, INSTALLATION AND TESTING SHALL BE IN ACCORDANCE WITH NFPA 13 AND LOCAL FIRE AUTHORITY.
2. FDC LOCATION TO BE VERIFIED BY AHJ
3. STANDPIPE NOT REQUIRED PER IBC 905.3.1. HIGHEST FLOOR LEVEL LESS THAN 30'-0".
4. ALL MATERIAL AND DEVICES TO BE U.L. LISTED AND/OR F.M. APPROVED FOR FIRE SPRINKLER USE.
5. ALL SYSTEM PIPING SHALL BE BLACK STEEL (SCHEDULE 10 OR SCHEDULE 40 A-53 OR A-795) OR CPVC FOR FIRE SPRINKLER USE.
6. ALL HANGERS SHALL BE DESIGNED, SPACED AND INSTALLED AS PER NFPA-13.
7. MAXIMUM SPRINKLER SPACING LIGHT HAZARD COVERAGE 225 SQ. FT. (15' X 15' SPACING)
8. MAXIMUM SPRINKLER SPACING ORDINARY HAZARD COVERAGE 130 SQ. FT. (13' X 10' SPACING)
9. ALL PIPE AND FITTINGS TO BE HYDROSTATICALLY TESTED TO 200 PSI FOR 2 HOURS WITH NO LEAKS.
10. MAIN DRAINS, AUXILIARY DRAINS, AND INSPECTORS TESTS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH NFPA 13.
11. ALL SYSTEM CONTROL VALVES SHALL BE OF THE INDICATING TYPE WITH TAMPER SWITCH.
12. IDENTIFICATION SIGNS PER NFPA 13 SHALL BE PROVIDED AT ALL VALVES.
13. STOCK OF SPARE SPRINKLERS OF EACH TYPE INCLUDING WRENCH TO BE PROVIDED PER NFPA
14. FIRE ALARM BY OTHERS.
15. OTHER CONTRACTORS TO PROVIDE PAINTING, WIRING, FIRE EXTINGUISHERS, HYDRANTS, THRUST BLOCKING, CITY WATER CONNECTION, EXCAVATION, BACKFILLING AND SYSTEM MONITORING.
16. FLUSHING AND TESTING OF UNDERGROUND PIPING SHALL BE COMPLETED BY THE INSTALLING CONTRACTOR BEFORE CONNECTION TO THE FIRE SPRINKLER SYSTEM.
17. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE FIRE STOPPED. FIRE STOPPING MATERIAL SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTION AND DETAIL.
18. BUILDING OWNER SHALL BE RESPONSIBLE FOR ADEQUATE HEAT (40ºF AND ABOVE) IN ALL WET PIPE AREAS TO PREVENT SPRINKLER SYSTEM FROM FREEZING.
19. NON-COMBUSTIBLE CONSTRUCTION. IN THE EVENT THAT A CONCEALED COMBUSTIBLE SPACE IS NOT SHOWN ON THE PLAN SUBMITTAL AND IS DISCOVERED IN THE FIELD THE INSTALLING CONTRACTOR MUST COMPLY WITH NFPA 13 9.2.1.7

CODE REFERENCE

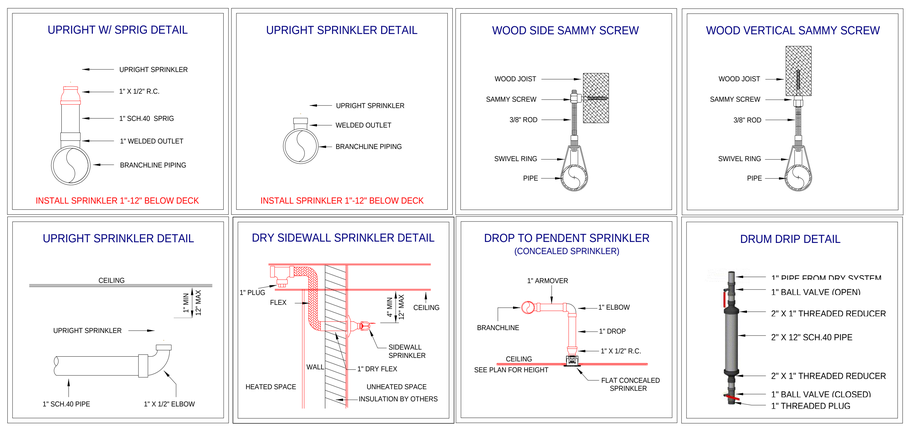
NFPA 13 - 2025 EDITION: STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

SYSTEM DESIGN NOTES

0 — DENOTES HYDRAULIC REFERENCE POINT. SEE CALCULATIONS FOR MORE INFORMATION.

Sprinkler Legend

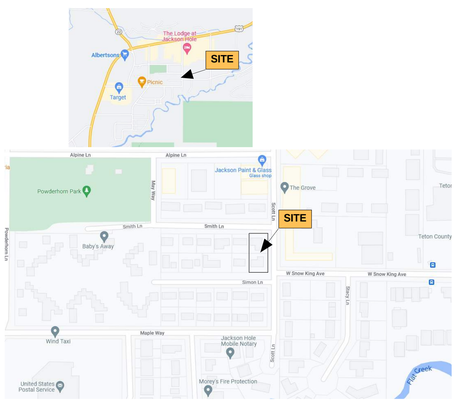
Symbol	Manufacturer	SIN	Model	Quantity	K-Factor	Type	Size	Response	Finish	Temperature	Note
	Senju Sprinkler	SS9561	RC-QR	26	5.6	Concealed Pendent	½	Quick	Brass	162°F	Common Area
	Senju Sprinkler	SS8464	RC-RES	71	4.9	Concealed Pendent	½	Fast	Brass	162°F	Residential
	Senju Sprinkler	SS8464	RC-RES	14	4.9	Concealed Pendent	½	Fast	Brass	205°F	Residential
	Victaulic	V3610	FL-QR/DRY/SW	14	5.6	Horizontal Sidewall	1	Quick	Chrome	200°F	Balconies
	Senju Sprinkler	SS2552	FR-QR	48	5.6	Upright	½	Quick	Brass	205°F	Dry - Parking
				Total = 173							



HANGER NOTES & DETAILS

N.T.S.

HYDRAULIC REFERENCE PLAN
TBD



PROJECT LOCATION

HISTORICAL SUPPLY	
Static Pressure	65psi
Residual Pressure:	60psi
Flow	1050gpm

ASSUMED WATER SUPPLY AVAILABLE
BASED ON HISTORICALS

HYDRAULIC SYSTEM

This building is protected by a Hydraulically Designed Automatic Sprinkler System.

Location	PARKING
No. of Sprinklers	21

Basis of Design

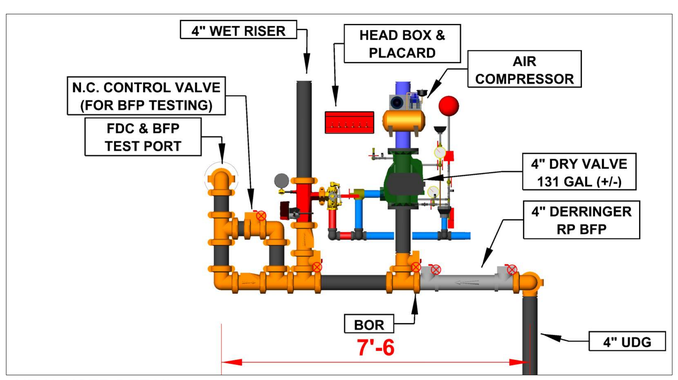
1. DENSITY	0.20	GPM/SQ.FT.
2. DESIGNED AREA OF DISCHARGE	1950	SQ.FT.

System Demand

1. GPM DISCHARGE	535	GPM
2. RESIDUAL PRESSURE AT THE CITY CONNECTION	58	PSI

Mountain Fire Protection
Jackson, Wy

HYDRAULIC PLACARD



NEW RISER DETAIL
RISER ROOM — FOR REFERENCE

DRAWING INDEX	
SHEET	DESCRIPTION
FP - 1	PROJECT COVER SHEET
FP - 2	FIRE SPRINKLER PLAN - LEVEL 1
FP - 3	FIRE SPRINKLER PLAN - LEVEL 2
FP - 4	FIRE SPRINKLER PLAN - LEVEL 3
FP - 5	FIRE SPRINKLER PLAN - MODULAR UNITS

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REVISIONS

NO.	DESCRIPTION	DATE	BY
A	50% SET	1/19/2023	J
B	PROGRESS SET	7/11/24	J
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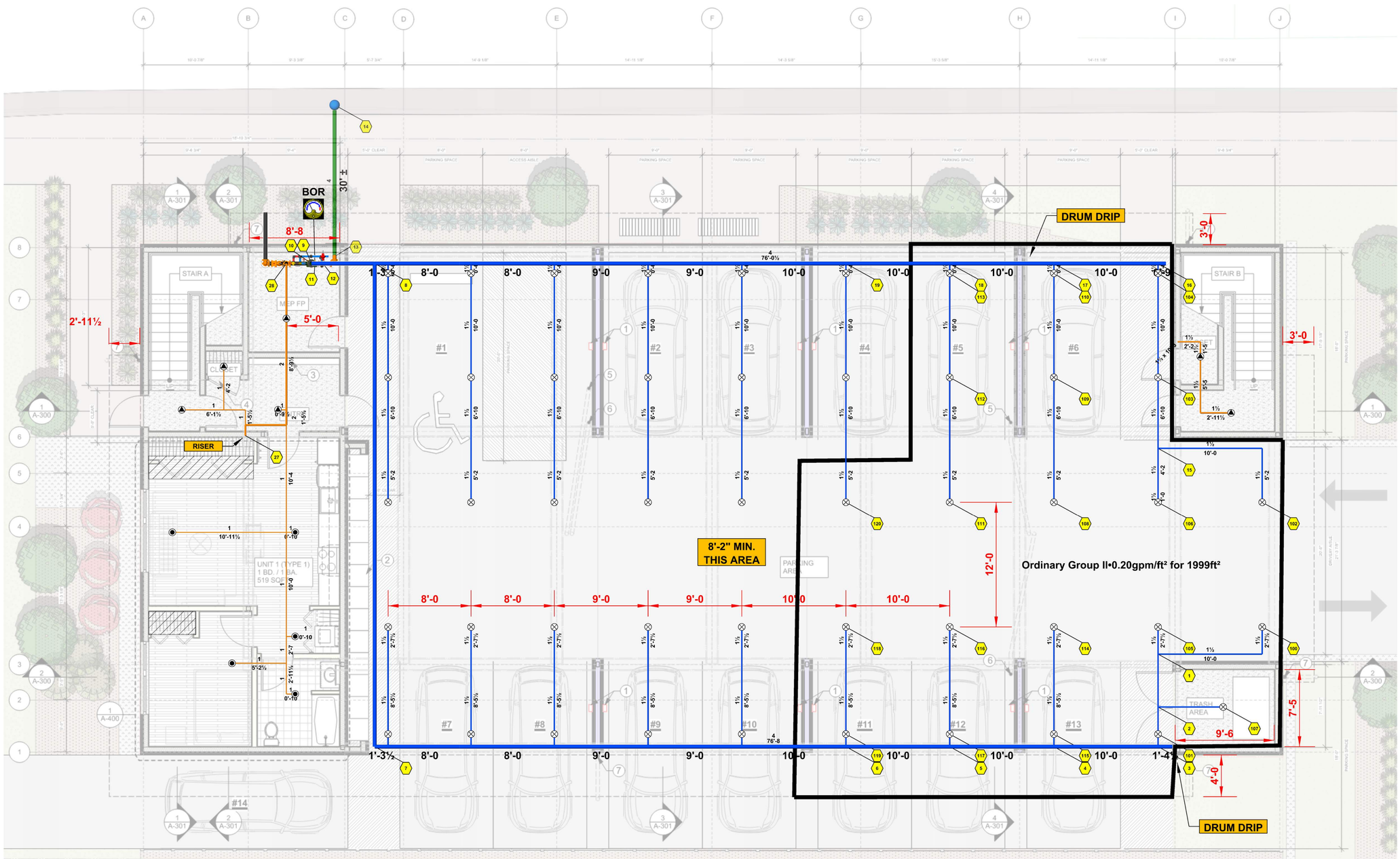
MOUNTAIN FIRE PROTECTION
VICTOR, ID 83455
TEL: 307.690.1162
Mountainfireprotection.com
WYOMING STATE REGISTRATION NUMBER 0167
MOUNTAIN FIRE PROTECTION

PROJECT: CHxTLD MODULAR, 355 SCOTT LN, JACKSON, WY 83001
CONTRACT WITH: CHxTLD
DRAWING TITLE: FIRE PROTECTION NOTES & DETAILS

DATE: 1/19/2023
SCALE: as noted
DRAWN BY: J
FILE NAME: CHxTLD MODULAR
SHEET NO. FP-1



Hydraulic Information	
Remote Area Parking	
OCCUPANCY CLASSIFICATION	Ordinary Group II
DENSITY (gpm/ft²)	0.20 for 1950ft² (Actual 1999ft²)
TOTAL HOSE STREAMS	250gpm
DRY CAPACITY	130.93gal
TOTAL HEADS FLOWING	21
K-FACTOR	5.6
TOTAL WATER REQUIRED	784.9gpm
TOTAL PRESSURE REQUIRED	58psi
BASE of RISER (gpm)	534.9gpm
BASE of RISER (psi)	35.4psi
SAFETY MARGIN (psi)	+4.1psi (6.6%)

FIRE PROTECTION - LEVEL 1

FIRE PROTECTION LAYOUT

SCALE: 1/4" = 1'-0

GRAPHIC SCALE 1/4"=1'-0"

REVISIONS

NO.	DESCRIPTION	DATE	BY
A	50% SET	1/19/2023	J
B	PROGRESS SET	7/11/24	J
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MOUNTAIN FIRE PROTECTION
VICTOR, ID 83455
TEL: 307.690.1162
Mountainfireprotection.com
WYOMING STATE REGISTRATION NUMBER 0167

PROJECT: CHxTLD MODULAR, 353 SCOTT LN, JACKSON, WY 83001

CONTRACT WITH: CHxTLD

DRAWING TITLE: FIRE PROTECTION PLAN

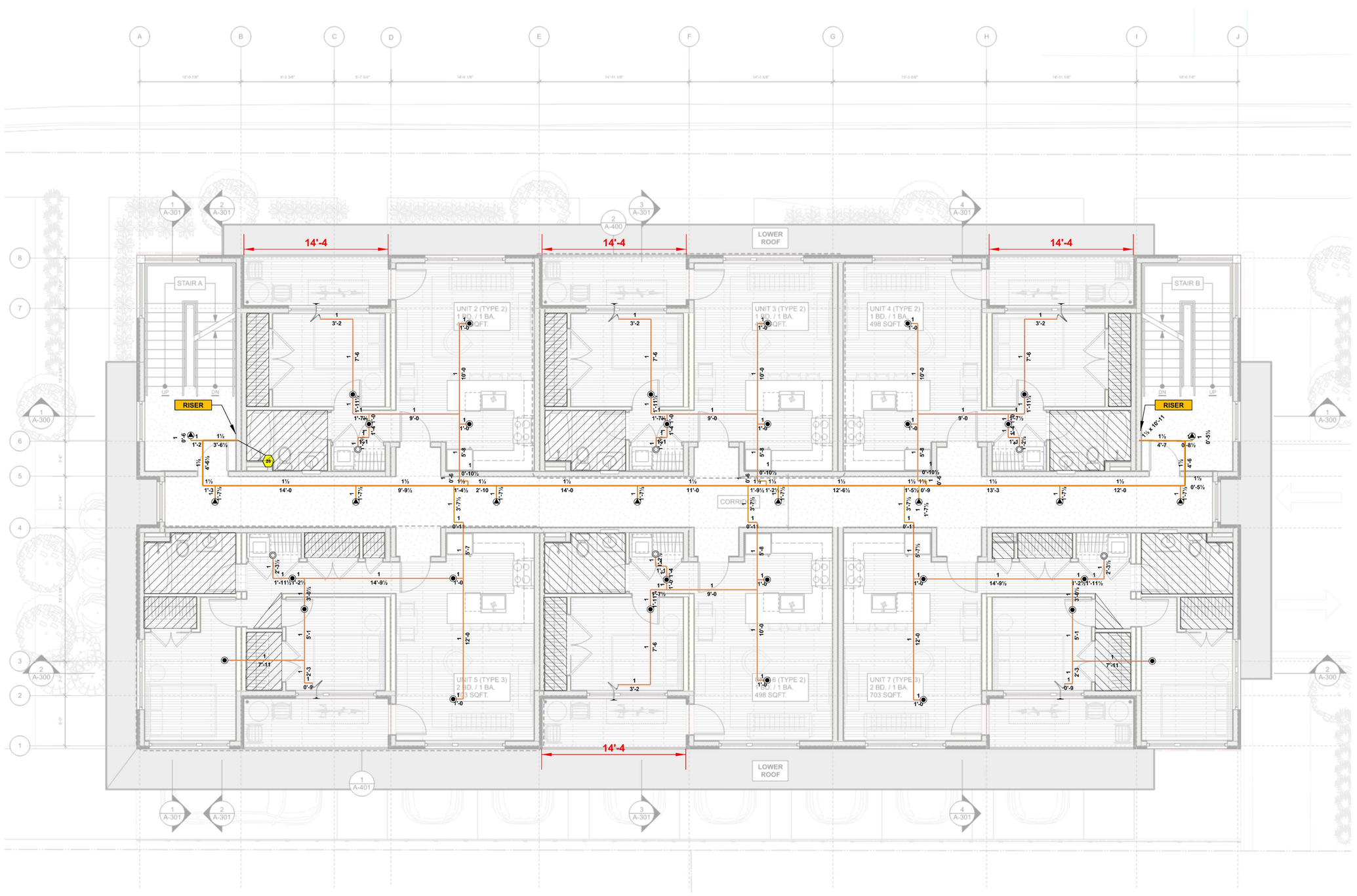
DATE: 1/19/2023

SCALE: as noted

DRAWN BY: J

FILE NAME: CHxTLD MODULAR

SHEET NO. FP-2



FIRE PROTECTION - LEVEL 2

FIRE PROTECTION LAYOUT

SCALE: 1/4" = 1'-0

GRAPHIC SCALE 1/4"=1'-0"

REVISIONS			
NO.	DESCRIPTION	DATE	BY
A	50% SET	1/19/2023	J
B	PROGRESS SET	7/11/24	J
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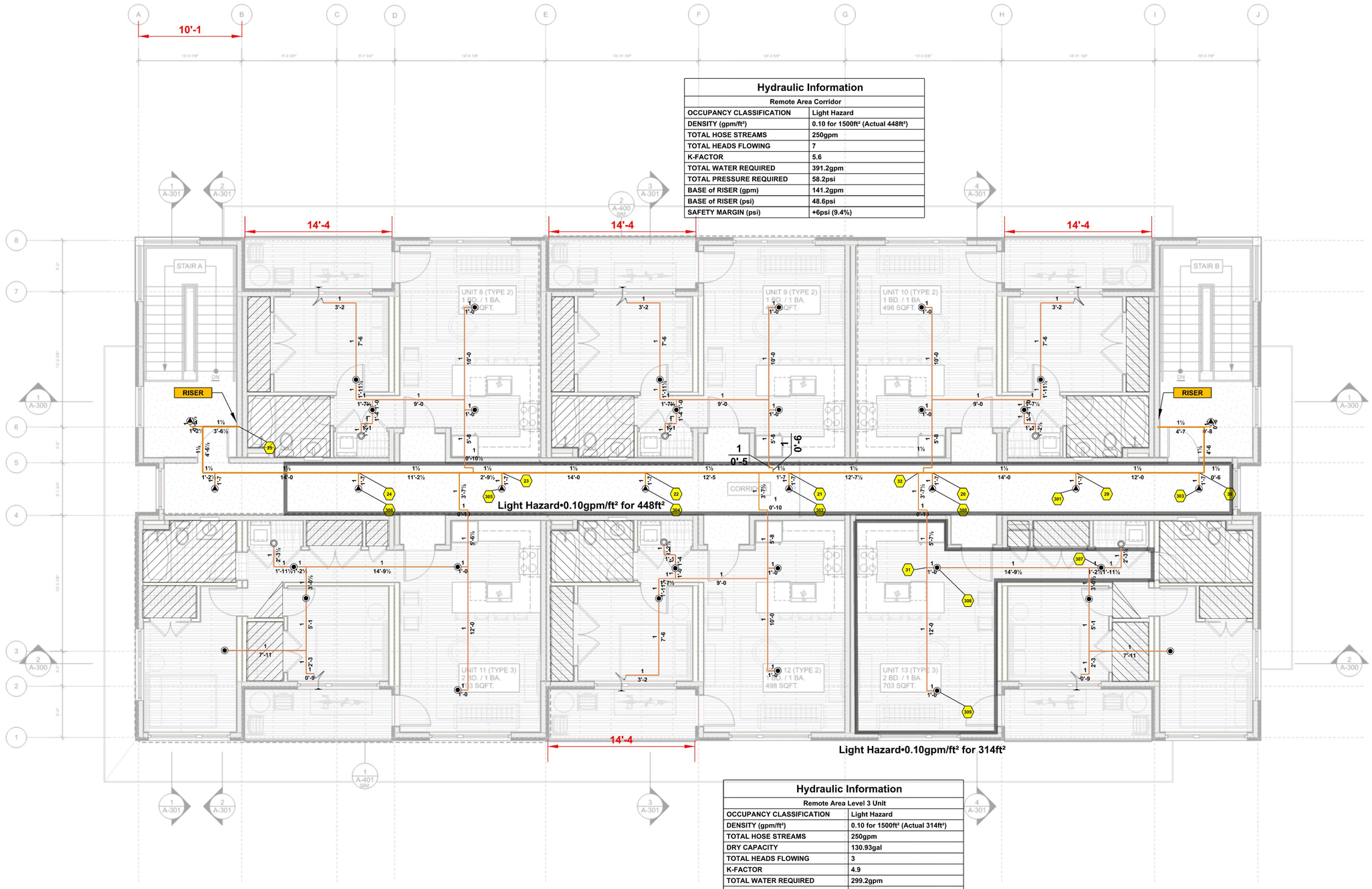
		-	-
		-	-

MOUNTAIN FIRE PROTECTION
VICTOR, ID 83455
TEL: 307.690.1162
Mountainfireprotection.com
WYOMING STATE REGISTRATION NUMBER 0167

PROJECT: CHxTLD MODULAR, 355 SCOTT LN, JACKSON, WY 83001
CONTRACT WITH: CHxTLD
DRAWING TITLE: FIRE PROTECTION PLAN

DATE : 1/19/2023
SCALE : as noted
DRAWN BY : J
FILE NAME: CHxTLD MODULAR
SHEET NO. FP-3



Hydraulic Information

Remote Area Corridor	
OCCUPANCY CLASSIFICATION	Light Hazard
DENSITY (gpm/ft²)	0.10 for 1500ft² (Actual 448ft²)
TOTAL HOSE STREAMS	250gpm
TOTAL HEADS FLOWING	7
K-FACTOR	5.6
TOTAL WATER REQUIRED	391.2gpm
TOTAL PRESSURE REQUIRED	58.2psi
BASE of RISER (gpm)	141.2gpm
BASE of RISER (psi)	48.6psi
SAFETY MARGIN (psi)	+6psi (9.4%)

Hydraulic Information

Remote Area Level 3 Unit	
OCCUPANCY CLASSIFICATION	Light Hazard
DENSITY (gpm/ft²)	0.10 for 1500ft² (Actual 314ft²)
TOTAL HOSE STREAMS	250gpm
DRY CAPACITY	130.93gal
TOTAL HEADS FLOWING	3
K-FACTOR	4.9
TOTAL WATER REQUIRED	299.2gpm
TOTAL PRESSURE REQUIRED	51.2psi
BASE of RISER (gpm)	49.2gpm
BASE of RISER (psi)	40.2psi
SAFETY MARGIN (psi)	+13.3psi (20.6%)

FIRE PROTECTION - LEVEL 3

FIRE PROTECTION LAYOUT

SCALE: 1/4" = 1'-0

GRAPHIC SCALE 1/4"=1'-0"

REVISIONS

NO.	DESCRIPTION	DATE	BY
A	50% SET	1/19/2023	J
B	PROGRESS SET	7/11/24	J
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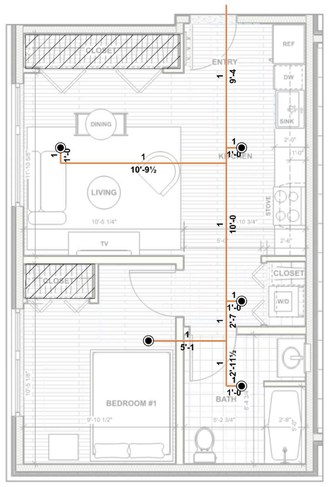
MOUNTAIN FIRE PROTECTION
VICTOR, ID 83455
TEL: 307.690.1162
Mountainfireprotection.com
WYOMING STATE REGISTRATION NUMBER 0167

PROJECT: CHxTLD MODULAR, 355 SCOTT LN, JACKSON, WY 83001

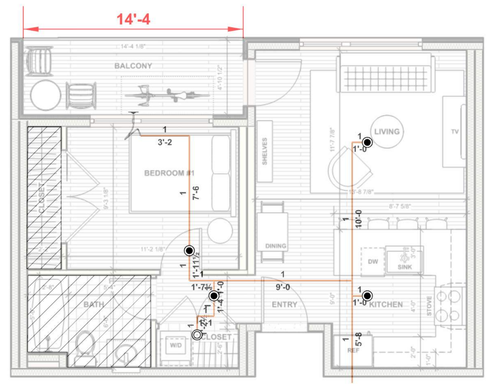
CONTRACT WORK: CHxTLD

DRAWING TITLE: FIRE PROTECTION PLAN

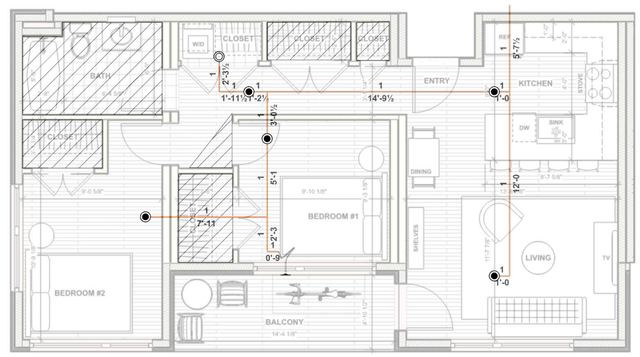
DATE : 1/19/2023
SCALE : as noted
DRAWN BY : J
FILE NAME: CHxTLD MODULAR
SHEET NO. FP-4



1 A-400 UNIT TYPE 1 PLAN (ACCESSIBLE UNIT) Scale: 1/4" = 1'-0"



3 A-400 UNIT TYPE 2 PLAN Scale: 1/4" = 1'-0"



1 A-401 UNIT TYPE 3 PLAN Scale: 1/4" = 1'-0"

9.2.4.1.1*

Unless sprinklers are required by **9.2.4.1.2** or **9.2.4.1.3**, sprinklers shall not be required in bathrooms that are located within dwelling units, that do not exceed 55 ft^2 (5.1 m^2) in area, and that have walls and ceilings of noncombustible or limited-combustible materials with a 15-minute thermal barrier rating, including the walls and ceilings behind any shower enclosure or tub.

FIRE PROTECTION - MODULAR UNITS

FIRE PROTECTION LAYOUT

SCALE: 1/4" = 1'-0

GRAPHIC SCALE 1/4"=1'-0"

REVISIONS

NO.	DESCRIPTION	DATE	BY
A	50% SET	1/19/2023	J
B	PROGRESS SET	7/11/24	J
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MOUNTAIN FIRE PROTECTION
VICTOR, ID 83455
TEL.: 307.690.1162
Mountainfireprotection.com
WYOMING STATE REGISTRATION NUMBER 0167

PROJECT: CHxTLD MODULAR, 355 SCOTT LN, JACKSON, WY 83001
CONTRACT WITH: CHxTLD
DRAWING TITLE: FIRE PROTECTION PLAN

DATE: 1/19/2023
SCALE: as noted
DRAWN BY: J
FILE NAME: CHxTLD MODULAR
SHEET NO. FP-5

PLANNING & BUILDING DEPARTMENT

November 11, 2022

Mr. Joseph Saunders and Mr. Dave Velasquez
Figure 9
PO Box 190576
Anchorage, AK 99519

RE: P22-254
DRC Approval - 910 Smith Ln. & 915 Simon Ln.

Dear Applicants,

This letter is to confirm on November 9, 2022, the Design Review Committee reviewed a 3-story, residential project at 910 Smith Ln. and 915 Simon Ln and recommended ***approval*** to the Planning Director of the project with the following three (3) conditions:

1. Applicant shall study options for including windows, or the appearance of windows, at the stairwells.
2. Applicant shall study options for introducing relief to the building at the pedestrian level along the Scott Ln. frontage.
3. Applicant shall provide sample of stone material for review by DRC prior to submittal of building permit.

Should you have any questions or need additional information, please contact me at 307-733-0440, ext. 1302 or by email at kpage@jacksonwy.gov.

Sincerely,

Katelyn S. Page

Katelyn S. Page
Associate Planner

cc: Ryan Prat, Cleverhomes
Toby Long, Cleverhomes
April Norton, Jackson/Teton County Affordable Housing Department
Kristi Malone, Jackson/Teton County Affordable Housing Department

GRADING PRE-APPLICATION CONFERENCE SUMMARY

Planning & Development Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-o440
P.O. Box 687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

This Summary will be prepared by Engineering Staff. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application. This review is preliminary and final approval is based on actual application.

Staff may request additional materials during review as needed to determine compliance with the LDRs.

PRE-APPLICATION MEETING GENERAL INFORMATION.

PAP#: P23-025 Date of Conference: 2/15/2023

Engineering Staff: Brian Lenz, Jeff Silliman, Matthew Doyle Planning Staff: Katelyn Page

PROJECT.

Name/Description: Town of Jackson's Workforce Housing at Scott Lane / Workforce Housing Development

Physical Address: 910 Smith Lane and 915 Simon Lane, Jackson, Wyoming

Lot, Subdivision: Lot 25 and Lot 36, Jackson Hole Meadows PIDN: 22-41-16-32-4-05-001 and -011

STAKEHOLDERS.

Owner: Town of Jackson

Applicant: Joseph Saunders. Figure 9 LLC

Agent:

MEETING ATTENDEES:

Name	Company	Phone/Email
Joe Saunders, Dave Velasquez	Figure 9	907-227-2238, 907-240-8210
Pat Davies	Jorgensen	406-698-5699
Ryan Prat	CHxTLD Architect	215-208-2262
Brian Schilling	Teton County / TOJ	307-732-8573
Kristi Malone	Teton County	
Jeff Silliman, Brian Lenz, Matt Doyle, Katelyn Page x1302	TOJ	307-733-3079

MEETING NOTES

Required utilities easement, 7.5 feet for dry utilities (behind the curb aka, property line). Currently at 10ft on pre-app plans. Ultimately up to the utility company and need confirmation from the utility company that they are okay with the 10 foot easement.

Brian Schilling to get CAD drawings over to Ryan Prat the architect.

Landscaping to be up against building per Brian Schilling.

The Town needs to get easement for 20ft easement.

Checklist Key.

X ***Required****. Applicant must demonstrate compliance with this requirement.*

N/A ***Not Applicable****. Review requirement is not applicable to this project.*

General Information		
Requirement		**Notes**
	~~**GRADING PERMIT APPLICATION.** The application should contain all pertinent information from the grading permit checklist.~~ ~~Submit complete application in **PDF**.~~ **OR** **BUILDING PERMIT.** If any proposed structure is included in the work, the grading permit information shall be consolidated with the building permit**.** Submit documents as required for a building permit**, include PDF**	Including all grading info with the plans.
x	**Notarized Letter of Authorization.** If the applicant is not the owner.	
x	**Application Fees.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. Fees for grading permits are included with building permit fees for consolidated applications.	*Check with Building Department.*
x	**Review fees.** The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the Town Surveyor, Town Engineer, Town Engineering Associates, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.	*Check with Building Department.*
x	**Digital Submittal Requirments.** All grading applications submitted to the Town Planning & Building Department must be submitted digitally as **PDFs**. Electronic documents submitted for plan review and permit issuance must be provided in a state that allows for document mark up, scaling, file combining and processing. Documents submitted in any manner that prevents completing the review and permitissuance process, including but not limited to submitting documents that are locked, may result in additional review time and/or permitting delays.	
x	**Response to Building and Grading Information Checklist and Pre-Application Notes.** All applications require response to applicable review standards.	

LDR ARTICLE 5 PHYSICAL DEVELOPMENT STANDARDS. *Please see Subsection B in applicable Zone District for specific standards The following are pertinent to grading permits.*		
Requirement		**Notes**
x	**Site Development** (Driveway and Access limits and setbacks) • Varies by zoning. • Location of Driveways, Access to Collectors, Curb Cut Width	Verify with Planning.

x	**Landscaping** (see Div. 5.5 for more information) coordinate with revegetation plan. • Trees in the PROW and approved Street Trees; Signage and Conflicts	Compliance table for planning department to easily read Plant unit amounts LSR minimum clearly visible Call out all compliances Electric vehicle plug ins, show on plans
x	**Environmental Standards.** Creek & Irrigation Ditch Setbacks (15')	

x	**Natural Hazards to Avoid (see Div. 5.4 for more information)**
	• Steep Slopes – Natural Slopes in Excess of 25%
	  ○ No physical development on natural slopes in excess of 25%
	  ○ EXCEPTIONS
	  ○ NC-ToJ Zone allows development on slopes up to 30%
	  ○ Manmade Slopes, Small Slopes (<1000 SF & 10 ft Elevation change), Essential Access for vehicles & utilities.
	  ○ Non LDR Exceptions for Lots Platted prior to 1994
	  ○ Non LDR Exceptions for Lots Platted in Karn's Hillside (only for essential access and structures)
	  ○ **GEOTECH REPORT** required for sites with existing slopes greater than 25% or per Town Engineer
	  ▪ Commensurate with the degree of hazard and including a Stability Evaluation or Analysis for Post Development conditions considering internal, local, and global stability to the degree that the project influences the area.
	• Areas of Unstable Soils
	• Rockfall and Avalanches
	• Fault Areas
	• Floodplains and Floodways
	• Wildland Urban Interface (Requires Fire EMS Approval)
		Boring after DEMO.

x	**Grading, Erosion Control, Stormwater (see Div. 5.7 for more information)**
	• Grading (Sec. 5.7.2 & 8.3.4)
	  o PLAN LEVEL PERMITS REQUIRE A PE or LA STAMP
	  o Retaining walls not attached to a building over 48 inches from **base of footing** shall be engineered and Inspected by engineer (require a Building Permit).
	  o Final grading inspection required by design engineer for plan level applications
	• Erosion Control (Sec. 5.7.3)
	• Stormwater Management (Sec. 5.7.4)
	  o Exceptions Karn's Hillside Exemption for onsite storage
	  o Considerations for hillsides and soil conditions that are not conducive to storage or infiltration.
	  o **PROVIDE STORMWATER CALCULATIONS (Single Family Residential Exception)**
	  o Detention and runoff per the LDRs.
	  o Discharges from new parking lots or garages to the Town's storm sewer require a sand oil separator. Discharges to the street should be routed through first flush treatment area prior to leaving the site.
		Incorporate Alta's design of Snow King / Scott Lane intersection realignment.-from Brian Schilling

OTHER APPLICABLE LDR STANDARDS		
Requirement		**Notes:**
x	**Parking and Loading, (see Div. 6.2)** **6.2.3** Location of Required Parking **6.2.5** Off-Stree Parking and Loading Design Standards Size, snow storage, alley access (22' Spaces), etc. • Show Dimensions of spaces, access aisles, overhangs • ADA spaces for commercial, at least one van space • Trash enclosure and access	
_____	**Standards Applicable to all Subdivisions (see Div. 7.2.2)** • Roads, Sewer, Storm, Water, Utilities, etc. • Professional Engineer and Town Acceptance	
_____	**Transportation Facility Standards (see Div. 7.6)** • Access to Roads; other street and ROW standards • Sidewalks, buffers and complete streets	

x	**Required Utilities, (see Div. 7.7)** **7.7.2** Potable Water Supply • Detached ARU units require a separate curb stop, service line from the property line, and meter. JMC 13.04.080. • DEQ permit required for Water and Sewer mains larger than 8-inch and/or longer than 250 feet. • Water services larger than 2-inch and Sewer Service larger than 6-inche shall be designed, inspected, and certified by a Wyoming licenensed engineer. • **WATER ENTRY DETAIL**: ○ Show Fire, Domestic, and Irrigation (internal). ○ Domestic must branch off of fire outside the building with a separate shutoff. ○ One meter for the building, owner can submeter privately. No meter required on Fire ○ Show Backflow Type: RPV Assembly Required for Fire, Multi-family, and High Hazard Commercial. Dual Check for Offices and Low Hazard Commercial. ○ Civil and Plumbing Plans should correlate. **7.7.3** Sanitary Sewer System **7.7.5** Other Utilies; Buried Utilities Required • **COMMERCIAL: PROVIDE SPACE FOR TRANSFORMER & COMS.** • Storm Water Collection, Treatment, Connection.	Per pre-ap notes: *1)* The design engineer needs to do the hydraulic analysis to determine that adequate water supply is available. If a 6-inch fire line is needed, prefer tie into 8" main in Scott Lane. If a 4-inch fine line is needed, then 6-inch water main on Simon Lane may be suitable. Water in Smith Lane is also 6-inch and on the far north side of the road.
x	**Utility Fees (see Municipal Code Title 13 Utilities)** • PROVIDE PLANS OF EXISTING STRUCTURE (# BEDROOMS) • Water Meters – Show the Size and Location on the plans • Curb Stop(s) required at property line • One water tap allowed per parcel • Backflow Prevention – Size, Type, and Location ¾" and 1" Provided by Town with Meter • Meter pit w/1 meter at property line, or meter at each building • Curb stop required for each building. • Connection Fees • Capacity Fees: Water based on: Non-Residentail/Multi-Family by meter size; Residential by number of bedrooms; Unfinished Habitable, LSA Sewer based on building use and size	
x	**Construction Management Plan (FOR COMMERCIAL)** • Fencing – For Public Safety and Site Security • Tracking Pad – required at access point(s) • Soil Tracking onto the road is prohibited, clean immediately • Staging & Stockpiling • Contractor Parking • Trailers, Dumpsters, Toilets; Concrete Washout • No staging or storage of materials in public right-of-way or easement	Will need to be provided by contractor and approved prior to Building Permit Issuance.
x	**Public Right of Way (Encroachment) Permits** • Required for work within the right-of-way, Town easements, or property • Fees and Bonding	Curb cuts, water/ sewer taps/ abandonments.

x	**Demolition Permits and Utility Abandonment** • Bonding is required • Standards • Locations (Utilities, Fencing, Parking, Storage, Access, Stabilization) • Asbestos and the DEQ	One for each lot/building. Specify and point to Utilities to be abandoned at the main. Show Construction Fencing, silt fencing at points of discharge, construction access and stabilization, and parking.
	Floodplain Development Permits • Floodplain vs. Floodway • Requirements • Separate Application	
x	**Permitting and Inspection Process** • PreConstruction Meeting Required • Sign Off Sheet – Engineering has a separate sheet • Final Inspections – Engineering Required Prior to Building	
x	**OTHER** • **Sidewalks** – in public right of way, easements, or land shall be ADA compliant. Show all cross slopes, running slopes, and grade breaks. o For sidewalks along a block, provide a profile of Top Back of Curb and Front of Sidewalk to show the vertical relationship. • **Striping and Signage Plans:** Show existing and proposed street signs with landscaping and lighting plans for reference and to reduce conflicts. • **WYDOT, DEQ, USACE, Other Permits**	Snow King Ave / Scott Lane re-alignment project coordination.

GRADING PRE-APPLICATION CONFERENCE SUMMARY
Planning & Development Department
Planning Division

150 E Pearl Ave.
P.O. Box 687
Jackson, WY 83001

ph: (307) 733-o440
fax: (307) 734-3563
www.townofjackson.com

INSTRUCTIONS FOR THE GRADING PRE-APP PROCESS

1. Applicant determines if a Pre-Ap is warranted based on the level of grading information required.
2. Applications are made using the Planning Pre-Application Form with Grading Option Selected
3. Planning takes in the application and distributes to Engineering and assigns a Planner
4. Engineering reviews application material for sufficiency and notes status in the Review section of TrakIT.
    a. Sufficient: Schedules a meeting with Applicant and Planner.
        i. Engineering marks project as approved and enters the scheduled meeting date in TrakIT under Plan Reviews.
    b. InSufficient: Engineering marks application as insufficient in TrakIT under plan reviews. Engineering contacts applicant to get necessary information.
5. Engineering conducts the meeting with the applicant and planner. Utilize the Grading Pre-Ap Checklist to cover the required topics and make any notes on the project. Planner may just submit comments via email.
6. Following the meeting:
    a. Engineering scans (2 sided) the notes and file them in the Pre-Application project folder.
    b. Engineering emails the notes to the applicant copy Tiffany in Planning.
    c. Engineering completes the date of the meeting and the meeting notes delivery in the Chronology section of TrakIT.

PRE-APPLICATION CONFERENCE SUMMARY
Planning & Development Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

This Summary will be prepared by Planning Staff. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application.

Staff may request additional materials during review as needed to determine compliance with the LDRs.

PRE-APPLICATION MEETING BASICS.

PAP#: P22-117

Date of Conference: June 15, 2022

Planning Staff: Katelyn Page

PROJECT.

Name/Description: Scott Lane Housing Project

Physical Address: 910 Smith Lane and 915 Simon Lane

Lot, Subdivision: LOT 25 and LOT 36, JACKSON HOLE MEADOWS

PIDN: 22-41-16-32-4-05-001 and 22-41-16-32-4-05-011

Zoning District(s): NH-1: Neighborhood High Density 1

Overlay(s): None

STAKEHOLDERS.

Applicant: Joe Saunders

Owner: RD Rentals LLC / Town of Jackson

Agent:

REQUIRED APPLICATIONS. (See B.12, C.1, D.4 of applicable zone in Article 2, 3, or 4) *This project will require the following applications:*

Application	Reason	Fee
Design Review Committee (Sec. 8.2.6)	Required for all residential and nonresidential development of three attached units or greater in the NH-1	Waived / Exempt
Partial Vacation without replat (Sec. 8.2.13.C.5)	Required for vacating easement. Optional for building across property line	Waived / Exempt
Basic Use Permit (Sec 8.4.2)	Required for change of use from Single family dwelling. Filed in conjunction with building permit	Waived / Exempt
Grading Pre-App (Plan Level Permit) (Sec 8.3.5)	Required for Plan level permits. Plan Level permits required for total disturbance ≥3,000 SF	Waived / Exempt
Demo Permit	Required for demolition or removal of structures	Waived / Exempt

Building Permit (Sec 8.3.3)	Required for physical development	TBD
Condominium Plat (Sec 7.2.4)	Required for subdivision of ownership	Tech review fees

MEETING ATTENDEES:

Name	Company	Phone/Email
Joe Saunders	Figure 9	joe@figure9er.com
Dave Velasquez	Figure 9	dave@figure9er.com
Kristi Malone	Jackson/Teton County Affordable Housing Department	kristi.malone@tetoncountywy.gov
April Norton	Jackson/Teton County Affordable Housing Department	ahnorton@tetoncountywy.gov
Toby Long Aia	CH X TLD	toby@chxtld.com
Ryan Prat	CH X TLD	ryan@chxtld.com
Jeff Silliman	Town of Jackson Engineering Dept	jsilliman@jacksonwy.gov
Katelyn Page	Town of Jackson Planning Dept	kpage@jacksonwy.gov
Paul Anthony	Town of Jackson Planning Dept	panthony@jacksonwy.gov

TIMELINES. *This table is intended to provide general information regarding the review process and timing of decisions. See Article 8 for a complete explanation of the review process.*

For administrative decisions made by the Planning Director, the following timelines are generally applicable:

Application Types:	Sufficiency	Planning Director
Basic Use Permit (Sec 8.4.2)	Within 14 days of Submittal	Up to 45 days after application is deemed sufficient. Can be reviewed in conjunction with building permit. BUP must be approved prior to issuance of building permit.

For decisions requiring a public hearing process, the following timelines are generally applicable:

Application Types:	Sufficiency	Planning Commission (PC)	Town Council
• Design Review Committee (Sec 8.2.6)	2nd Wednesday of each month. Sufficient Packets submitted 16 days prior to meeting. Max 4 projects per meeting	NA	NA
• Partial Vacation without replat (Sec. 8.2.13.C.5)	Within 14 days of Submittal	NA	Hearing within 90 days of Sufficiency
• Condominium Plat (Sec 7.2.4)	Within 14 days of Submittal	NA	Hearing within 90 days of Sufficiency

GENERAL INFORMATION.

✓ *Required, If Checked.*

If not checked, review requirement with a Staff member to determine if necessary for your application.

	Requirement	Notes
✓	**Planning Permit Application.** The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.	

	Requirement	Notes
✓	**Notarized Letter of Authorization.** See **Section 8.2.4.A** for requirements.	Sign by property owners RD Rentals LLC / Town of Jackson
n/a	**Application Fees.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule on the Town of Jackson Website.	Waived / Exempt.
✓	**Review fees.** The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the Town Surveyor, Town Engineer, Town Associate Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.	Technical review fees will be assessed for Condominium Plat process.
✓	**Mailed Notice fee.** See **Section 8.2.14.C.2** for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.	Required for mailings for Town Council meetings. Required forCondominium Plat
✓	**Other information is needed.** All applications submitted to the Town of Jackson Planning Department must be submitted in digital format once the application is determined to be sufficient.	
✓	**Response to Submittal Checklist.** All applications require a response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below.	
✓	**Title Report.** A title report, title certificate, or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during the review.	Required for Condominium Plat
✓	**Narrative description of the proposed development.** Briefly describe the existing condition of the property and the proposed use, physical development, subdivision, or development option for which you are seeking approval.	
✓	**Proposed Development Program.** Include narrative with Building and Planning permit submittals	
✓	**Site Plan.** Include dimensioned plans with Building and select Planning permit submittals	
✓	**Floor Plans.** Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.	

n/a **Neighborhood Meeting Summary.** See **Section 8.2.3** for Neighborhood Meeting requirements.

✓ **Posted Notice.** See **Section 8.2.14.C.4** for Posted Notice requirements for all public hearings. Required for Condominium Plat

Requirements listed under each Article will be checked if required for the application.

✓ *Required, If Checked.*

If not checked, this requirement does not apply to your application.

ARTICLE 1, GENERAL PROVISIONS.

Requirement		**Notes**
	Division 1.9, Nonconformities	
n/a	**1.9.2** Nonconforming Physical Development	
	1.9.3 Nonconforming Uses	
	1.9.4 Nonconforming Development Options and Subdivisions	
	1.9.5 Nonconforming Signs	

ARTICLE 2, COMPLETE NEIGHBORHOODS, ARTICLE 3, RURAL AREA ZONES, and ARTICLE 4, SPECIAL PURPOSE ZONES – (Public/Semi-Public & Park and Open Space zones only).

Applicable Zone: NH-1 Applicable LDR Section: Sec. 2.2.9 NH-1: Neighborhood High Density 1

SUBSECTION B, PHYSICAL DEVELOPMENT. *Please provide the following information for the applicable zone.*

Requirement		**Notes:**
✓	Structure Location and Mass (Setbacks, Height, total site FAR)	Plans may establish front setbacks from Simon and Smith Lanes, side setback on interior property line, and secondary street setback on Scott Lane.
✓	Maximum Scale of Development (Individual building size)	
✓	Building Design (Design Review Process)	The applicant will be required to present in front of the Design Review Committee for proposed building.
✓	Site Development (Driveway and Access limits)	Limited to 20’ curb cut on each Smith and Simon Lanes.
✓	Fencing (Height, Setback, Orientation)	Show and dimension any proposed fencing on plans

Additional Comments:

SUBSECTION C, ALLOWABLE USES. *Please provide the following information for the applicable zone.*

Requirement		Notes:
n/a	Maximum Scale of Use	Base FAR 0.40 plus exemptions for Deed Restricted Housing (Sec 7.8.3) and Workforce Housing Floor Area Bonus (Sec 7.8.4)

SUBSECTION D, DEVELOPMENT OPTIONS. *Please provide the following information for the applicable zone.*

Requirement		Notes:
✓	Subdivision and Development Option Permits	School and Park Exactions worksheets shall accompany Condominium Plat Application

Additional Comments:

SUBSECTION E, ADDITIONAL ZONE-SPECIFIC STANDARDS. *Please provide the following information for the applicable zone.*

Requirement	Notes:

Additional Comments:

See standards in Sec. 2.2.9.E 1. Additional Zone-specific Standards

ARTICLE 4, SPECIAL PURPOSE ZONES (Planned Resort Zones and Planned Unit Development Zones only)

Requirement		Notes
n/a	**Division 4.3, Planned Resort Zones**	
	4.3.1 All Planned Resort Zones	
	4.3.2 Snow King	
n/a	**Division 4.4, Planned Unit Development**	
	4.4.1 All Planned Unit Development (PUD) Zones	
	4.4.2 Planned Unit Development – Town	

ARTICLE 5, PHYSICAL DEVELOPMENT STANDARDS APPLICABLE IN ALL ZONES.

Requirement		Notes
n/a	**Division 5.1, General Environmental Standards**	
	5.1.1 Waterbody and Wetland Buffers	
	5.1.2 Wildlife Friendly Fencing	
	5.1.5 Water Quality (reserved for future standards)	
n/a	**Division 5.2, Environmental Standards Applicable in Specific Areas**	
	5.2.1 Natural Resources Overlay (NRO) Standards	
✓	**Division 5.3, Scenic Standards.**	**Notes**
	5.3.1 Exterior Lighting Standards	Provide details for exterior lighting in building plan submittal
	5.3.2 Scenic Resources Overlay (SRO) Standards	
n/a	**Division 5.4, Natural Hazard Protection Standards**	
	5.4.1 Steep Slopes	
	5.4.2 Unstable Soils	
	5.4.3 Faults	
	5.4.4 Floodplains	
	5.4.5 Wildland Urban Interface	
✓	**Division 5.5, Landscaping Standards**	LSR ratio of 0.21 & 70% in front 1/3 of lot will be oriented toward Scott Lane as "front".
	5.5.2 Landscape Plan	
	5.5.3 Required Plant Units	Plant units req.: 1/1,000 sf of landscape area plus 1 per 12 (uncovered) parking spaces (current proposal is for covered parking)
	5.5.4 General Landscaping Standards	
	5.5.5 Installation and Maintenance	See Sec. Section 5.5.3.E for Standard Plant Unit alternatives and attached list of currently recommended street trees. Recommendations are subject to change.
✓	**Division 5.6, Sign Standards**	All signs, if any, shall be processed with a sign permit separately from building permit and DRC
✓	**Division 5.7, Grading, Erosion Control, and Stormwater Management**	Grading Pre-App required.
	5.7.2 Grading Standards	
	5.7.3 Erosion control standards	
	5.7.4 Stormwater Management Standards	
✓	**Division 5.8, Design Guidelines**	Design Review Committee (DRC) required.
	5.8.2. Design Guidelines	
	5.8.3. Design Review Committee	

ARTICLE 6, USE STANDARDS APPLICABLE IN ALL ZONES.

Requirement		Notes
✓	**Division 6.1, Allowed Uses**	
✓	**Division 6.2, Parking and Loading Standards**	
	6.2.2 Required Parking and Loading **6.2.3** Location of Required Parking **6.2.4** Maintenance of Off-Street Parking and Loading **6.2.5** Off-Street Parking and Loading Design Standards **6.2.6** Parking and Loading Standards in the Downtown Parking District	18 required spaces per floor plan layout and use standards. 1 ADA van space required per 6.2.2.C.1. Additional ADA spaces required for each unit designed for ADA occupancy. See below comments (pg. 9) regarding Klaus Parking System Parking setbacks Sec 2.2.9.B.2
✓	**Division 6.3, Employee Housing Requirements**	Exempt due to proposed deed restrictions. The applicant shall state their exemption in their application. Verify floor area meets Sec 7.8.3 and 7.8.4
✓	**Division 6.4, Operational Standards** **6.4.1** Outside Storage **6.4.2** Refuse and Recycling **6.4.3** Noise **6.4.4** Vibration **6.4.5** Electrical Disturbances **6.4.6** Fire and Explosive Hazards	Noise, storage, and hours of operation shall be addressed in the narrative. Trash enclosure detailed on site plans

ARTICLE 7, DEVELOPMENT OPTION AND SUBDIVISION STANDARDS APPLICABLE IN ALL ZONES.

Requirement		Notes
n/a	**Division 7.1, Development Option Standards** **7.1.3** Urban Cluster Development **7.1.4** Mobile Home Park	
✓	**Division 7.2, Subdivision Standards** **7.2.2** Standards Applicable to all Subdivisions **7.2.3** Land Division Standards **7.2.4** Condominium and Townhouse Subdivisions	Applicable for Condominium Plat process
n/a	**Division 7.3, Open Space Standards** **7.3.3** Configuration and Location of Required Open Space **7.3.4** Use of Open Space **7.3.5** Physical Development Permitted in Open Space **7.3.6** Record of Restriction **7.3.7** Ownership of Open Space	

✓ **Division 7.4, Affordable Housing Standards**

Units shall meet affordable housing standards and record deed restrictions against the property.

✓ **Division 7.5, Development Exaction Standards**

See templates for Park and School exactions.

7.5.2. Park Exactions
7.5.3. School Exactions

✓ **Division 7.6, Transportation Facility Standards**

7.6.2 Access to Roads, Streets, and Highways
7.6.3 Streets, Alleys, and Easements

✓ **Division 7.7, Required Utilities**

7.7.2 Potable Water Supply
7.7.3 Sanitary Sewer Systems
7.7.4 Irrigation Ditch Systems and Design
7.7.5 Other Utilities
7.7.6 Fuel Storage Tank

Partial vacation without replat required for vacating utility easement.

PLAN REVIEW COMMITTEE. *The Plan Review Committee consists of the following listed agencies. Planning Staff will transmit pertinent portions of the application to each agency.* ***Other agencies and individuals not checked off on this list may be added to the PRC if necessary.***

✓	Public Works/Town Engineer	✓	Police Department
✓	Building Official	✓	START Bus
✓	Town Attorney	✓	Jackson Hole Fire-EMS
✓	Town Clerk	✓	Parks and Recreation Department
✓	Pathways Coordinator		Teton County School District #1
✓	Surveyor		Teton County Sheriff
✓	Title Company		Wyoming Department of Game & Fish
✓	Jackson/Teton County Housing Department		Wyoming Department of Transportation
	Teton County Weed & Pest		Wyoming Department of Environmental Quality
	Teton County Planning		Army Corps of Engineers
	Teton County Engineer		Lower Valley Energy
	Teton County Assessor		U.S. National Park Service
	Integrated Solid Waste and Recycling		U.S. Forest Service
✓	Teton County Clerk		U.S. Fish and Wildlife
	Teton County Public Health		Other
	Teton County Scenic Preserve Trust		

Additional Questions:

- Town and County sponsored projects may waive certain application and review fees per Cooperative Agreement (1998)
- Exempt from Development Plan (Sec 8.3.3) because deed restricted affordable units do not count towards the development permit threshold of 5-15 units requiring Development Plan Review. Verify project meets 5-15 units because application mentions “market & deed-restricted”. Floor area exemptions apply only for units meeting Section 7.8.3 and 7.8.4

- Housing Mitigation deed restrictions shall be recorded prior to certificate of occupancy.

- Applicant shall meet with Public Works Dept. to determine curb location on Scott Lane. Curb location may move in order to accommodate preferred pedestrian frontage (sidewalk, landscaping strip etc). There is no Pedestrian frontage requirement in the NH-1, however, Staff prefers a sidewalk to be incorporated with development due to the high level of pedestrian and vehicular traffic in this area.

- A Partial Vacation without Replat is required to vacate the utility easement. Staff recommends including a lot combination as part of the Partial Vacation without Replat to allow the building to be span the site without crossing an internal property line. Partial Vacation without Replat shall be recorded prior to issuance of building permit. As an alternative to vacating the internal property line, the applicant may record an affidavit than combines the two lots for the purposes of development which should satisfy. However, since the partial vacation is already required for the easement, the applicant might as well combine the lot combination into the same process.

- If utilities and easement are rerouted on site, then a new easement(s) must be recorded prior to issuance of building permit.

- Design Review Committee timing / process: DRC meets the second Wednesday of each month. A maximum of 4 projects will be reviewed per meeting (first come first serve). DRC application packets are due 16 days prior to meetings.

- Roundabout – Staff notes that future street reconfiguration at Snow King and Scott Lane may incorporate a roundabout at the location of current intersection. Town Council has seen early proposals for this Scott Lane Housing Project and Housing Dept. Staff says they received policy direction to proceed with permitting process without concern for the potential roundabout.

- Staff still has concerns over the feasibility of the Klaus Stackable Parking system. Detailed information, including dimension restrictions, shall be included with any permit application that requires parking standards be met.

- Underground Parking Resolution 9-25 applies to covered parking dimensions. See attached.

INVOICE

FROM:

RIZZOTTI & CO., INC.
BOX 1630
WILSON, WY 83014

Telephone Number: 307-734-5242 **Fax Number:** 208-246-1002

TO:

JACKSON/TETON COUNTY HOUSING DEPARTMENT
320 S KING STREET
JACKSON, WY 83001

Telephone Number: **Fax Number:**
Alternate Number: **E-Mail:**

INVOICE NUMBER
202205006
DATE
05/09/2022

REFERENCE

Internal Order #: 202205006
Lender Case #:
Client File #:
Main File # on form: 202205006
Other File # on form:
Federal Tax ID: 83-0326481
Employer ID:

DESCRIPTION

Lender: **Client:** JACKSON/TETON COUNTY HOUSING DEPARTMENT
Purchaser/Borrower:
Property Address: 910 Smith Ln
City: Jackson
County: Teton **State:** WY **Zip:** 83001
Legal Description: LOT 25, JACKSON HOLE MEADOWS

FEES	AMOUNT
SINGLE FAMILY EXTERIOR APPRAISAL	550.00
SUBTOTAL	550.00

PAYMENTS			AMOUNT
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
		SUBTOTAL	0.00
		TOTAL DUE	$ 550.00

Borrower					File No.	202205006	
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							

TABLE OF CONTENTS



Agreement for Appraisal Services - Page 1 1
Agreement for Appraisal Services - Page 2 2
Letter of Transmittal 3
USPAP Identification Addendum 4
GP Residential 5
GP Residential 6
GP Residential 7
Additional Comparables 4-6 8
Market Conditions Addendum to the Appraisal Report 9
General Text Addendum 10
TBOR MLS Listing and Listing History - Page 1 13
TBOR MLS Listing and Listing History - Page 2 14
Paired Sales for Market Conditions Adjustments 15
Location Map 16
Comparable Sales Map 17
Aerial Map 18
Plat Map 19
Plat Map 20
Deed for Legal Description (2019 Sale) - Page 1 21
Deed for Legal Description (2019 Sale) - Page 2 22
Warranty Deed (2020 Transfer) 23
Building Sketch 24
Subject Photos 25
Comparable Photos 1-3 26
Comparable Photos 4-6 27
Brian Butler's Certified Residential Appraiser License 28

Agreement for Appraisal Services - Page 1

Rizzotti & Co. Inc.

AGREEMENT FOR APPRAISAL SERVICES

File No.

1. PARTIES JACKSON/TETON COUNTY HOUSING DEPARTMENT Client
hereby agrees to employ Brian Butler Appraiser

2. PROPERTY located in Teton County, State of _____ legally described as:
LOT 25, JACKSON HOLE MEADOWS

STREET ADDRESS 910 Smith Ln
CITY Jackson STATE WY ZIPCODE 83001 hereinafter called Property.

3. APPRAISAL REPORT. Appraiser agrees to prepare, in writing, an Appraisal Report, in conformity with any professional organizations to which Appraiser may belong, with an opinion of value. The purpose of this appraisal is:

☐ Purchase ☐ Sale ☐ Estate Tax ☐ Lessee ☐ Insurance ☐ Ad valorem Tax ☐ Mortgage Financing ☐ Condemnation
☐ General Information ☒ Other ESTABLISH CURRENT MARKET VALUE

4. INTEREST to be appraised shall be ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other _____

5. COMPLETION of the appraisal shall be by 05/13/2022 subject to unforeseen circumstances or conditions beyond the control of the Appraiser. The number of copies to be prepared is 1 PDF

6. PAYMENTS FOR SERVICES:

☒ AGREED FEE. Client agrees to pay Appraiser a cash fee of $ 550.00

☐ HOURLY-PER DIEM. Client agrees to pay Appraiser a cash fee of $ _____ per ☐ hour ☐ day for time expended on Client's behalf, to an estimated maximum of $ _____

☐ EXPENSES. Appraiser shall be additionally paid usual and necessary expenses for the following _____

☒ LITIGATION. In the event Appraiser is called upon, voluntarily or otherwise, to testify in court or deposition regarding the Appraisal Report herein, Client agrees to pay an additional sum of $ 250 for each HOUR plus Appraiser's usual and customary expenses.

☐ CANCELLATION. If this agreement is canceled at any time prior to the delivery of the Appraisal Report, Client agrees to pay a fee of _____

☒ RETAINER fee in the amount of $ 550 is payable prior to the start of work to apply toward the total fee herein.

All sums due hereunder shall be paid on delivery of the Appraisal Report to Client, and are payable in the County of Appraiser's principal residence. The Appraiser's fee is in no way based on the opinion of value of the appraised Property, and all sums hereunder are due and payable regardless of the amount of the opinion of value. In the event it is necessary to employ an attorney to collect any sums due herein, Client agrees to pay reasonable attorney's fees and court costs expended by Appraiser.

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Agreement for Appraisal Services - Page 2

AGREEMENT FOR APPRAISAL SERVICES
(continued)

File No.

7. AUTHORITY. Appraiser and his subcontractors are hereby authorized to make on-site inspections of subject property at all reasonable times to obtain supporting property data, including but not limited to: Building plans, plats, deeds, legal descriptions, abstracts, income and expense data, leases, options. Further to interview Client's attorneys, accountants, managers, agents, present and prospective tenants. To be furnished copies of relevant information, to copy same and use as documentation for the Appraisal Report. To obtain such information that in the Appraiser's judgment may be relevant to the appraisal. CLIENT'S AUTHORITY to execute this agreement is hereby warranted, and that client is either owner of the subject property or has authority of the owner to enter into this agreement.

8. CONDITIONS. The Appraisal Report shall be subject to Appraiser's conditions and limitations standard form or as shown on attachment hereto. The Appraisal Report will be prepared for the sole and exclusive use of the Client, and shall not be reproduced, printed or distributed in any manner without written consent of Appraiser, as it consists of "trade secrets and commercial and financial information" which is privileged and confidential and exempted from disclosure under 5USC(b)(4).

9. WARRANTIES AND INDEMNITY. Appraiser does not make any warranties or guarantees of any kind regarding the condition of the property, sufficiency of title, areas and boundaries, mechanical and structural conditions of the improvements and with the agreement that the Appraisal Report represents Appraiser's opinion of value only, without any warranty that the property will sell for the appraised value. Client agrees to indemnify Appraiser, his employees and independent contractors from all claims, suits and charges of any nature that may arise out of this agreement.

10. ADDITIONAL AGREEMENTS:
Appraisal Fee: $550.00 for opinion of current market value

Exterior only property inspection on 05/10/2022 at 10:00 am

Please return a signed copy of this agreement (pdf or hard copy with the payment)

Thank you for your business. Brian

Brian Butler
Po Box 1996
Wilson, WY 83014

Executed in duplicate originals on this day, 05/04/2022

Client Signature	Appraiser Signature
JACKSON/TETON COUNTY HOUSING DEPARTMENT	Brian Butler
Client Name	Appraiser Name
320 S KING STREET, JACKSON, WY 83001	Box 1630, Wilson, WY 83014
Client Address	Appraiser Address
	307-734-9488
Client Telephone	Appraiser Telephone

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RIZZOTTI & CO. INC.
BOX 1630
WILSON, WY 83014
307-734-9488

05/10/2022

APRIL NORTON
JACKSON/TETON COUNTY HOUSING DEPARTMENT
320 S KING STREET
JACKSON, WY 83001

Re: Property: 910 Smith Ln
Jackson, WY 83001
Borrower:
File No.: 202204099

Opinion of Value: $ 1,600,000
Effective Date: 05/05/2022

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

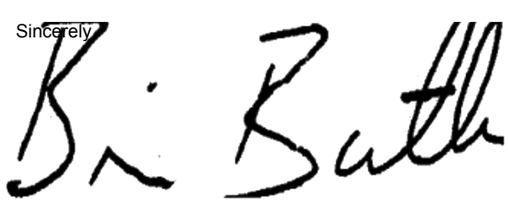
The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

Due to the limited amount of sales data in the subject's immediate area, it was necessary to use comparable sales in excess of 6 months. While every attempt was made to comply with standard underwriting guidelines, such as proximity to the subject, the sales dates of the comps used and line item, net and gross adjustments applied to the comps, the limited quantity of data in the subject's market area makes this difficult.

The comparable sales used in this report are, in the opinion of the appraiser, the best available, and all of the adjustments applied to the comps are necessary in order to reflect the differences between the comps and the subject property. All of the adjustments applied are supported by market data.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



BRIAN BUTLER
CERTIFIED RESIDENTIAL APPRAISER
License or Certification #: 814
State: WY Expires: 12/19/2022
bbutlerwy@gmail.com

USPAP ADDENDUM

File No. 202205006

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender							

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: UNDER 3 MONTHS.

Additional Certifications

I certify that, to the best of my knowledge and belief:

☐ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☒ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

PRIOR APPRAISAL COMPLETED 08/05/2021. I HAVE PERFORMED NO ADDITIONAL SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

APPRAISER:

Signature:
Name: BRIAN BUTLER
Date Signed: 05/10/2022
State Certification #: 814
or State License #:
State: WY
Expiration Date of Certification or License: 12/19/2022
Effective Date of Appraisal: 05/05/2022

SUPERVISORY APPRAISER: (only if required)

Signature:
Name:
Date Signed:
State Certification #: 814
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser Inspection of Subject Property:
☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

RESIDENTIAL APPRAISAL REPORT

File No.: 202205006

SUBJECT

Property Address: 910 Smith Ln | City: Jackson | State: WY | Zip Code: 83001
County: Teton | Legal Description: LOT 25, JACKSON HOLE MEADOWS
Assessor's Parcel #: 22-41-16-32-4-05-001
Tax Year: 2021 | R.E. Taxes: $ 4,792 | Special Assessments: $ 0 | Borrower (if applicable):
Current Owner of Record: RD RENTALS LLC | Occupant: ☐ Owner ☒ Tenant ☐ Vacant | ☐ Manufactured Housing
Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe) | HOA: $ 0 ☐ per year ☐ per month
Market Area Name: TOWN OF JACKSON | Map Reference: PLAT # 191 | Census Tract: 9677.04

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☒ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: ESTABLISH CURRENT MARKET VALUE.

Intended User(s) (by name or type): JACKSON/TETON COUNTY HOUSING DEPARTMENT
Client: JACKSON/TETON COUNTY HOUSING DEPARTME | Address: 320 S KING STREET, JACKSON, WY 83001
Appraiser: BRIAN BUTLER | Address: BOX 1630, WILSON, WY 83014

MARKET AREA DESCRIPTION

Location:	☒ Urban	☐ Suburban	☐ Rural	**Predominant Occupancy**		**One-Unit Housing**	PRICE	AGE	**Present Land Use**		**Change in Land Use**
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%				$(000)	(yrs)			
Growth rate:	☐ Rapid	☒ Stable	☐ Slow	☒ Owner	80				One-Unit	60 %	☒ Not Likely
Property values:	☒ Increasing	☐ Stable	☐ Declining	☒ Tenant	20		800	Low 0	2-4 Unit	10 %	☐ Likely * ☐ In Process *
Demand/supply:	☒ Shortage	☐ In Balance	☐ Over Supply	☒ Vacant (0-5%)			6,500	High 85	Multi-Unit	10 %	* To:
Marketing time:	☒ Under 3 Mos.	☐ 3-6 Mos.	☐ Over 6 Mos.	☐ Vacant (>5%)			2,000	Pred 20	Comm'l	10 %	
									VACANT	10 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): SEE ADDENDUM.

SITE DESCRIPTION

Dimensions: 69.33' X 75' | Site Area: 5,200 Sq.Ft.
Zoning Classification: NH-1 | Description: RESIDENTIAL
Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning
Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown | Have the documents been reviewed? ☐ Yes ☐ No | Ground Rent (if applicable) $ /
Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)
Actual Use as of Effective Date: SINGLE FAMILY WITH ACCESSORY UNIT | Use as appraised in this report: SINGLE FAMILY WITH ACCESSORY UNIT
Summary of Highest & Best Use: SEE ADDENDUM.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	LOWER VALLEY
Gas	☒	☐	LOWER VALLEY
Water	☒	☐	TOWN
Sanitary Sewer	☒	☐	TOWN
Storm Sewer	☒	☐	TOWN

Off-site Improvements	Type	Public	Private
Street	ASPHALT	☒	☐
Curb/Gutter	NONE	☐	☐
Sidewalk	NONE	☐	☐
Street Lights	NONE	☐	☐
Alley	NONE	☐	☐

Topography	MOSTLY LEVEL
Size	TYPICAL
Shape	RECTANGULAR
Drainage	APPEARS ADEQUATE
View	RESIDENTIAL/MOUNTAIN

Other site elements: ☐ Inside Lot ☒ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)
FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone X | FEMA Map # 56039C2906D | FEMA Map Date 09/16/2015
Site Comments: SEE ATTACHED ADDENDUM.

DESCRIPTION OF THE IMPROVEMENTS

General Description		**Exterior Description**		**Foundation**		**Basement** ☒ None		**Heating**	FAU/B.B.
# of Units	1 ☒ Acc.Unit	Foundation	CONCRETE	Slab	A.U.	Area Sq. Ft.		Type	FAU/B.B.
# of Stories	1	Exterior Walls	HARDIE	Crawl Space	YES	% Finished		Fuel	ELEC
Type	☐ Det. ☒ Att. ☐	Roof Surface	ASPH SH	Basement	NONE	Ceiling			
Design (Style)	RANCH	Gutters & Dwnspts.	METAL	Sump Pump	☐	Walls		**Cooling**	NONE
☒ Existing	☐ Proposed ☐ Und.Cons.	Window Type	VINYL CLAD	Dampness	☐	Floor		Central	NONE
Actual Age (Yrs.)	55	Storm/Screens	YES	Settlement	NONE	Outside Entry		Other	NONE
Effective Age (Yrs.)	25			Infestation	NONE				

Interior Description		**Appliances**		**Attic** ☒ None		**Amenities**		**Car Storage** ☐ None	
Floors	PGO/CPT/TILE: GOOD	Refrigerator	☐	Stairs	☐	Fireplace(s) #	0	Garage # of cars	(4 Tot.)
Walls	DW/PNT: GOOD	Range/Oven	☒	Drop Stair	☐	Patio	NONE	Attach.	
Trim/Finish	WD/PNT/STN: GOOD	Disposal	☒	Scuttle	☐	Deck	1 WOOD	Detach.	
Bath Floor	TILE/VINYL: AVG	Dishwasher	☒	Doorway	☐	Porch	1 COVERED	Blt.-In	
Bath Wainscot	FIBERGLASS: AVG	Fan/Hood	☐	Floor	☐	Fence	YARD	Carport	
Doors	SOLID/HOLLOW	Microwave	☐	Heated	☐	Pool	NONE	Driveway	4 OPEN
		Washer/Dryer	☐	Finished	☐			Surface	CONCRETE

Woodstove(s) # NONE

Finished area **above** grade contains: 5 Rooms | 3 Bedrooms | 2.0 Bath(s) | 1,248 Square Feet of Gross Living Area Above Grade
Additional features: ASPHALT SHINGLE ROOF; HARDIE SIDING; VINYL CLAD WINDOWS; AVERAGE QUALITY KITCHENS AND BATHS; PERGO, VINYL, CARPET, AND TILE FLOORING; OPEN PARKING.
Describe the condition of the property (including physical, functional and external obsolescence): THE SUBJECT IS AN 55 YEAR OLD, AVERAGE QUALITY, WOOD FRAME (MODULAR) HOME WHICH HAS BEEN UPDATED (DATE UNKNOWN) AND WAS OBSERVED TO BE IN OVERALL AVERAGE CONDITION. PER COUNTY RECORDS, THE GARAGE WAS CONVERTED TO AN ACCESSORY UNIT IS 1998 (EXTERIOR INSPECTION ONLY). DETAILS FOR THE IMPROVEMENTS WERE OBTAINED DURING THE COURSE OF A PRIOR APPRAISAL. THE EFFECTIVE AGE IS LOWER THAN THE ACTUAL AGE DUE TO UPDATING.

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RESIDENTIAL APPRAISAL REPORT

File No.: 202205006

TRANSFER HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): MLS AND COUNTY RECORDS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: THE SUBJECT SOLD PREVIOUSLY AS INDICATED, THE INCREASE IN VALUE APPEARS TO BE DUE TO INCREASING VALUES IN THE SUBJECT'S IMMEDIATE MARKET AREAS. ADDITIONALLY A WARRANTY DEED WAS RECORDED ON 06/03/2020, THIS DOES NOT APPEAR TO BE AN ARMS LENGTH TRANSACTION (SEE ATTACHED). NO OTHER PRIOR SALES OR TRANSFERS OF THE SUBJECT WERE NOTED IN THE PRIOR 36 MONTHS, PER MLS AND COUNTY RECORDS. COMP 2 WAS TRANSFERRED PREVIOUSLY VIA QUIT CLAIM DEED ON 01/19/2021, THIS DOES NOT APPEAR TO BE AN ARMS LENGTH TRANSACTION. NO OTHER PRIOR SALES OR TRANSFERS OF THE COMPS WERE NOTED IN THE PRIOR 12 MONTHS.
Date: 06/03/2020	
Price: 0	
Source(s): TBOR MLS/COUNTY REC	
2nd Prior Subject Sale/Transfer	
Date: 10/18/2019	
Price: 995,000	
Source(s): TBOR MLS/COUNTY REC	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	910 Smith Ln Jackson, WY 83001	445 Stacy Ln Jackson, WY 83001		430 Scott Ln Jackson, WY 83001		637 Cache Creek Dr Jackson, WY 83001	
Proximity to Subject		0.09 miles SE		0.07 miles S		1.70 miles E	
Sale Price	$		$ 1,570,200		$ 1,020,000		$ 1,750,000
Sale Price/GLA	$ /sq.ft.	$ 1,478.53 /sq.ft.		$ 1,011.90 /sq.ft.		$ 1,520.42 /sq.ft.	
Data Source(s)	INSP./MLS	TBOR MLS #21-3055; DOM: 102		TBOR MLS #20-3166;DOM 47		TBOR MLS #21-3181;DOM 93	
Verification Source(s)	COUNTY REC.	WARRANTY DEED/AGENT		WARRANTY DEED/AGENT		WARRANTY DEED/AGENT	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	CONV. LOAN		CONV. LOAN		CONV. LOAN	
Concessions	N/A	NONE NOTED		NONE NOTED		NONE NOTED	
Date of Sale/Time	N/A	11/30/2021 COE	0	01/19/2021 COE	0	11/30/2021 COE	0
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	TRAFFIC	SUPERIOR	-225,000	TRAFFIC		SUPERIOR	-225,000
Site	5,200 Sq.Ft.	7,362 Sq.Ft.	-15,100	9,148 Sq.Ft.	-27,600	7,405 Sq.Ft.	-15,400
View	RESIDENTIAL/MTN	RESIDENTIAL/MTN		RESIDENTIAL/MTN		RESIDENTIAL/MTN	
Design (Style)	RANCH	SPLIT LEVEL	0	RANCH		SPLIT LEVEL	0
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Age	55	43	0	44	0	25	0
Condition	AVERAGE	AVERAGE		UPDATED	-50,400	AVERAGE	
Above Grade Room Count (Total / Bdrms / Baths)	5 / 3 / 2.0	4 / 3 / 1	0	5 / 3 / 1.1	0	4 / 2 / 1.0	0
Gross Living Area	1,248 sq.ft.	1,062 sq.ft.	+74,400	1,008 sq.ft.	+96,000	1,151 sq.ft.	0
Basement & Finished	NONE	504 SF FIN BSMT	-151,200	NONE		1056 SF FIN. BSMT	-316,800
Rooms Below Grade	NONE	1 BED/1 BATH	0	NONE		3 BED,1 BATH	0
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	FAU/B.B./NONE	B.B./NONE	0	COVE/NONE	0	RADIANT/NONE	0
Energy Efficient Items	NONE NOTED	NONE NOTED		NONE NOTED		NONE NOTED	
Garage/Carport	NONE	2 CAR GARAGE	-50,000	1 CAR GARAGE	-25,000	NONE	
Porch/Patio/Deck	PORCH/DECK	PORCH	0	PORCH	0	PORCH	0
AMENITIES	600 SF AU	NONE	+180,000	NONE	+180,000	NONE	+180,000
CONTRACT DATE	N/A	10/01/2021 CD	0	11/12/2020 CD	0	10/18/2021 CD	0
CLOSE OF ESCROW	N/A	11/30/2021 COE	0	01/19/2021 COE	0	11/30/2021 COE	0
MARKET CONDITIONS	N/A	2% X 7 MONTHS	+219,800	2% X 18 MONTHS	+367,200	2% X 6.5 MONTHS	+227,500
Net Adjustment (Total)		☒ + ☐ -	$ 32,900	☒ + ☐ -	$ 540,200	☐ + ☒ -	$ -149,700
Adjusted Sale Price of Comparables		Net 2.1 % Gross 58.3 %	$ 1,603,100	Net 53.0 % Gross 73.2 %	$ 1,560,200	Net 8.6 % Gross 55.1 %	$ 1,600,300

Summary of Sales Comparison Approach SEE ATTACHED ADDENDUM.

THE APPRAISAL IS BASED ON THE EXTRAORDINARY ASSUMPTION THAT THE INTERIOR OF THE IMPROVEMENTS HAVE A SIMILAR QUALITY AND CONDITION AS OBSERVED ON 08/05/2021. IF THE EXTRAORDINARY ASSUMPTION IS FOUND TO BE FALSE THERE MAYBE BE AN EFFECT ON THE APPRAISAL RESULTS.

Indicated Value by Sales Comparison Approach $ 1,600,000

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RESIDENTIAL APPRAISAL REPORT

File No.: 202205006

COST APPROACH

COST APPROACH TO VALUE (if developed) ☐ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): THE SITE VALUE WAS DERIVED THROUGH EXTRACTION DUE TO A LIMITED POOL OF APPROPRIATE COMPARABLE LAND SALES. SITE VALUE ESTIMATE IS TYPICAL FOR THE SUBJECT'S MARKET AREA, AND IS A REFLECTION OF THE LIMITED PRIVATE LAND AVAILABLE FOR DEVELOPMENT IN TETON COUNTY, WYOMING (97% PUBLIC LAND).

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data: LOCAL BUILDERS & SUPPLIERS

Quality rating from cost service: AVG Effective date of cost data: 05/05/2022

Comments on Cost Approach (gross living area calculations, depreciation, etc.): THE COST APPROACH HAS BEEN COMPLETED FOR ILLUSTRATION PURPOSES ONLY. LOCAL BUILDERS COSTS UTILIZED AS THIS BEST REFLECTS THE REPLACEMENT COST IN THIS AREA.

Estimated Remaining Economic Life (if required): 50 Years

OPINION OF SITE VALUE			=$	950,000
DWELLING	1,248 Sq.Ft. @ $	500.00	=$	624,000
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
600 SF AU			=$	300,000
Garage/Carport	Sq.Ft. @ $		=$	
Total Estimate of Cost-New			=$	924,000
Less Depreciation	Physical 307,969	Functional	External =$(	307,969)
Depreciated Cost of Improvements			=$	616,031
"As-is" Value of Site Improvements			=$	25,000
			=$	
			=$	
INDICATED VALUE BY COST APPROACH			**=$**	1,591,031

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM): INCOME APPROACH NOT COMPLETED DUE TO LACK OF RELEVANCE IN THIS MARKET FOR THE SUBJECT PROPERTY TYPE.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 1,600,000 **Cost Approach (if developed) $** 1,591,031 **Income Approach (if developed) $**

Final Reconciliation: EXCLUSIVE EMPHASIS IS GIVEN TO THE SALES COMPARISON APPROACH, AS THE DATA IS EXTRACTED FROM THE MARKETPLACE. THE COST APPROACH WAS UTILIZED FOR ILLUSTRATION PURPOSES ONLY. THE INCOME APPROACH WAS NOT UTILIZED, AS THIS IS NOT CONSIDERED A RELIABLE METHOD OF ESTIMATING MARKET VALUE FOR A SINGLE FAMILY RESIDENTIAL PROPERTY.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: THIS APPRAISAL IS MADE "AS-IS". NO CONDITIONS ARE REQUIRED.

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 1,600,000 **, as of:** 05/05/2022 **, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

ATTACHMENTS

A true and complete copy of this report contains 28 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

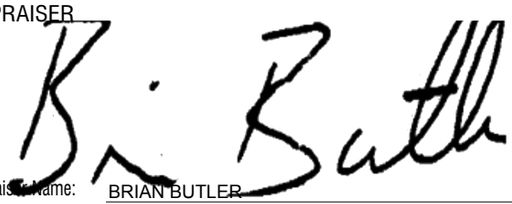
☒ Scope of Work	☒ Limiting Cond./Certifications	☒ Narrative Addendum	☒ Photograph Addenda	☒ Sketch Addendum
☒ Map Addenda	☒ Additional Sales	☐ Cost Addendum	☐ Flood Addendum	☐ Manuf. House Addendum
☐ Hypothetical Conditions	☐ Extraordinary Assumptions	☐	☐	☐

SIGNATURES

Client Contact: APRIL NORTON Client Name: JACKSON/TETON COUNTY HOUSING DEPARTMENT

E-Mail: ahnorton@tetoncountywy.gov Address: 320 S KING STREET, JACKSON, WY 83001

APPRAISER



Appraiser Name: BRIAN BUTLER

Company: RIZZOTTI & CO. INC.

Phone: 307-734-9488 Fax:

E-Mail: bbutlerwy@gmail.com

Date of Report (Signature): 05/10/2022

License or Certification #: 814 State: WY

Designation: CERTIFIED RESIDENTIAL APPRAISER

Expiration Date of License or Certification: 12/19/2022

Inspection of Subject: ☐ Interior & Exterior ☒ Exterior Only ☐ None

Date of Inspection: 05/05/2022

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

GP RESIDENTIAL

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ADDITIONAL COMPARABLE SALES

File No.: 202205006

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	910 Smith Ln Jackson, WY 83001	910 Smith Ln Jackson, WY 83001					
Proximity to Subject		Less than 0.01 miles					
Sale Price	$		$ 995,000		$		$
Sale Price/GLA	$ /sq.ft.	$ 797.28 /sq.ft.		$ /sq.ft.		$ /sq.ft.	
Data Source(s)	INSP./MLS	TBOR MLS #19-1807;DOM 109					
Verification Source(s)	COUNTY REC.	WARRANTY DEED/AGENT/INSP					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	CASH					
Concessions	N/A	NONE NOTED					
Date of Sale/Time	N/A	10/18/2019 COE	0				
Rights Appraised	Fee Simple	Fee Simple					
Location	TRAFFIC	TRAFFIC					
Site	5,200 Sq.Ft.	5,200 Sq.Ft.					
View	RESIDENTIAL/MTN	RESIDENTIAL/MTN					
Design (Style)	RANCH	RANCH					
Quality of Construction	AVERAGE	AVERAGE					
Age	55	52	0				
Condition	AVERAGE	AVERAGE					
Above Grade Room Count	Total 5 / Bdrms 3 / Baths 2.0	Total 5 / Bdrms 3 / Baths 2		Total / Bdrms / Baths		Total / Bdrms / Baths	
Gross Living Area	1,248 sq.ft.	1,248 sq.ft.		sq.ft.		sq.ft.	
Basement & Finished	NONE	NONE					
Rooms Below Grade	NONE	NONE					
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	FAU/B.B./NONE	B.B./NONE					
Energy Efficient Items	NONE NOTED	NONE NOTED					
Garage/Carport	NONE	NONE					
Porch/Patio/Deck	PORCH/DECK	PORCH/DECK					
AMENITIES	600 SF AU	600 SF AU					
CONTRACT DATE	N/A	08/26/2019 CD	0				
CLOSE OF ESCROW	N/A	10/18/2019 COE	0				
MARKET CONDITIONS	N/A	2% X 32.5 MONTHS	+646,800				
Net Adjustment (Total)		☒ + ☐ -	$ 646,800	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net 65.0 % Gross 65.0 %	$ 1,641,800	Net % Gross %	$	Net % Gross %	$

Summary of Sales Comparison Approach: SEE ADDENDUM.

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Market Conditions Addendum to the Appraisal Report

File No. 202205006

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 910 Smith Ln City Jackson State WY ZIP Code 83001

Borrower

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	19	5	4	☐ Increasing	☐ Stable	☒ Declining
Absorption Rate (Total Sales/Months)	3.17	1.67	1.33	☐ Increasing	☐ Stable	☒ Declining
Total # of Comparable Active Listings	3	2	3	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.9	1.2	2.3	☐ Declining	☐ Stable	☒ Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Median Comparable Sale Price	1,771,250	1,750,000	2,137,500	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Sales Days on Market	64	93	74	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	1,800,000	1,899,000	1,795,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	122	161.5	40	☒ Declining	☐ Stable	☐ Increasing
Median Sale Price as % of List Price	98	92	100	☒ Increasing	☐ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No				☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). SELLER CONCESSIONS HAVE NOT BEEN TYPICAL IN THE PRIOR 12 MONTHS, HOWEVER ISOLATED SALES CONCESSIONS MAY OCCUR.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

REO & SHORT SALES ARE NOT A FACTOR IN THIS MARKET SEGMENT.

Cite data sources for above information. TETON BOARD OF REALTORS MLS.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

SEARCH PARAMETERS: SINGLE FAMILY HOMES LOCATED IN THE TOWN OF JACKSON MARKET AREA WITH A LIST PRICE LESS THAN $2,500,000. DUE TO A LACK OF DATA IN THIS SEGMENT, IT IS DIFFICULT TO DRAW MARKET TREND CONCLUSIONS. VALUES APPEAR TO BE INCREASING IN THE SUBJECT'S IMMEDIATE AND GENERAL MARKET AREAS (SEE PAIRED SALES ATTACHED).

NOTE: THERE CURRENTLY IS A SHORTAGE OF SUPPLY IN THE SUBJECT'S MARKET SEGMENT. SUBJECT'S MARKET AREA IS BENEFITING FROM STRONG DEMAND AS A RESULT OF SIGNIFICANT MIGRATION FROM BUYERS RESIDING IN OTHER AREAS OF THE COUNTRY WHO ARE SEEKING AN ENVIRONMENT WHICH BENEFITS FROM MORE OPEN SPACES, LOWER DENSITY, NUMEROUS RECREATIONAL OPPORTUNITIES, PROXIMITY TO AN AIRPORT, AND LACK OF STATE INCOME TAXES.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following: **Project Name:**

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☐ Declining	☐ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				☐ Declining	☐ Stable	☐ Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature	Signature
Appraiser Name BRIAN BUTLER	Supervisory Appraiser Name
Company Name RIZZOTTI & CO. INC.	Company Name
Company Address BOX 1630, WILSON, WY 83014	Company Address
State License/Certification # 814 State WY	State License/Certification # State
Email Address bbutlerwy@gmail.com	Email Address

Form 1004MC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Supplemental Addendum

File No. 202205006

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							

*THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL TO ESTABLISH AN OPINION OF CURRENT MARKET VALUE, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THE APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

*SCOPE OF THE APPRAISAL:
IN THE PREPARATION OF THIS APPRAISAL THE APPRAISER HAS MADE AN INSPECTION OF THE SUBJECT SITE AND IMPROVEMENTS FROM THE STREET (EXTERIOR INSPECTION ONLY) AND TAKING SUFFICIENT PHOTOGRAPHS TO ADEQUATELY CHARACTERIZE THE PROPERTY APPRAISED. APPRAISER HAS NOTED ALL READILY OBSERVABLE CONDITIONS OF THE SUBJECT PROPERTY, THAT IS CONDITIONS THAT ARE IMMEDIATELY NOTICEABLE AND DISCERNIBLE DURING A TYPICAL EXTERIOR ONLY APPRAISAL INSPECTION. THE SUBJECT NEIGHBORHOOD WAS ALSO INSPECTED TO ASSIST IN THE DETERMINATION OF THE NEIGHBORHOOD CHARACTERISTICS. THIS INFORMATION WAS ANALYZED IN ORDER TO DOCUMENT THE VARIOUS ENVIRONMENTAL, SOCIAL, GOVERNMENTAL AND ECONOMIC FACTORS THAT INFLUENCE VALUE. DATA REGARDING THE SALES OF RESIDENTIAL LAND AND IMPROVED PROPERTIES WERE COLLECTED AND VERIFIED. THE VALUATION OF THE PROPERTY IS BASED EXCLUSIVELY ON THE SALES COMPARISON APPROACH, AS THIS IT THE MOST RELIABLE METHOD OF ESTIMATING MARKET VALUE FOR A SINGLE FAMILY RESIDENTIAL PROPERTY. THE COST APPROACH WAS COMPLETED FOR ILLUSTRATION PURPOSES, HOWEVER THIS IS NOT CONSIDERED A RELIABLE METHOD OF ESTIMATING MARKET VALUE FOR A SINGLE FAMILY RESIDENTIAL PROPERTY. THE INCOME APPROACH WAS NOT UTILIZED, AS THIS IS NOT CONSIDERED A RELIABLE METHOD OF ESTIMATING MARKET VALUE FOR A SINGLE FAMILY PROPERTY.

THE APPRAISER HAS NO KNOWLEDGE OF ANY HIDDEN OR UNAPPARENT CONDITION OF THE PROPERTY THAT WOULD MAKE THE PROPERTY MORE OR LESS VALUABLE, AND MAKES NO GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE CONDITION OF THE PROPERTY.

THE APPRAISAL IS BASED ON THE EXTRAORDINARY ASSUMPTION THAT THE INTERIOR OF THE IMPROVEMENTS HAVE A SIMILAR QUALITY AND CONDITION AS OBSERVED ON 08/05/2021. IF THE EXTRAORDINARY ASSUMPTION IS FOUND TO BE FALSE THERE MAYBE BE AN EFFECT ON THIS APPRAISAL.

*PROPERTY RIGHTS APPRAISED:
THE PROPERTY RIGHTS BEING APPRAISED IS A FEE SIMPLE ESTATE. THIS IS DEFINED AS: ABSOLUTE OWNERSHIP UNENCUMBERED BY ANY OTHER INTEREST OR ESTATE, SUBJECT ONLY TO THE FOUR POWERS OF GOVERNMENT.

*NEIGHBORHOOD BOUNDARIES: THE SUBJECT NEIGHBORHOOD IS THE TOWN OF JACKSON, LOCATED IN TETON COUNTY, WYOMING.

*NEIGHBORHOOD DESCRIPTION:
SUBJECT IS LOCATED IN THE TOWN OF JACKSON, AND IS CONVENIENT TO MOST PUBLIC AND PRIVATE SERVICES, AND THE DOWNTOWN COMMERCIAL CORE, WHICH HAS STRONG APPEAL DUE TO THE NUMEROUS AMENITIES, INCLUDING RESTAURANTS, SHOPPING, SNOW KING RESORT, CENTER FOR THE ARTS, NATIONAL ELK REFUGE AND NATIONAL FOREST TRAILS. JACKSON IS CONSIDERED THE SOUTHERN GATEWAY TO GRAND TETON AND YELLOWSTONE NATIONAL PARKS.

SUBJECT'S GENERAL AREA IS REFERRED TO AS JACKSON HOLE, WHICH IS A POPULAR MOUNTAIN COMMUNITY, ENCOMPASSING APPROXIMATELY 750 SQUARE MILES, OF WHICH 97% IS FEDERALLY OWNED (NATIONAL FOREST, NATIONAL PARKS, BLM). SUBDIVISIONS ARE SCATTERED THROUGHOUT THE COUNTY, WITH THE MAJORITY CONCENTRATED WITHIN 180 SQUARE MILES. THIS REGION IS DIVIDED BY SEVERAL MAJOR RIVERS, AND A NUMBER OF BUTTES, HILLS AND MOUNTAINS. DUE TO THE TOPOGRAPHY, AND THE PREDOMINANCE OF PUBLIC LAND, THE DISTANCES BETWEEN COMPETING SUBDIVISIONS ARE TYPICALLY GREATER THAN ONE MILE.

THE SUBJECT'S MARKET AREA CONTAINS A VARIETY OF HOUSING TYPES, INCLUDING OLDER SMALL AVERAGE QUALITY CABINS, TOWN HOMES, CONDOS, LOG HOMES, MULTI-LEVEL WOOD AND GLASS CONTEMPORARY STYLE HOMES. THIS AREA CONTAINS A COMPATIBLE DIVERSITY OF HOUSING STYLES.

THIS AREA IS WORLD RENOWN FOR ITS SUMMER AND WINTER RECREATIONAL OPPORTUNITIES. JACKSON IS HOME OF THE JACKSON HOLE MOUNTAIN RESORT LOCATED AT TETON VILLAGE AND SNOW KING SKI RESORTS. COMMERCIAL JET SERVICE IS AVAILABLE AT THE JACKSON HOLE AIRPORT APPROXIMATELY 6 MILES NORTH OF THE TOWN OF JACKSON.

*MARKET CONDITIONS:
PROPERTY VALUES IN THE SUBJECT'S MARKET SEGMENT IN TETON COUNTY APPEAR TO BE INCREASING DUE TO STRONG DEMAND AND A LIMITED SUPPLY. BASED ON DATA FROM THE ATTACHED MC ADDENDUM, IN THE SUBJECT'S MARKET SEGMENT, THERE CURRENTLY APPEARS TO BE A SHORTAGE OF SUPPLY CONDITION. BASED ON DATA FROM THE ATTACHED MC ADDENDUM, ESTIMATED EXPOSURE & MARKETING TIME FOR THE SUBJECT'S PRICE SEGMENT IS UNDER 3 MONTHS. CASH & NEW LOANS ARE COMMON IN THIS AREA. SELLER PAID DISCOUNTS ARE NOT COMMON. HOWEVER, SELLERS WILL CUSTOMARILY SHARE IN THE CLOSING COSTS INVOLVED IN A SALE TRANSACTION. SALES AND FINANCING CONCESSIONS DO OCCUR BUT ARE NOT TYPICAL. NO ADVERSE MARKETING CONDITIONS WERE NOTED.

USPAP DEFINES EXPOSURE TIME AS THE ESTIMATED LENGTH OF TIME THAT THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL. A HYPOTHETICAL CONDITION IS MADE THAT THE SUBJECT PROPERTY IS BEING SOLD AND A REASONABLE EXPOSURE TIME, IN THE SUBJECT MARKET, FOR THE PROPERTY TO SELL AT THE APPRAISED VALUE IS UNDER 3 MONTHS.

A REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY DEVELOPED INDEPENDENTLY FROM THE STATED MARKETING TIME IS UNDER 3 MONTHS.

MARKETING TIME IS DEEMED TO START AT THE EFFECTIVE DATE OF THE APPRAISAL, LOOKING FORWARD IN TIME. IT IS A PREDICTION OF HOW LONG A PROPERTY WOULD REQUIRE EXPOSURE TO A COMPETITIVE AND OPEN MARKET IN ORDER TO FIND A BUYER, UNDER EITHER TYPICAL OR PRESCRIBED CIRCUMSTANCES.

*ENVIRONMENTAL COMMENTS:
NO ADVERSE ENVIRONMENTAL CONDITIONS WERE NOTED OR KNOWN IN THE SUBJECTS IMPROVEMENTS, ON THE SUBJECT SITE OR IN THE IMMEDIATE VICINITY OF THE SUBJECT PROPERTY. HOWEVER, THE EXISTENCE OF POTENTIALLY HAZARDOUS MATERIALS USED IN THE CONSTRUCTION OR MAINTENANCE OF THE BUILDING, SUCH AS THE PRESENCE OF UREA-FORMALDEHYDE FOAM INSULATION, ASBESTOS, LEAD BASED PAINT, AND/OR THE EXISTENCE OF TOXIC WASTE OR RADON MAY OR MAY NOT BE PRESENT. ADDITIONALLY, THIS APPRAISAL DOES NOT GUARANTEE THAT THE PROPERTY IS FREE OF DEFECTS OR ENVIRONMENTAL PROBLEMS. THE APPRAISER PERFORMS AN INSPECTION OF VISIBLE AND ACCESSIBLE AREAS ONLY. MOLD MAY BE PRESENT IN AREAS THE APPRAISER CAN NOT SEE. A PROFESSIONAL HOME INSPECTION OR ENVIRONMENTAL INSPECTION IS RECOMMENDED. THE APPRAISER IS A TRAINED AND EXPERIENCED OBSERVER OF REAL ESTATE, BUT RECOGNIZING, DETECTING OR MEASURING CONTAMINATION IS BEYOND THE SCOPE OF THE APPRAISERS EXPERTISE.

THE PROFESSIONAL COMPETENCY OF THE APPRAISER SHOULD NOT BE PRESUMED TO INCLUDE THE KNOWLEDGE OR

Supplemental Addendum

File No. 202205006

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							

EXPERIENCE OF A PROFESSIONAL SURVEYOR, ARCHITECT, ENGINEER, TITLE LAWYER OR OTHER SPECIALIST.

*THE APPRAISER IS NOT A HOME INSPECTOR, AND DOES NOT GUARANTEE THAT THE SUBJECT IS FREE OF DEFECTS NOR SHOULD THIS REPORT BE RELIED UPON TO DISCLOSE ANY POTENTIAL NEGATIVE CONDITIONS PRESENT IN THE SUBJECT PROPERTY. A PROFESSIONAL HOME OR ENVIRONMENTAL INSPECTION IS RECOMMENDED TO ADDRESS SUCH MATTERS.

*SITE COMMENTS:
SUBJECT IS A LEVEL, RECTANGULAR SHAPED, CORNER SITE, LOCATED ON A TYPICAL RESIDENTIAL STREET IN THE TOWN OF JACKSON. SUBJECT HAS MOUNTAIN AND RESIDENTIAL VIEWS TYPICAL FOR AREA. SUBJECT HAS CONCRETE DRIVEWAYS, AND LANDSCAPING TYPICAL FOR THE AREA. NO ADVERSE CONDITIONS WERE NOTED.

NOTE: THE SUBJECT IS LOCATED ON THE CORNER OF SMITH LANE AND SCOTT LANE, SCOTT LANE IS AN ARTERIAL ROADWAY. THIS LOCATION HAS SOME ADVERSE EFFECT ON MARKETABILITY. COMPS 2 & 4 HAVE SIMILAR TRAFFIC LOCATIONS.

HIGHEST AND BEST USE: DEFINITION: THE REASONABLY PROBABLE AND LEGAL USE OF THE PROPERTY, THAT IS PHYSICALLY POSSIBLE, APPROPRIATELY SUPPORTED, AND FINANCIALLY FEASIBLE, AND THAT RESULTS IN THE HIGHEST VALUE. THE HIGHEST AND BEST USE AS VACANT IS FOR RESIDENTIAL USE. SUBJECT'S CURRENT USE AS A SINGLE FAMILY HOME WITH AN ACCESSORY UNIT IS LEGAL, PHYSICALLY POSSIBLE, APPROPRIATELY SUPPORTED AND FINANCIALLY FEASIBLE, RESULTING IN THE HIGHEST VALUE. THEREFORE, THE SUBJECT'S CURRENT USE AS A SINGLE FAMILY HOME WITH AN ACCESSORY UNIT IS CONSIDERED TO BE ITS HIGHEST AND BEST USE (BOTH AS VACANT AND IMPROVED).

*SALES COMPARISON COMMENTS:
THE COMPS UTILIZED REPRESENT THE BEST INDICATORS OF VALUE AVAILABLE IN THE SUBJECTS MARKET AREA OF JACKSON, WY. NO OTHER COMPS WERE NOTED THAT WOULD PROVIDE A BETTER INDICATION OF THE SUBJECTS MARKET VALUE.

EXPLANATION OF ADJUSTMENTS:

THE LOCATION ADJUSTMENTS MADE TO COMPS 1 & 3 REFLECT SUPERIOR NON-TRAFFIC LOCATIONS. THESE ADJUSTMENTS ARE BASED ON HISTORICAL DATA, THE COMPARABLE SALES UTILIZED IN THIS APPRAISAL, APPRAISER EXPERIENCE, AGENT AND APPRAISER INTERVIEWS.

SITE SIZE ADJUSTMENTS MADE TO THE COMPS ARE MADE AT $300,000/ACRE OR $7/SF AND ARE BASED ON THE FOLLOWING PAIRED SALES, APPRAISER EXPERIENCE, AGENT AND APPRAISER INTERVIEWS.

25 RANCHER STREET (MLS #16-366) A .26 ACRE VACANT SITE SOLD 04/2016 FOR $575,000. 845 WHEATLEIGH WAY (MLS #16-1589) A .16 ACRE VACANT SITE SOLD 08/2016 FOR $510,000. THE $65,000 DIFFERENCE IN SALE PRICE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $65,000/.1 ACRE = $650,000/ACRE OR $15/SF

605 E SIMPSON (MLS #12-632) A .02 ACRE VACANT SITE SOLD 01/2013 FOR $220,000. 560 E SIMPSON (MLS #12-2580) A .17 ACRE VACANT SITE SOLD 01/2013 FOR $265,000. THE $45,000 DIFFERENCE IN SALE PRICE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $45,000/.15 ACRE = $300,000/ACRE OR $7/SF.

675 UPPER CACHE CREEK DRIVE (MLS #13-717) A .34 ACRE VACANT SITE SOLD 07/2013 FOR $300,000. 763 CACHE CREEK DRIVE (MLS #12-1711) A .18 ACRE VACANT SITE SOLD 02/2013 FOR $250,000. THE $50,000 DIFFERENCE IN SITE SIZE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $50,000/.16 ACRE = $312,500/ACRE OR $7/SF

287 RANCHER STREET (MLS #09-980) A .17 ACRE VACANT SITE SOLD 09/2012 FOR $260,000. 25 RANCHER STREET A .26 ACRE VACANT SITE SOLD 06/2012 FOR $300,000. THE $40,000 DIFFERENCE IN SITE SIZE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $50,000/.09 ACRE = $555,555/ACRE OR $13/SF.

675 UPPER CACHE CREEK DRIVE (MLS #13-717) A .34 ACRE VACANT SITE SOLD 07/2013 FOR $300,000. 667 CACHE CREEK DRIVE (MLS #13-715) A .17 ACRE VACANT SITE SOLD 05/2013 FOR $295,000. THE $5,000 DIFFERENCE IN SALE PRICE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $5,000/.17 ACRE = $29,412/ACRE OR $0.7/SF.

DESIGN ADJUSTMENTS ARE GENERALLY NOT MADE AS MOST OF THE HOMES IN THIS MARKET AREA ARE CUSTOM BUILT. THERE ARE A VARIETY OF HOME DESIGN TYPES IN THIS MARKET AREA WITH NO MARKET EVIDENCE TO SUGGEST SUPERIOR OR INFERIOR MARKETABILITY OF A SPECIFIC DESIGN TYPE.

AGE ADJUSTMENTS IN THIS MARKET SEGMENT ARE NOT GENERALLY MADE. TYPICALLY, BUYERS IN THIS MARKET SEGMENT ARE MORE CONCERNED WITH OVERALL CONDITION. IN THIS MARKET AREA, SIGNIFICANTLY OLDER HOMES WHICH HAVE BEEN UPDATED AND OR RENOVATED HAVE A SIMILAR MARKETABILITY AS NEWER HOMES.

THE CONDITION ADJUSTMENT MADE TO COMP 2 REFLECTS SUPERIOR INTERIOR UPDATING INCLUDING THE KITCHEN AND BATHS. THIS ADJUSTMENT IS MADE AT $50/SF AND IS BASED ON HISTORICAL DATA, THE COMPARABLE SALES UTILIZED IN THIS APPRAISAL, APPRAISER EXPERIENCE, AGENT AND APPRAISER INTERVIEWS.

GLA ADJUSTMENTS MADE TO THE COMPS ARE BASED ON AN ADJUSTMENT RATE RANGE OF $300/SF TO $500/SF, AND IS BASED ON: HISTORICAL DATA, THE COMPARABLE SALES UTILIZED IN THIS APPRAISAL, APPRAISER'S EXPERIENCE WITH SALES IN THIS MARKET SEGMENT, AGENT AND APPRAISER INTERVIEWS, WITH REPLACEMENT COSTS BEING IN THE $450/SF - $550+/SF RANGE. GLA ADJUSTMENTS ARE MADE AT $400/SF; BASEMENT ADJUSTMENTS ARE MADE AT $300/SF; ACCESSORY UNIT ADJUSTMENTS ARE MADE AT $300/SF.

ROOM COUNT ADJUSTMENTS ARE DIFFICULT TO EXTRACT FROM MARKET DATA AND ARE ACCOUNTED FOR IN THE DIFFERENCES IN GROSS BUILDING AREA.

MARKET CONDITIONS ADJUSTMENTS MADE TO THE SALES COMPS REFLECT INCREASING VALUES DUE TO LIMITED SUPPLY AND STRONG DEMAND. THE ADJUSTMENTS MADE TO THE COMPARABLE SALES ARE MADE AT +2%/MONTH FROM THEIR RESPECTIVE CONTRACT DATES (ROUNDED TO THE NEAREST .5 MONTH) AND ARE BASED ON PAIRED SALES (SEE ATTACHED PAIRED SALES FOR TIME ADJUSTMENTS) AND THE COMPARABLE SALES UTILIZED IN THIS APPRAISAL.

COMP 1 IS A 4 - 6 MONTH SALE LOCATED IN THE SUBJECT'S NEIGHBORHOOD WITH A SUPERIOR NON-TRAFFIC LOCATION. ADDITIONAL ADJUSTMENTS WERE MADE FOR SUPERIOR SITE SIZE, INFERIOR GLA, A SUPERIOR BASEMENT AREA, SUPERIOR COVERED AUTO STORAGE AND LACK OF AN ACCESSORY UNIT AND MARKET CONDITIONS.

COMP 2 IS A 16 MONTH SALE OF AN UPDATED HOME WITH A SIMILAR TRAFFIC LOCATION. ADDITIONAL ADJUSTMENTS WERE MADE FOR SUPERIOR SITE SIZE, INFERIOR GLA, SUPERIOR COVERED AUTO STORAGE, LACK OF AN ACCESSORY UNIT AND MARKET CONDITIONS.

COMP 3 IS A 4 - 6 MONTH SALE OF A SIMILAR QUALITY HOME WITH A SUPERIOR NON-TRAFFIC LOCATION. ADDITIONAL ADJUSTMENTS WERE MADE FOR SUPERIOR SITE SIZE, SUPERIOR BASEMENT AREA, LACK OF AN ACCESSORY UNIT AND MARKET CONDITIONS.

Supplemental Addendum

File No. 202205006

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							

COMP 4 IS A PRIOR SALE OF THE SUBJECT ADJUSTED FOR MARKET CONDITIONS.

IN ARRIVING AT THE FINAL OPINION OF VALUE, COMP 4 IS A PRIOR SALE OF THE SUBJECT WAS GIVEN GREATEST WEIGHT (50%). COMP 2 HAS A SIMILAR OVERALL LOCATION AND WAS GIVEN SECONDARY CONSIDERATION (25%). COMPS 1 & 3 HAVE SUPERIOR LOCATIONS AND WERE GIVEN TERTIARY CONSIDERATION (12.5% EACH).

*ADDITIONAL SCOPE OF WORK COMMENTS:
I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:
-THE STATEMENTS OF FACT CONTAINED IN THIS REPORT ARE TRUE AND CORRECT
-THE REPORTED ANALYSES, OPINIONS, AND CONCLUSIONS ARE LIMITED ONLY BY THE REPORTED ASSUMPTIONS AND LIMITING CONDITIONS, AND ARE MY PERSONAL, IMPARTIAL, AND UNBIASED PROFESSIONAL ANALYSES, OPINIONS AND CONCLUSIONS.
-I HAVE NO PRESENT OR PROSPECTIVE INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AND NO PERSONAL INTEREST WITH RESPECT TO THE PARTIES INVOLVED.
-I HAVE NO BIAS WITH RESPECT TO THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT OR TO THE PARTIES INVOLVED WITH THE ASSIGNMENT.
-MY ENGAGEMENT IN THIS ASSIGNMENT WAS NOT CONTINGENT UPON DEVELOPING OR REPORTING PREDETERMINED RESULTS.
-MY COMPENSATION FOR COMPLETING THIS ASSIGNMENT IS NOT CONTINGENT UPON THE DEVELOPMENT OR REPORTING OF A PREDETERMINED VALUE OR DIRECTION IN VALUE THAT FAVORS THE CAUSE OF THE CLIENT, THE AMOUNT OF THE VALUE OPINION, THE ATTAINMENT OF A STIPULATED RESULT, OR THE OCCURRENCE OF A SUBSEQUENT EVENT DIRECTLY RELATED TO THE INTENDED USE OF THIS APPRAISAL.
-MY ANALYSES, OPINIONS, AND CONCLUSIONS WERE DEVELOPED , AND THIS REPORT HAS BEEN PREPARED, IN CONFORMITY WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE.
-I HAVE MADE A PERSONAL INSPECTION OF THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT (EXTERIOR ONLY).
-I HAVE PERFORMED SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

PRIOR APPRAISAL COMPLETED 08/05/2021. I HAVE PERFORMED NO ADDITIONAL SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

*APPRAISER COMPETENCY: APPRAISER HAS COMPLETED IN EXCESS OF 50 APPRAISALS IN THE SUBJECT'S MARKET SEGMENT IN THE PAST 12 MONTHS. SUBJECT PROPERTY IS LOCATED WITHIN 10 MILES OF THE APPRAISER'S OFFICE. APPRAISER HAS ACCESS TO THE TETON BOARD OF REALTORS MLS; TETON COUNTY CLERK RECORDS; LOCAL APPRAISER DATABASE; COST DATA FROM LOCAL CONTRACTORS AND MATERIAL SUPPLIERS.

TBOR MLS Listing and Listing History - Page 1

910 SMITH LN, Jackson, WY 83001 — **19-1807** Residential Closed **$995,000**

Provided as a courtesy of
Brian Butler
Rizzotti Real Estate
1495 N West Street
PO Box 1630
Wilson, WY 83014
Office Phone - (307) 734-5242
Cell - (208) 709-5466
bbutlerwy@gmail.com



Non-Public:		**Start Showing Date:**			
House Style:	1 Story	**Year Built:**	1967	**Last Major Remod:**	
Main House Total Bedrooms:	5	**Main House Baths-Full:**	3	**Main House Baths-3/4:**	0
Main House Baths-Half:	0	**Main House Total Baths:**	3	**Main House 2nd Flr & Above SqFt:**	0
Main House-Main Level SqFt:	1,848	**Main House Garage Type:**	None	**Main House # Stalls:**	0
Main House Garage SqFt:		**Main House-BG SqFt Finished:**	0	**Main House-BG SqFt Unfinished:**	
Main House SqFt:	1,848	**Guest House Bedrooms:**		**Guest House Baths:**	
Guest House Garage SqFt:		**Guest House SqFt:**		**Overall Total Bedrooms:**	5
Overall Total Baths:	3	**Overall Garage SqFt:**		**Overall Livable SqFt:**	1,848
Acres:	0.12	**Lot Size:**		**Horses Allowed:**	No
# Horses Allowed:					
Common Name:		**Owner:**	BISHOP, MICHAEL J. & JUDY L.	**Assessed Value:**	
Area:	08 - Town of Jackson	**Subdivision:**	Town of Jackson	**Lot #:**	
Zoning:	Single Family	**Occupant:**		**Flood Zone:**	
Flood Class:		**PIDN:**	22-41-16-32-4-05-001	**Plat #:**	
Ann. HOA Fee $:	0	**Other Assess.:**		**Section:**	
Township:		**Range:**		**Taxes:**	3,515.85
Tax Year:	2018				
Possession:	At Closing	**In-House Listing #:**		**Directions:**	
Exclusions:					
County:	Teton	**Ownership:**	Single Family		

Legal Description: LOT 25, JACKSON HOLE MEADOWS

Public Remarks: Great location in the Town of Jackson! The main house has 3 bedrooms, 2 baths, while the attached additional unit has 2 bedrooms and 1 bath. Both units have separate entrances and private out door areas. Great investment property.

Private Remarks: Both units are leased until the fall. 3 bedroom rented for $3,000/month and 2 bedroom $1,600/month

Water: Public	**Construction:** Stick Built On Site	**Ground Flr Mstr Bdrm:** Ground Flr Mst Bdrm: Yes
Sewer: Public	**Exterior:** Wood	**Amenities:** Deck; Fenced
Basement: None	**Furnished:** Unfurnished	**Financing:** Cash / Conventional

Agent Owned:	N	**Listing Type:**	Exclusive Right to Sell	**Bonus:**	
Min Comm:		**Buyer Agent:**	Y	**Buyer Agent % or $:**	3
Sub Agent:	Y	**Sub Agent % or $:**	3	**Non Agent:**	Y
Non Agent % or $:	3	**Customer Agent:**	Y	**Customer Agnt % or $:**	3
Dual Variable:	N	**Key Location:**		**Showing Inst.:**	
Seller Represent:	Sellers' Agent				
Closing Company:		**Closing Agent:**		**Seller Concessions:**	No
Arms Length:	Yes				
County:	Teton	**Ownership:**	Single Family		
Effective Date:	07/01/2019	**Agent Days On Market:**	109	**Listing Price:**	1,050,000
Orig. List Price:	1,050,000	**Sold Date:**	10/18/2019	**Sold Price:**	995,000
Sold Financing:	Conventional	**Under Cont. Date:**	08/26/2019	**Status Change Date:**	10/21/2019

LA: Tyler Davis
LO: Jackson Hole Real Estate Associates, LLC; info@jhrea.com
SA: Reynolds Pomeroy II; reynoldspomeroy@jhrea.com
SO: Jackson Hole Real Estate Associates, LLC; (307)733-6060; info@jhrea.com

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Brian Butler on Tuesday, July 13, 2021 11:59 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

TBOR MLS Listing and Listing History - Page 2

History for MLS # 19-1807 910 SMITH LN, Jackson, WY 83001 $995,000

+	MLS #	Status	Price	% Change	Date	ADOM	Address
-	19-1807	Closed	$995,000	-5.2%	10/21/2019	109	910 SMITH LN
	+	Status	$1,050,000		10/21/2019		
	+	Arms Length	$1,050,000		10/21/2019		
	+	Status	$1,050,000		08/27/2019		
	+	Under Cont. Date	$1,050,000		08/27/2019		
	+	Text	$1,050,000		07/23/2019		
	+	New	$1,050,000		07/02/2019		
-	19-2112	Cancelled	$1,050,000	128.3%	10/21/2019	109	910 SMITH LN
	+	Status	$1,050,000		10/21/2019		
	+	Status	$1,050,000		10/21/2019		
	+	Arms Length	$1,050,000		10/21/2019		
	+	Status	$1,050,000		08/27/2019		
	+	Under Cont. Date	$1,050,000		08/27/2019		
	+	New	$1,050,000		07/23/2019		
	+	Copy	$1,050,000		07/23/2019		
-	13-1031	Closed	$460,000		07/09/2013	49	910 SMITH LN
	+	Status	$489,000		07/09/2013		
	+	Seller Concessions	$489,000		07/09/2013		
	+	Status	$489,000		06/12/2013		
	+	Contingency Remarks	$489,000		06/12/2013		
	+	Contingency	$489,000		06/04/2013		
	+	Text	$489,000		05/24/2013		
	+	New	$489,000		05/21/2013		

Paired Sales for Market Conditions Adjustments

Borrower					
Property Address	910 Smith Ln				
City	Jackson	County Teton	State WY	Zip Code	83001
Lender/Client					

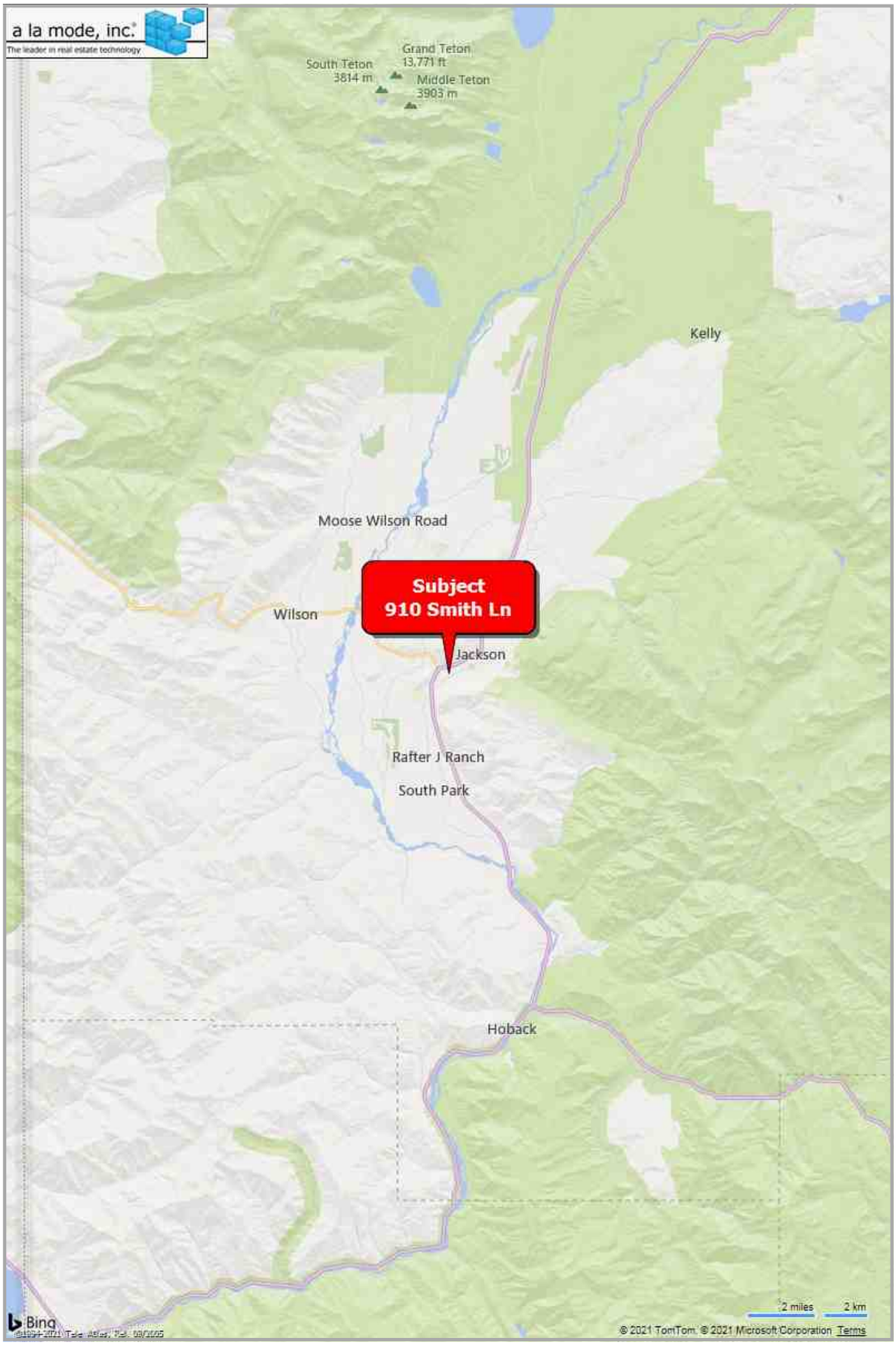
Paired Sales
Teton County Wyoming
Residential 2021 -2022

Rng .26- 5.9%

Address	Prior	Prior Sale	Current	Current Sale	Price Change	% Change	# Days	# Months	$ Change	Percentage
450 W Saddle Butte	8/23/2019	$1,750,000	02/10/22	$2,860,000	$1,110,000	63.43%	902	30.1	$36,918	2.11%
360 E Simpson Ave #20	8/6/2018	$535,000	2/23/2022	$1,100,000	$565,000	105.61%	1297	43.2	$13,069	2.44%
465 E Broadway D/A	5/22/2017	$480,000	02/23/22	$1,190,000	$710,000	147.92%	1738	57.9	$12,255	2.55%
6050 Burcher Road	12/8/2017	$5,175,000	3/1/2022	$11,200,000	$6,025,000	116.43%	1544	51.5	$117,066	2.26%
59 Virginian Ln 59-1	6/10/2019	$435,000	3/17/2022	$775,000	$340,000	78.16%	1011	33.7	$10,089	2.32%
610 Highlands Dr	12/31/2020	$499,000	04/19/22	$610,000	$111,000	22.24%	474	15.8	$7,025	1.41%
6305 N Junegrass	12/23/2017	$745,000	04/28/22	$1,800,000	$1,055,000	141.61%	1587	52.9	$19,943	2.68%
199 E Pearl 301	9/19/2016	$1,550,000	05/03/22	$3,175,000	$1,625,000	104.84%	2052	68.4	$23,757	1.53%
3940 Lake Cr #8	6/6/2016	$430,000	05/05/22	$1,200,000	$770,000	179.07%	2159	72.0	$10,699	2.49%
663 S Millward St	9/11/2015	$785,000	10/11/21	$1,750,000	$965,000	122.93%	2222	74.1	$13,029	1.66%
872 Snow King	9/19/2014	$970,000	10/18/21	$2,600,000	$1,630,000	168.04%	2586	86.2	$18,910	1.95%
1187 Melody Creek Ln	2/6/2015	$1,038,000	11/2/2021	$2,925,000	$1,887,000	181.79%	2461	82.0	$23,003	2.22%
3453 Box Elder Ln	7/2/2019	$1,825,000	11/2/2021	$3,100,000	$1,275,000	69.86%	854	28.5	$44,789	2.45%
625 E Simpson Ave #2	11/15/2018	$965,000	11/10/21	$1,950,000	$985,000	102.07%	1091	36.4	$27,085	2.81%
980 Wenzel Lane	9/16/2019	$1,110,000	11/19/21	$2,015,000	$905,000	81.53%	795	26.5	$34,151	3.08%
700 Ne Yate Rd	10/14/2020	$7,750,000	4/4/2021	$8,500,000	$750,000	9.68%	172	5.7	$130,814	1.69%
3385 W Village Dr 520	3/8/2019	$1,380,000	12/7/2021	$1,500,000	$120,000	8.70%	1005	33.5	$3,582	0.26%
3030 White Pine	6/29/2018	$2,650,000	12/8/2021	$5,700,000	$3,050,000	115.09%	1258	41.9	$72,734	2.74%
3325 W Village Dr	9/25/2018	$865,000	12/14/21	$1,100,000	$235,000	27.17%	1176	39.2	$5,995	0.69%
514 E Kelly Ave	9/15/2016	$850,000	12/17/21	$2,250,000	$1,400,000	164.71%	1919	64.0	$21,886	2.57%
205 Nelson #9	4/3/2020	$740,000	12/27/21	$1,340,000	$600,000	81.08%	633	21.1	$28,436	3.84%
2 Riverbend Road	5/24/2021	$4,125,000	1/21/2022	$4,900,000	$775,000	18.79%	242	8.1	$96,074	2.33%

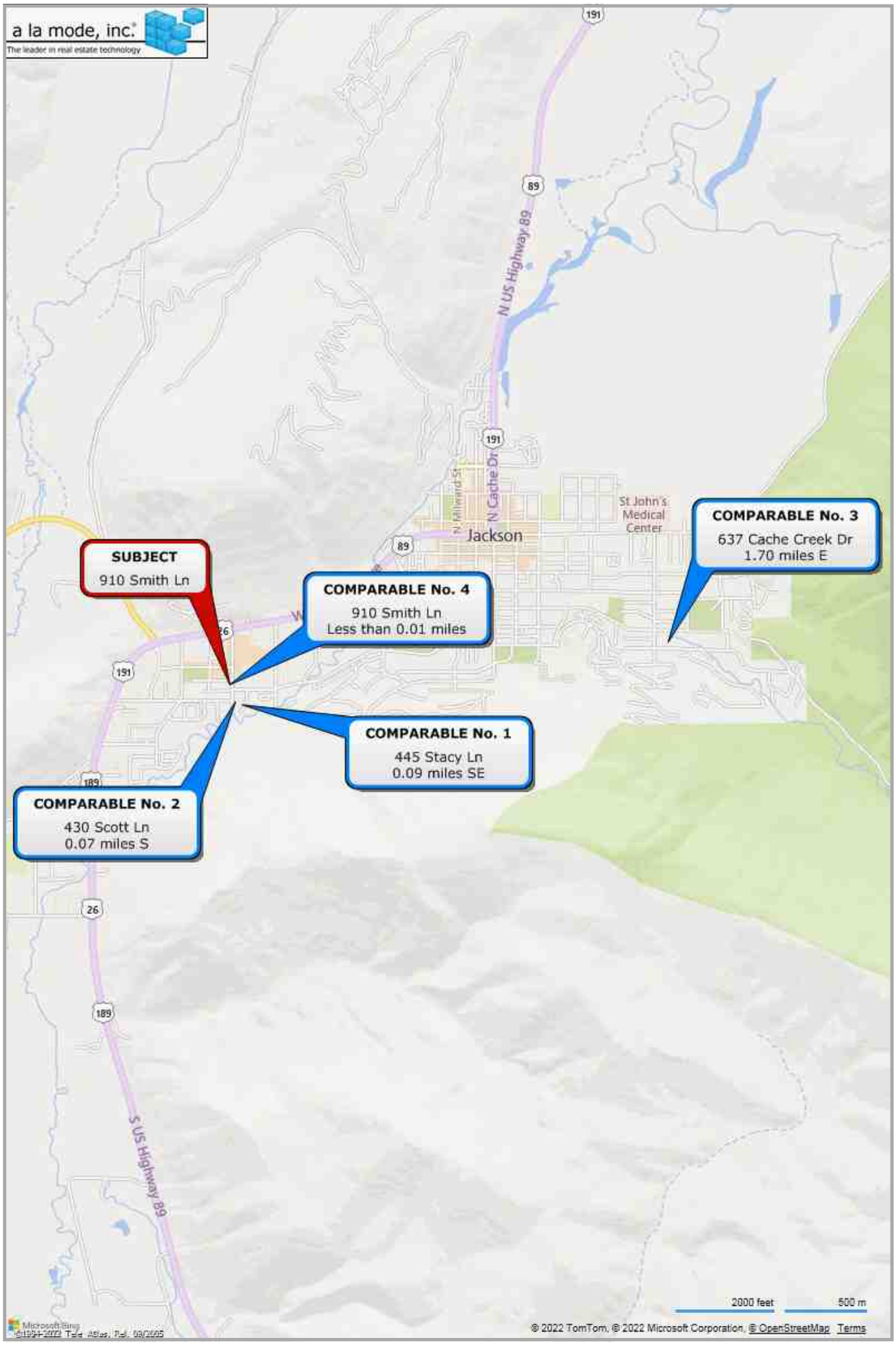
Location Map

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							



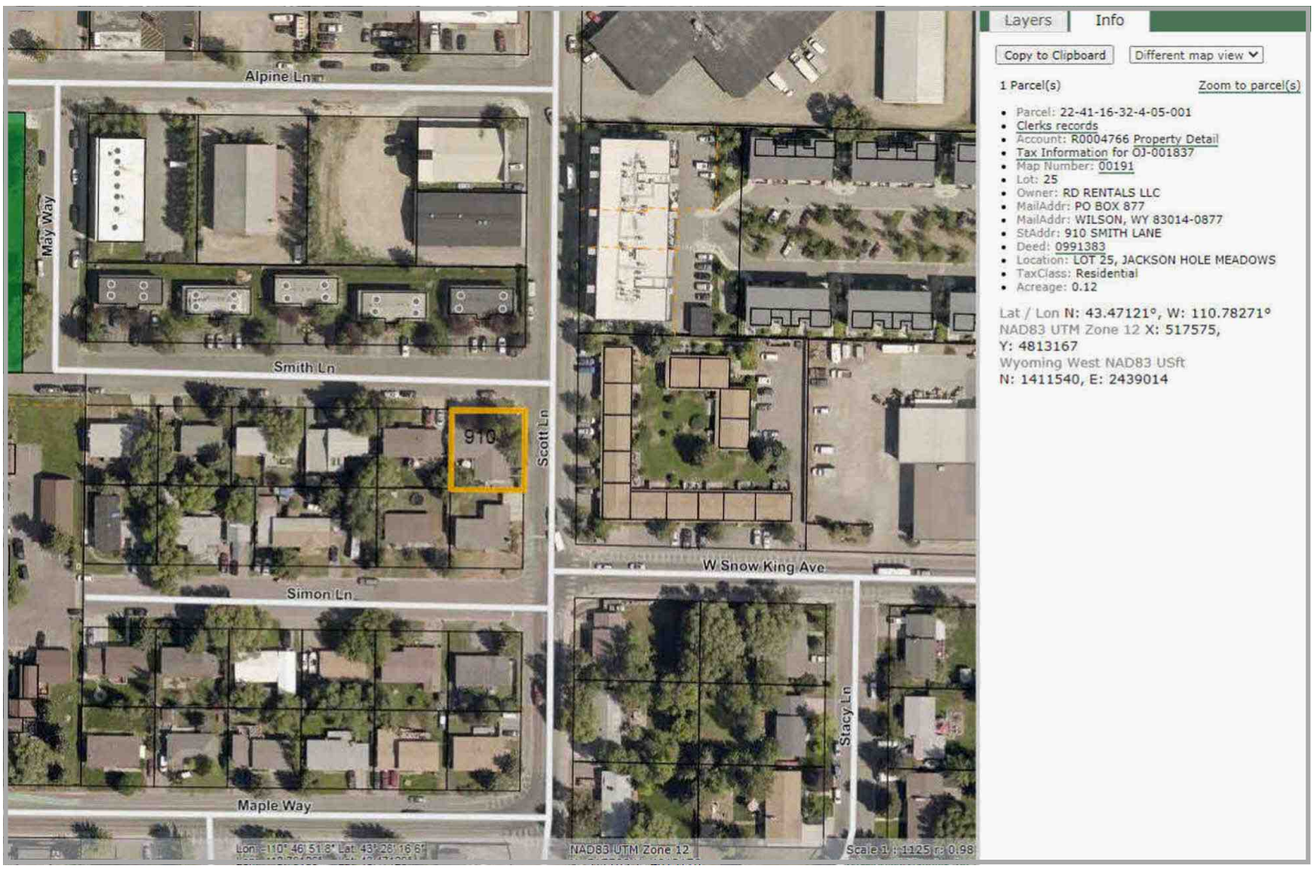
Comparable Sales Map

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							

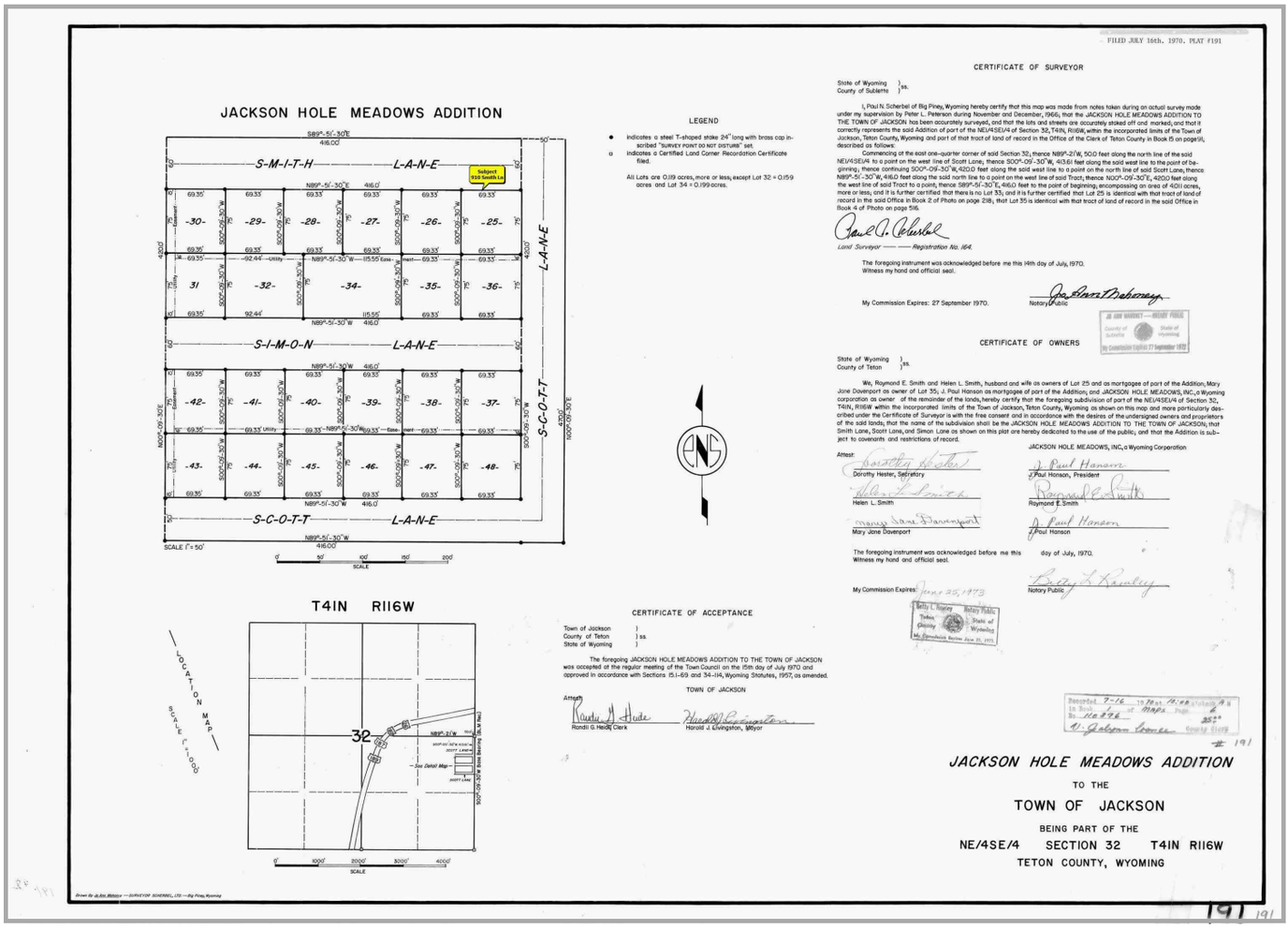


Aerial Map

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							



Plat Map


JACKSON HOLE MEADOWS ADDITION
S-M-I-T-H L-A-N-E
S-I-M-O-N L-A-N-E
S-C-O-T-T L-A-N-E
L-A-N-E
Subject 910 South Ln
-30- -29- -28- -27- -26- -25-
31 -32- -34- -35- -36-
-42- -41- -40- -39- -38- -37-
-43- -44- -45- -46- -47- -48-
SCALE 1" = 50'
SCALE
T41N R116W
LOCATION MAP
SCALE 1" = 1000'
32
SCALE
LEGEND
indicates a steel T-shaped stake 24" long with brass cap inscribed "SURVEY POINT DO NOT DISTURB" set.
indicates a Certified Land Corner Recordation Certificate filed.
All Lots are 0.19 acres, more or less, except Lot 32 = 0.159 acres and Lot 34 = 0.199 acres.
CERTIFICATE OF ACCEPTANCE
Town of Jackson)
County of Teton) ss.
State of Wyoming)
The foregoing JACKSON HOLE MEADOWS ADDITION TO THE TOWN OF JACKSON was accepted at the regular meeting of the Town Council on the 15th day of July 1970 and approved in accordance with Sections 15-1-69 and 34-114, Wyoming Statutes, 1957, as amended.
TOWN OF JACKSON
Attest:
Randi G. Hade, Clerk
Harold J. Livingston, Mayor
FILED JULY 16th, 1970. PLAT #191
CERTIFICATE OF SURVEYOR
State of Wyoming)
County of Sublette) ss.
I, Paul N. Scherbel of Big Piney, Wyoming hereby certify that this map was made from notes taken during an actual survey made under my supervision by Peter L. Peterson during November and December, 1969; that the JACKSON HOLE MEADOWS ADDITION TO THE TOWN OF JACKSON has been accurately surveyed, and that the lots and streets are accurately staked off and marked; and that it correctly represents the said Addition of part of the NE1/4SE1/4 of Section 32, T41N, R116W, within the incorporated limits of the Town of Jackson, Teton County, Wyoming and part of that tract of land of record in the Office of the Clerk of Teton County in Book 15 on page 61, described as follows:
Commencing at the east one-quarter corner of said Section 32; thence N89°-21'W, 500 feet along the north line of the said NE1/4SE1/4 to a point on the west line of Scott Lane, thence S00°-09'-30"W, 413.61 feet along the said west line to the point of beginning; thence continuing S00°-09-30"W, 420.0 feet along the said west line to a point on the north line of said Scott Lane; thence N89°-51'-30"W, 416.0 feet along the said north line to a point on the west line of said Tract; thence N00°-09'-30"E, 420.0 feet along the west line of said Tract to a point; thence S89°-51'-30"E, 416.0 feet to the point of beginning; encompassing an area of 4.011 acres, more or less; and it is further certified that there is no Lot 33, and it is further certified that Lot 25 is identical with that tract of land of record in the said Office in Book 2 of Photo on page 218; that Lot 35 is identical with that tract of land of record in the said Office in Book 4 of Photo on page 516.
Land Surveyor — Registration No. 164.
The foregoing instrument was acknowledged before me this 14th day of July, 1970.
Witness my hand and official seal.
My Commission Expires: 27 September 1970.
Notary Public
CERTIFICATE OF OWNERS
State of Wyoming)
County of Teton) ss.
We, Raymond E. Smith and Helen L. Smith, husband and wife as owners of Lot 25 and as mortgagee of part of the Addition; Mary Jane Davenport as owner of Lot 35; J. Paul Hanson as mortgagee of part of the Addition; and JACKSON HOLE MEADOWS, INC., a Wyoming corporation as owner of the remainder of the lands, hereby certify that the foregoing subdivision of part of the NE1/4SE1/4 of Section 32, T41N, R116W within the incorporated limits of the Town of Jackson, Teton County, Wyoming as shown on this map and more particularly described under the Certificate of Surveyor is with the free consent and in accordance with the desires of the undersigned owners and proprietors of the said lands, that the name of the subdivision shall be the JACKSON HOLE MEADOWS ADDITION TO THE TOWN OF JACKSON; that Smith Lane, Scott Lane, and Simon Lane as shown on this plat are hereby dedicated to the use of the public, and that the Addition is subject to covenants and restrictions of record.
JACKSON HOLE MEADOWS, INC., a Wyoming Corporation
Attest:
Dorothy Hester, Secretary
J. Paul Hanson, President
Helen L. Smith
Raymond E. Smith
Mary Jane Davenport
J. Paul Hanson
The foregoing instrument was acknowledged before me this day of July, 1970.
Witness my hand and official seal.
My Commission Expires: June 25, 1973
Notary Public
Recorded 7-16 19 70 at 10:00 o'clock A M in Book 4 of Maps Page 2 No. 116796 352.00
Ex-Officio County Clerk
#191
JACKSON HOLE MEADOWS ADDITION
TO THE
TOWN OF JACKSON
BEING PART OF THE
NE/4SE/4 SECTION 32 T41N R116W
TETON COUNTY, WYOMING
191

Plat Map

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							



Deed for Legal Description (2019 Sale) - Page 1

Wyoming Title & Escrow - Jackson
211 E Broadway
Jackson, Wyoming 83001

WARRANTY DEED

Michael J. Bishop and Judy L. Bishop, husband and wife, GRANTOR(S), of PO Box 4471, Jackson, WY 83001, for Ten Dollars ($10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) TO Tobin S. Dennis and Holly Delacruz Dennis, husband and wife, tenants by the entirety, GRANTEE(S), whose address is 63 Coalmine Rd, Lander, WY 82520, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 25 of the Jackson Hole Meadows Addition to the Town of Jackson, Teton County, Wyoming according to that plat recorded in the Office of the Teton County Clerk on July 16, 1970 as Plat No. 191.

PIDN: 22-41-16-32-4-05-001

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

GRANTOR: BISHOP,MICHAEL J ET UX
GRANTEE: DENNIS,TOBIN S ET UX
Doc 0979665 Filed At 14:33 ON 10/18/19
Sherry L. Daigle Teton County Clerk fees: 15.00
By Mary Smith Deputy Clerk

Deed for Legal Description (2019 Sale) - Page 2

WITNESS the due execution and delivery of this Warranty Deed this 11th day of October, 2019.

Michael J. Bishop

Judy L. Bishop

STATE OF Wyoming)
) ss.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Michael J. Bishop and Judy L. Bishop this 11th day of October, 2019.

WITNESS my hand and official seal.

Notary Public

[S E A L]

My commission expires:_____

MARTHA GRAY McKINNEY
NOTARY PUBLIC - WYOMING
Teton County
My Commission Expires Jan. 25, 2020

Warranty Deed (2020 Transfer)

WARRANTY DEED

Tobin S. Dennis, M.D. and Holly D. Dennis, husband and wife, as Tenants by the Entireties, GRANTORS, residing in Teton County, Wyoming, for and in consideration of Ten dollars ($10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to RD Rentals LLC, a Wyoming limited liability company, GRANTEE, whose address is 63 Coalmine Rd., Lander, Wyoming 82520, the following described real estate, situate in Teton County, State of Wyoming, hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of this state, to-wit:

Lot 25 of the Jackson Hole Meadows Addition to the town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 16, 1970 as Plat No. 191.

PIDN: 22-41-16-32-4-05-001.

Together with and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of record.

DATED: May 29, 2020.

Tobin S. Dennis, M.D., Grantor

Holly D. Dennis, Grantor

STATE OF WYOMING)
) SS
COUNTY OF TETON)

The foregoing warranty deed was acknowledged before me by Tobin S. Dennis, M.D. and Holly D. Dennis, husband and wife, Grantors, this 29th day of May, 2020. Witness my hand and official seal.
My commission expires: 12-12-2021.

SEAL

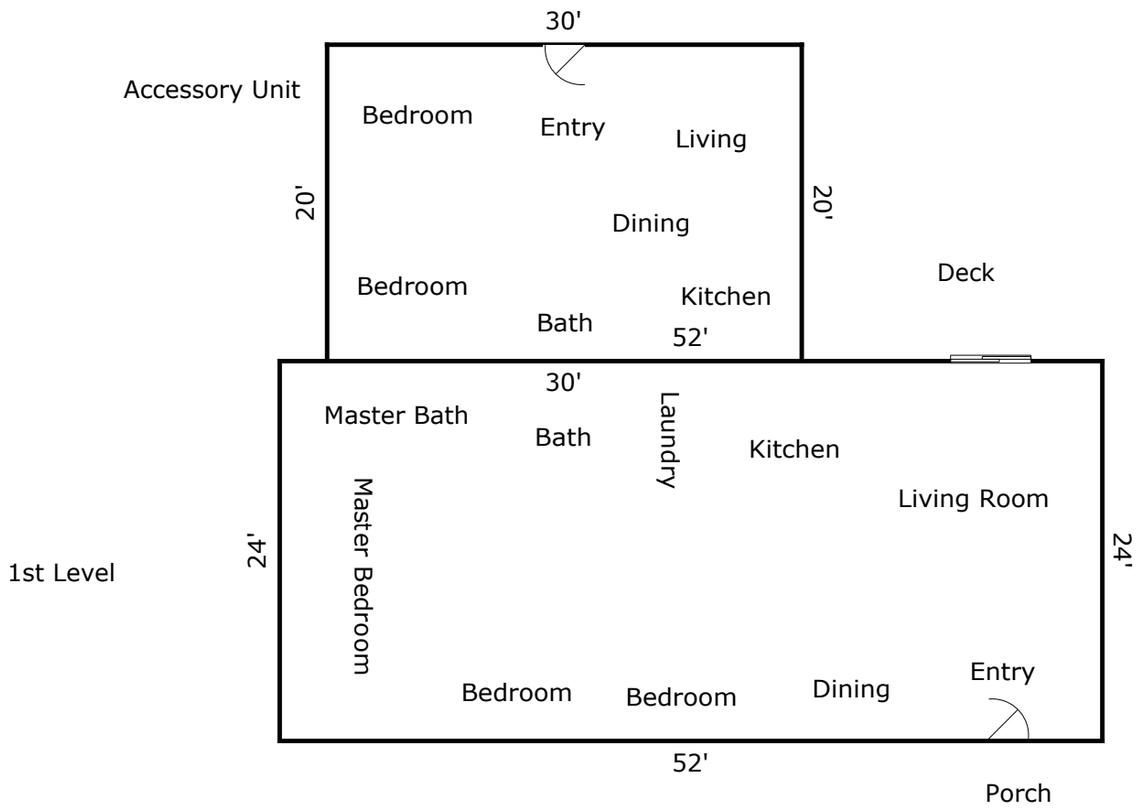
THOMAS L. HARTNETT - NOTARY PUBLIC
COUNTY OF TETON STATE OF WYOMING
MY COMMISSION EXPIRES DECEMBER 12, 2021

Notary Public

GRANTOR: DENNIS, TOBIN S MD ET UX
GRANTEE: RD RENTALS LLC
Doc 0991383 Filed At 14:48 ON 06/03/20
Maureen Murphy Teton County Clerk fees: 12.00
By Corrina Dorman Deputy

Building Sketch

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		**Calculation Details**
First Floor	1248 Sq ft	24 × 52 = 1248
Total Living Area (Rounded):	**1248 Sq ft**	
Non-living Area		
Accessory Unit	600 Sq ft	30 × 20 = 600

Subject Photo Page

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							



Subject Front

910 Smith Ln

Sales Price	
G.L.A.	1,248
Tot. Rooms	5
Tot. Bedims.	3
Tot. Bathrms.	2.0
Location	TRAFFIC
View	RESIDENTIAL/MTN
Site	5,200 Sq.Ft.
Quality	AVERAGE
Age	55



Subject Rear



Subject Street

Comparable Photo Page

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							



Comparable 1

445 Stacy Ln



Comparable 2

430 Scott Ln



Comparable 3

637 Cache Creek Dr

Comparable Photo Page

Borrower							
Property Address	910 Smith Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client							



Comparable 4

910 Smith Ln

Comparable 5

Comparable 6

Brian Butler's Certified Residential Appraiser License

WYOMING REAL ESTATE
COMMISSION & CERTIFIED APPRAISER BOARD

License Number 814 NON TRANSFERABLE

CERTIFIED REAL ESTATE APPRAISER PERMIT

Issued : 12/20/2020
Expires: 12/19/2022

Brian E. Butler
Certified Residential Appraiser Permit
AS PROVIDED FOR BY THE LAWS OF WYOMING.

Rizzotti & Co, Inc
PO Box 1630
1466 N Old Schoolhouse Ln
Wilson WY 83014

AUTHORIZED BY THE WYOMING CERTIFIED
REAL ESTATE APPRAISER BOARD
WITNESS MY HAND AND THE
OFFICIAL SEAL AT CHEYENNE, WYOMING.

Rosann R David Interim Executive Director

INVOICE

FROM:

RIZZOTTI & CO., INC.
BOX 1630
WILSON, WY 83014

Telephone Number: 307-734-5242 **Fax Number:** 208-246-1002

TO:

APRIL NORTON
JACKSON/TETON COUNTY HOUSING DEPARTMENT
320 S KING STREET
JACKSON, WY 83001

Telephone Number: **Fax Number:**
Alternate Number: **E-Mail:**

INVOICE NUMBER
202205007
DATE
05/09/2022

REFERENCE

Internal Order #: 202205007
Lender Case #:
Client File #:
Main File # on form: 202205007
Other File # on form:
Federal Tax ID: 83-0326481
Employer ID:

DESCRIPTION

Lender: **Client:** JACKSON/TETON COUNTY HOUSING DEPARTMENT
Purchaser/Borrower:
Property Address: 915 Simon Ln
City: Jackson
County: Teton **State:** WY **Zip:** 83001
Legal Description: LOT 36, JACKSON HOLE MEADOWS

FEES	AMOUNT
SINGLE FAMILY EXTERIOR APPRAISAL	650.00
SUBTOTAL	650.00

PAYMENTS			AMOUNT
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
		SUBTOTAL	0.00
		TOTAL DUE	$ 650.00

Borrower				File No.	202205007		
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						

TABLE OF CONTENTS



Agreement for Appraisal Services - Page 1 1
Agreement for Appraisal Services - Page 2 2
Letter of Transmittal 3
USPAP Identification Addendum 4
GP Residential 5
GP Residential 6
GP Residential 7
Additional Comparables 4-6 8
Market Conditions Addendum to the Appraisal Report 9
General Text Addendum 10
Paired Sales for Market Conditions Adjustments 13
Location Map 14
Comparable Sales Map 15
Aerial Map 16
Plat Map 17
Plat Map 18
Teton County Property Information 19
Teton County Building Sketch 20
Subject Photos 21
Comparable Photos 1-3 22
Comparable Photos 4-6 23
Brian Butler's Certified Residential Appraiser License 24

Agreement for Appraisal Services - Page 1

Rizzotti & Co. Inc.

AGREEMENT FOR APPRAISAL SERVICES

File No.

1. PARTIES JACKSON/TETON COUNTY HOUSING DEPARTMENT Client
hereby agrees to employ Brian Butler Appraiser

2. PROPERTY located in Teton County, State of Wyoming legally described as:
LOT 36, JACKSON HOLE MEADOWS

STREET ADDRESS 915 Simon Ln
CITY Jackson STATE WY ZIPCODE 83001 hereinafter called Property.

3. APPRAISAL REPORT. Appraiser agrees to prepare, in writing, an Appraisal Report, in conformity with any professional organizations to which Appraiser may belong, with an opinion of value. The purpose of this appraisal is:

☐ Purchase ☐ Sale ☐ Estate Tax ☐ Lessee ☐ Insurance ☐ Ad valorem Tax ☐ Mortgage Financing ☐ Condemnation
☐ General Information ☒ Other ESTABLISH CURRENT MARKET VALUE

4. INTEREST to be appraised shall be ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other

5. COMPLETION of the appraisal shall be by 05/13/2022 subject to unforeseen circumstances or conditions beyond the control of the Appraiser. The number of copies to be prepared is 1 PDF

6. PAYMENTS FOR SERVICES:

☒ AGREED FEE. Client agrees to pay Appraiser a cash fee of $ 650

☐ HOURLY-PER DIEM. Client agrees to pay Appraiser a cash fee of $ _____ per ☐ hour ☐ day for time expended on Client's behalf, to an estimated maximum of $ _____

☐ EXPENSES. Appraiser shall be additionally paid usual and necessary expenses for the following

☒ LITIGATION. In the event Appraiser is called upon, voluntarily or otherwise, to testify in court or deposition regarding the Appraisal Report herein, Client agrees to pay an additional sum of $ 250 for each HOUR plus Appraiser's usual and customary expenses.

☐ CANCELLATION. If this agreement is canceled at any time prior to the delivery of the Appraisal Report, Client agrees to pay a fee of

☒ RETAINER fee in the amount of $ 650 is payable prior to the start of work to apply toward the total fee herein.

All sums due hereunder shall be paid on delivery of the Appraisal Report to Client, and are payable in the County of Appraiser's principal residence. The Appraiser's fee is in no way based on the opinion of value of the appraised Property, and all sums hereunder are due and payable regardless of the amount of the opinion of value. In the event it is necessary to employ an attorney to collect any sums due herein, Client agrees to pay reasonable attorney's fees and court costs expended by Appraiser.

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Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Agreement for Appraisal Services - Page 2

AGREEMENT FOR APPRAISAL SERVICES
(continued)

File No.

7. AUTHORITY. Appraiser and his subcontractors are hereby authorized to make on-site inspections of subject property at all reasonable times to obtain supporting property data, including but not limited to: Building plans, plats, deeds, legal descriptions, abstracts, income and expense data, leases, options. Further to interview Client's attorneys, accountants, managers, agents, present and prospective tenants. To be furnished copies of relevant information, to copy same and use as documentation for the Appraisal Report. To obtain such information that in the Appraiser's judgment may be relevant to the appraisal. CLIENT'S AUTHORITY to execute this agreement is hereby warranted, and that client is either owner of the subject property or has authority of the owner to enter into this agreement.

8. CONDITIONS. The Appraisal Report shall be subject to Appraiser's conditions and limitations standard form or as shown on attachment hereto. The Appraisal Report will be prepared for the sole and exclusive use of the Client, and shall not be reproduced, printed or distributed in any manner without written consent of Appraiser, as it consists of "trade secrets and commercial and financial information" which is privileged and confidential and exempted from disclosure under 5USC(b)(4).

9. WARRANTIES AND INDEMNITY. Appraiser does not make any warranties or guarantees of any kind regarding the condition of the property, sufficiency of title, areas and boundaries, mechanical and structural conditions of the improvements and with the agreement that the Appraisal Report represents Appraiser's opinion of value only, without any warranty that the property will sell for the appraised value. Client agrees to indemnify Appraiser, his employees and independent contractors from all claims, suits and charges of any nature that may arise out of this agreement.

10. ADDITIONAL AGREEMENTS:
Appraisal Fee: $650.00 for opinion of current market value

Exterior only property inspection on 05/10/2022 at 10:00 am.

Please return a signed copy of this agreement (pdf or hard copy with the payment).

Thank you for your business. Brian

Brian Butler
Po Box 1996
Wilson, WY 83014

Executed in duplicate originals on this day, 05/04/2022

Client Signature	Appraiser Signature
JACKSON/TETON COUNTY HOUSING DEPARTMENT	Brian Butler
Client Name	Appraiser Name
320 S KING STREET, JACKSON, WY 83001	Box 1630, BOX 1, Wilson, WY 83014
Client Address	Appraiser Address
	307-734-9488
Client Telephone	Appraiser Telephone

Page 2 of 2

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Rizzotti & Co. Inc.
Box 1630, BOX 1
Wilson, WY 83014
307-734-9488

05/10/2022

APRIL NORTON
320 S KING STREET
JACKSON, WY 83001

Re: Property: 915 Simon Ln
Jackson, WY 83001
Borrower:
File No.: 202205007

Opinion of Value: $ 1,400,000
Effective Date: 05/05/2022

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

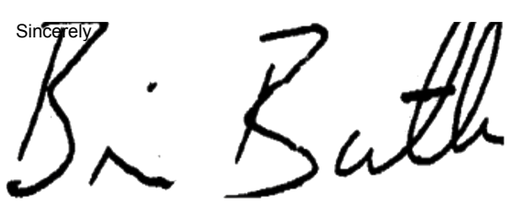
The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

Due to the limited amount of sales data in the subject's immediate area, it was necessary to use comparable sales in excess of 6 months. While every attempt was made to comply with standard underwriting guidelines, such as proximity to the subject, the sales dates of the comps used and line item, net and gross adjustments applied to the comps, the limited quantity of data in the subject's market area makes this difficult.

The comparable sales used in this report are, in the opinion of the appraiser, the best available, and all of the adjustments applied to the comps are necessary in order to reflect the differences between the comps and the subject property. All of the adjustments applied are supported by market data.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Brian Butler
Certified Residential Appraiser
License or Certification #: 814
State: WY Expires: 12/19/2022
bbutlerwy@gmail.com

USPAP ADDENDUM

File No. 202205007

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender							

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: UNDER 3 MONTHS.

Additional Certifications

I certify that, to the best of my knowledge and belief:

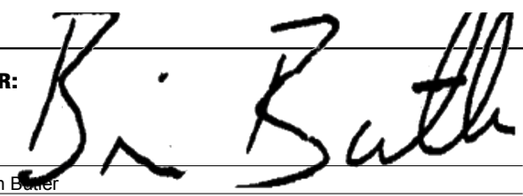
☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER:

Signature: 

Name: Brian Butler

Date Signed: 05/10/2022

State Certification #: 814

or State License #:

State: WY

Expiration Date of Certification or License: 12/19/2022

Effective Date of Appraisal: 05/05/2022

SUPERVISORY APPRAISER: (only if required)

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

RESIDENTIAL APPRAISAL REPORT

File No.: 202205007

SUBJECT

Property Address: 915 Simon Ln | City: Jackson | State: WY | Zip Code: 83001
County: Teton | Legal Description: LOT 36, JACKSON HOLE MEADOWS
Assessor's Parcel #: 22-41-16-32-4-05-011
Tax Year: 2021 | R.E. Taxes: $ 4,721 | Special Assessments: $ 0 | Borrower (if applicable):
Current Owner of Record: TOWN OF JACKSON | Occupant: ☐ Owner ☒ Tenant ☐ Vacant | ☐ Manufactured Housing
Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe) | HOA: $ 0 ☐ per year ☐ per month
Market Area Name: TOWN OF JACKSON | Map Reference: PLAT # 191 | Census Tract: 9677.04

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☒ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: ESTABLISH CURRENT MARKET VALUE.

Intended User(s) (by name or type): JACKSON/TETON COUNTY HOUSING DEPARTMENT
Client: JACKSON/TETON COUNTY HOUSING DEPARTME | Address: 320 S KING STREET, JACKSON, WY 83001
Appraiser: Brian Butler | Address: Box 1630, BOX 1, Wilson, WY 83014

MARKET AREA DESCRIPTION

Location:	☒ Urban	☐ Suburban	☐ Rural	**Predominant Occupancy**		**One-Unit Housing**	PRICE	AGE	**Present Land Use**		**Change in Land Use**
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%	☒ Owner	80	$(000)		(yrs)	One-Unit	60 %	☒ Not Likely
Growth rate:	☐ Rapid	☒ Stable	☐ Slow	☒ Tenant	20	800	Low	0	2-4 Unit	10 %	☐ Likely * ☐ In Process *
Property values:	☒ Increasing	☐ Stable	☐ Declining	☒ Vacant (0-5%)		6,500	High	85	Multi-Unit	10 %	* To:
Demand/supply:	☒ Shortage	☐ In Balance	☐ Over Supply	☐ Vacant (>5%)		2,000	Pred	20	Comm'l	10 %	
Marketing time:	☒ Under 3 Mos.	☐ 3-6 Mos.	☐ Over 6 Mos.						VACANT	10 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): SEE ADDENDUM.

SITE DESCRIPTION

Dimensions: 69.33' X 75' | Site Area: 5,200 Sq.Ft.
Zoning Classification: NH-1 | Description: RESIDENTIAL
Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning
Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown | Have the documents been reviewed? ☐ Yes ☐ No | Ground Rent (if applicable) $ /
Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)
Actual Use as of Effective Date: SINGLE FAMILY HOME | Use as appraised in this report: SINGLE FAMILY HOME
Summary of Highest & Best Use: SEE ADDENDUM.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	LOWER VALLEY
Gas	☒	☐	LOWER VALLEY
Water	☒	☐	TOWN
Sanitary Sewer	☒	☐	TOWN
Storm Sewer	☒	☐	TOWN

Off-site Improvements	Type	Public	Private
Street	ASPHALT	☒	☐
Curb/Gutter	NONE	☐	☐
Sidewalk	NONE	☐	☐
Street Lights	NONE	☐	☐
Alley	NONE	☐	☐

Topography	MOSTLY LEVEL
Size	TYPICAL
Shape	RECTANGULAR
Drainage	APPEARS ADEQUATE
View	RESIDENTIAL/MOUNTAIN

Other site elements: ☐ Inside Lot ☒ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)
FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone X | FEMA Map # 56039C2906D | FEMA Map Date 09/16/2015
Site Comments: SEE ATTACHED ADDENDUM.

DESCRIPTION OF THE IMPROVEMENTS

General Description		**Exterior Description**		**Foundation**		**Basement** ☒ None		**Heating**	UNK
# of Units	1 ☒ Acc.Unit	Foundation	CONCRETE	Slab	GARAGE	Area Sq. Ft.		Type	UNK
# of Stories	1	Exterior Walls	WD SIDING: AVG	Crawl Space	YES	% Finished		Fuel	UNK
Type	☐ Det. ☒ Att. ☐	Roof Surface	ASPH SH	Basement	NONE	Ceiling			
Design (Style)	RANCH	Gutters & Dwnspts.	METAL	Sump Pump	☐	Walls		**Cooling**	UNK
☒ Existing	☐ Proposed ☐ Und.Cons.	Window Type	VINYL CLAD	Dampness	☐	Floor		Central	UNK
Actual Age (Yrs.)	48	Storm/Screens	YES	Settlement	NONE	Outside Entry		Other	UNK
Effective Age (Yrs.)	30			Infestation	NONE				

Interior Description		**Appliances**		**Attic** ☒ None		**Amenities**			**Car Storage** ☐ None	
Floors	UNKNOWN	Refrigerator	☐	Stairs	☐	Fireplace(s) #	0	Woodstove(s) # NONE	Garage	# of cars (2 Tot.)
Walls	UNKNOWN	Range/Oven	☐	Drop Stair	☐	Patio	NONE		Attach.	1 CAR
Trim/Finish	UNKNOWN	Disposal	☐	Scuttle	☐	Deck	NONE		Detach.	
Bath Floor	UNKNOWN	Dishwasher	☐	Doorway	☐	Porch	1		Blt.-In	
Bath Wainscot	UNKNOWN	Fan/Hood	☐	Floor	☐	Fence	YARD		Carport	
Doors	UNKNOWN	Microwave	☐	Heated	☐	Pool	NONE		Driveway	1 OPEN
		Washer/Dryer	☐	Finished	☐				Surface	CONCRETE

Finished area **above** grade contains: 5 Rooms | 3 Bedrooms | 1.0 Bath(s) | 1,152 Square Feet of Gross Living Area Above Grade
Additional features: WOOD SIDING; ASPHALT SHINGLE ROOF; VINYL CLAD WINDOWS; PORCH; 1 CAR GARAGE; TYPICAL LANDSCAPING.

Describe the condition of the property (including physical, functional and external obsolescence): THE SUBJECT IS A 48 YEAR OLD, AVERAGE QUALITY, WOOD FRAME HOME WHICH APPEARS TO HAVE BEEN ADEQUATELY MAINTAINED AND WAS OBSERVED TO BE IN OVERALL AVERAGE CONDITION (EXTERIOR INSPECTION ONLY). DETAILS FOR THE IMPROVEMENTS WERE OBTAINED VIA COUNTY RECORDS. THE EFFECTIVE AGE IS LOWER THAN THE ACTUAL AGE DUE TO UPDATING.

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RESIDENTIAL APPRAISAL REPORT

File No.: 202205007

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): MLS AND COUNTY RECORDS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: NO PRIOR SALES OR TRANSFERS OF THE SUBJECT WERE NOTED IN THE PRIOR 36 MONTHS, PER MLS AND COUNTY RECORDS. COMP 2 WAS TRANSFERRED PREVIOUSLY VIA QUIT CLAIM DEED ON 01/19/2021, THIS DOES NOT APPEAR TO BE AN ARMS LENGTH TRANSACTION. NO OTHER PRIOR SALES OR TRANSFERS OF THE COMPS WERE NOTED IN THE PRIOR 12 MONTHS.
Date:	
Price:	
Source(s): TBOR MLS/COUNTY REC	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s): TBOR MLS/COUNTY REC	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	915 Simon Ln Jackson, WY 83001	445 Stacy Ln Jackson, WY 83001		430 Scott Ln Jackson, WY 83001		637 Cache Creek Dr Jackson, WY 83001	
Proximity to Subject		0.08 miles SE		0.06 miles SE		1.71 miles E	
Sale Price	$		$ 1,570,200		$ 1,020,000		$ 1,750,000
Sale Price/GLA	$ /sq.ft.	$ 1,478.53 /sq.ft.		$ 1,011.90 /sq.ft.		$ 1,520.42 /sq.ft.	
Data Source(s)	INSP./MLS	TBOR MLS #21-3055; DOM: 102		TBOR MLS #20-3166;DOM 47		TBOR MLS #21-3181;DOM 93	
Verification Source(s)	COUNTY REC.	WARRANTY DEED/AGENT		WARRANTY DEED/AGENT		WARRANTY DEED/AGENT	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	CONV. LOAN		CONV. LOAN		CONV. LOAN	
Concessions	N/A	NONE NOTED		NONE NOTED		NONE NOTED	
Date of Sale/Time	N/A	11/30/2021 COE	0	01/19/2021 COE	0	11/30/2021 COE	0
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	TRAFFIC	SUPERIOR	-225,000	TRAFFIC		SUPERIOR	-225,000
Site	5,200 Sq.Ft.	7,362 Sq.Ft.	-15,100	9,148 Sq.Ft.	-27,600	7,405 Sq.Ft.	-15,400
View	RESIDENTIAL/MTN	RESIDENTIAL/MTN		RESIDENTIAL/MTN		RESIDENTIAL/MTN	
Design (Style)	RANCH	SPLIT LEVEL	0	RANCH		SPLIT LEVEL	0
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Age	48	43	0	44	0	25	0
Condition	AVERAGE	AVERAGE		UPDATED	-50,400	AVERAGE	
Above Grade Room Count (Total / Bdrms / Baths)	5 / 3 / 1.0	4 / 3 / 1	0	5 / 3 / 1.1	0	4 / 2 / 1.0	0
Gross Living Area	1,152 sq.ft.	1,062 sq.ft.		1,008 sq.ft.	+57,600	1,151 sq.ft.	0
Basement & Finished	NONE	504 SF FIN BSMT	-151,200	NONE		1056 SF FIN. BSMT	-316,800
Rooms Below Grade	NONE	1 BED/1 BATH	0	NONE		3 BED,1 BATH	0
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	UNKNOWN	B.B./NONE	0	COVE/NONE	0	RADIANT/NONE	0
Energy Efficient Items	NONE NOTED	NONE NOTED		NONE NOTED		NONE NOTED	
Garage/Carport	1 CAR GARAGE	2 CAR GARAGE	-25,000	1 CAR GARAGE	0	NONE	+25,000
Porch/Patio/Deck	PORCH	PORCH	0	PORCH	0	PORCH	0
AMENITIES	NONE	NONE		NONE	0	NONE	
CONTRACT DATE	N/A	10/01/2021 CD	0	11/12/2020 CD	0	10/18/2021 CD	0
CLOSE OF ESCROW	N/A	11/30/2021 COE	0	01/19/2021 COE	0	11/30/2021 COE	0
MARKET CONDITIONS	N/A	2% X 7 MONTHS	+219,800	2% X 18 MONTHS	+367,200	2% X 6.5 MONTHS	+227,500
Net Adjustment (Total)		☐ + ☒ -	$ -196,500	☒ + ☐ -	$ 346,800	☐ + ☒ -	$ -304,700
Adjusted Sale Price of Comparables			$ 1,373,700		$ 1,366,800		$ 1,445,300

Summary of Sales Comparison Approach SEE ATTACHED ADDENDUM.

THE APPRAISAL IS BASED ON THE EXTRAORDINARY ASSUMPTION THAT THE INTERIOR OF THE IMPROVEMENTS HAVE A SIMILAR QUALITY AND CONDITION AS THE EXTERIOR OF THE IMPROVEMENTS. IF THE EXTRAORDINARY ASSUMPTION IS FOUND TO BE FALSE THERE MAYBE BE AN EFFECT ON THE APPRAISAL RESULTS.

Indicated Value by Sales Comparison Approach $ 1,400,000

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RESIDENTIAL APPRAISAL REPORT

File No.: 202205007

COST APPROACH

COST APPROACH TO VALUE (if developed) ☐ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): THE SITE VALUE WAS DERIVED THROUGH EXTRACTION DUE TO A LIMITED POOL OF APPROPRIATE COMPARABLE LAND SALES. SITE VALUE ESTIMATE IS TYPICAL FOR THE SUBJECT'S MARKET AREA, AND IS A REFLECTION OF THE LIMITED PRIVATE LAND AVAILABLE FOR DEVELOPMENT IN TETON COUNTY, WYOMING (97% PUBLIC LAND).

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data: LOCAL BUILDERS & SUPPLIERS

Quality rating from cost service: AVG Effective date of cost data: 05/05/2022

Comments on Cost Approach (gross living area calculations, depreciation, etc.): THE COST APPROACH HAS BEEN COMPLETED FOR ILLUSTRATION PURPOSES ONLY. LOCAL BUILDERS COSTS UTILIZED AS THIS BEST REFLECTS THE REPLACEMENT COST IN THIS AREA.

Estimated Remaining Economic Life (if required): 45 Years

OPINION OF SITE VALUE			=$	950,000
DWELLING	1,152 Sq.Ft. @ $	500.00	=$	576,000
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
			=$	
Garage/Carport	330 Sq.Ft. @ $	250.00	=$	82,500
Total Estimate of Cost-New			=$	658,500
Less Depreciation	Physical 263,400	Functional	External	=$(263,400)
Depreciated Cost of Improvements			=$	395,100
"As-is" Value of Site Improvements			=$	25,000
			=$	
			=$	
INDICATED VALUE BY COST APPROACH			**=$**	1,370,100

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM): INCOME APPROACH NOT COMPLETED DUE TO LACK OF RELEVANCE IN THIS MARKET FOR THE SUBJECT PROPERTY TYPE.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 1,400,000 **Cost Approach (if developed) $** 1,370,100 **Income Approach (if developed) $**

Final Reconciliation: EXCLUSIVE EMPHASIS IS GIVEN TO THE SALES COMPARISON APPROACH, AS THE DATA IS EXTRACTED FROM THE MARKETPLACE. THE COST APPROACH WAS UTILIZED FOR ILLUSTRATION PURPOSES ONLY. THE INCOME APPROACH WAS NOT UTILIZED, AS THIS IS NOT CONSIDERED A RELIABLE METHOD OF ESTIMATING MARKET VALUE FOR A SINGLE FAMILY RESIDENTIAL PROPERTY.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: THIS APPRAISAL IS MADE "AS-IS". NO CONDITIONS ARE REQUIRED.

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 1,400,000 **, as of:** 05/05/2022 **, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

ATTACHMENTS

A true and complete copy of this report contains 24 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work	☒ Limiting Cond./Certifications	☒ Narrative Addendum	☒ Photograph Addenda	☒ Sketch Addendum
☒ Map Addenda	☒ Additional Sales	☐ Cost Addendum	☐ Flood Addendum	☐ Manuf. House Addendum
☐ Hypothetical Conditions	☐ Extraordinary Assumptions	☐	☐	☐

Client Contact: APRIL NORTON Client Name: JACKSON/TETON COUNTY HOUSING DEPARTMENT

E-Mail: ahnorton@tetoncountywy.gov Address: 320 S KING STREET, JACKSON, WY 83001

SIGNATURES

APPRAISER

Appraiser Name: Brian Butler

Company: Rizzotti & Co. Inc.

Phone: 307-734-9488 Fax:

E-Mail: bbutlerwy@gmail.com

Date of Report (Signature): 05/10/2022

License or Certification #: 814 State: WY

Designation: Certified Residential Appraiser

Expiration Date of License or Certification: 12/19/2022

Inspection of Subject: ☐ Interior & Exterior ☒ Exterior Only ☐ None

Date of Inspection: 05/05/2022

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

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ADDITIONAL COMPARABLE SALES

File No.: 202205007

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	915 Simon Ln Jackson, WY 83001	910 Smith Ln Jackson, WY 83001					
Proximity to Subject		0.01 miles N					
Sale Price	$		$ 995,000		$		$
Sale Price/GLA	$ /sq.ft.	$ 797.28 /sq.ft.		$ /sq.ft.		$ /sq.ft.	
Data Source(s)	INSP./MLS	TBOR MLS #19-1807;DOM 109					
Verification Source(s)	COUNTY REC.	WARRANTY DEED/AGENT/INSP					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	CASH					
Concessions	N/A	NONE NOTED					
Date of Sale/Time	N/A	10/18/2019 COE	0				
Rights Appraised	Fee Simple	Fee Simple					
Location	TRAFFIC	TRAFFIC					
Site	5,200 Sq.Ft.	5,200 Sq.Ft.					
View	RESIDENTIAL/MTN	RESIDENTIAL/MTN					
Design (Style)	RANCH	RANCH					
Quality of Construction	AVERAGE	AVERAGE					
Age	48	52	0				
Condition	AVERAGE	AVERAGE					
Above Grade Room Count	Total 5 / Bdrms 3 / Baths 1.0	Total 5 / Bdrms 3 / Baths 2	0	Total / Bdrms / Baths		Total / Bdrms / Baths	
			0				
Gross Living Area	1,152 sq.ft.	1,248 sq.ft.	0	sq.ft.		sq.ft.	
Basement & Finished	NONE	NONE					
Rooms Below Grade	NONE	NONE					
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	UNKNOWN	B.B./NONE	0				
Energy Efficient Items	NONE NOTED	NONE NOTED					
Garage/Carport	1 CAR GARAGE	NONE	+25,000				
Porch/Patio/Deck	PORCH	PORCH/DECK					
AMENITIES	NONE	600 SF AU	-180,000				
CONTRACT DATE	N/A	08/26/2019 CD	0				
CLOSE OF ESCROW	N/A	10/18/2019 COE	0				
MARKET CONDITIONS	N/A	2% X 32.5 MONTHS	+646,800				
Net Adjustment (Total)		☒ + ☐ -	$ 491,800	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables			$ 1,486,800		$		$

Summary of Sales Comparison Approach: SEE ADDENDUM.

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Market Conditions Addendum to the Appraisal Report

File No. 202205007

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 915 Simon Ln City Jackson State WY ZIP Code 83001

Borrower

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	19	5	4	☐ Increasing	☐ Stable	☒ Declining
Absorption Rate (Total Sales/Months)	3.17	1.67	1.33	☐ Increasing	☐ Stable	☒ Declining
Total # of Comparable Active Listings	3	2	3	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.9	1.2	2.3	☐ Declining	☐ Stable	☒ Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Median Comparable Sale Price	1,771,250	1,750,000	2,137,500	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Sales Days on Market	64	93	74	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	1,800,000	1,899,000	1,795,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	122	161.5	40	☒ Declining	☐ Stable	☐ Increasing
Median Sale Price as % of List Price	98	92	100	☒ Increasing	☐ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No				☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). SELLER CONCESSIONS HAVE NOT BEEN TYPICAL IN THE PRIOR 12 MONTHS, HOWEVER ISOLATED SALES CONCESSIONS MAY OCCUR.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

REO & SHORT SALES ARE NOT A FACTOR IN THIS MARKET SEGMENT.

Cite data sources for above information. TETON BOARD OF REALTORS MLS.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

SEARCH PARAMETERS: SINGLE FAMILY HOMES LOCATED IN THE TOWN OF JACKSON MARKET AREA WITH A LIST PRICE LESS THAN $2,500,000. DUE TO A LACK OF DATA IN THIS SEGMENT, IT IS DIFFICULT TO DRAW MARKET TREND CONCLUSIONS. VALUES APPEAR TO BE INCREASING IN THE SUBJECT'S IMMEDIATE AND GENERAL MARKET AREAS (SEE PAIRED SALES ATTACHED).

NOTE: THERE CURRENTLY IS A SHORTAGE OF SUPPLY IN THE SUBJECT'S MARKET SEGMENT. SUBJECT'S MARKET AREA IS BENEFITING FROM STRONG DEMAND AS A RESULT OF SIGNIFICANT MIGRATION FROM BUYERS RESIDING IN OTHER AREAS OF THE COUNTRY WHO ARE SEEKING AN ENVIRONMENT WHICH BENEFITS FROM MORE OPEN SPACES, LOWER DENSITY, NUMEROUS RECREATIONAL OPPORTUNITIES, PROXIMITY TO AN AIRPORT, AND LACK OF STATE INCOME TAXES.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following: **Project Name:**

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☐ Declining	☐ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				☐ Declining	☐ Stable	☐ Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature	Signature
Appraiser Name Brian Butler	Supervisory Appraiser Name
Company Name Rizzotti & Co. Inc.	Company Name
Company Address Box 1630, BOX 1, Wilson, WY 83014	Company Address
State License/Certification # 814 State WY	State License/Certification # State
Email Address bbutlerwy@gmail.com	Email Address

Form 1004MC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Supplemental Addendum

File No. 202205007

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						

*THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL TO ESTABLISH AN OPINION OF CURRENT MARKET VALUE, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THE APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

*SCOPE OF THE APPRAISAL:
IN THE PREPARATION OF THIS APPRAISAL THE APPRAISER HAS MADE AN INSPECTION OF THE SUBJECT SITE AND IMPROVEMENTS FROM THE STREET (EXTERIOR INSPECTION ONLY) AND TAKING SUFFICIENT PHOTOGRAPHS TO ADEQUATELY CHARACTERIZE THE PROPERTY APPRAISED. APPRAISER HAS NOTED ALL READILY OBSERVABLE CONDITIONS OF THE SUBJECT PROPERTY, THAT IS CONDITIONS THAT ARE IMMEDIATELY NOTICEABLE AND DISCERNIBLE DURING A TYPICAL EXTERIOR ONLY APPRAISAL INSPECTION. THE SUBJECT NEIGHBORHOOD WAS ALSO INSPECTED TO ASSIST IN THE DETERMINATION OF THE NEIGHBORHOOD CHARACTERISTICS. THIS INFORMATION WAS ANALYZED IN ORDER TO DOCUMENT THE VARIOUS ENVIRONMENTAL, SOCIAL, GOVERNMENTAL AND ECONOMIC FACTORS THAT INFLUENCE VALUE. DATA REGARDING THE SALES OF RESIDENTIAL LAND AND IMPROVED PROPERTIES WERE COLLECTED AND VERIFIED. THE VALUATION OF THE PROPERTY IS BASED EXCLUSIVELY ON THE SALES COMPARISON APPROACH, AS THIS IT THE MOST RELIABLE METHOD OF ESTIMATING MARKET VALUE FOR A SINGLE FAMILY RESIDENTIAL PROPERTY. THE COST APPROACH WAS COMPLETED FOR ILLUSTRATION PURPOSES, HOWEVER THIS IS NOT CONSIDERED A RELIABLE METHOD OF ESTIMATING MARKET VALUE FOR A SINGLE FAMILY RESIDENTIAL PROPERTY. THE INCOME APPROACH WAS NOT UTILIZED, AS THIS IS NOT CONSIDERED A RELIABLE METHOD OF ESTIMATING MARKET VALUE FOR A SINGLE FAMILY PROPERTY.

THE APPRAISER HAS NO KNOWLEDGE OF ANY HIDDEN OR UNAPPARENT CONDITION OF THE PROPERTY THAT WOULD MAKE THE PROPERTY MORE OR LESS VALUABLE, AND MAKES NO GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE CONDITION OF THE PROPERTY.

THE APPRAISAL IS BASED ON THE EXTRAORDINARY ASSUMPTION THAT THE INTERIOR OF THE IMPROVEMENTS HAVE A SIMILAR QUALITY AND CONDITION AS THE EXTERIOR OF THE IMPROVEMENTS. IF THE EXTRAORDINARY ASSUMPTION IS FOUND TO BE FALSE THERE MAYBE BE AN EFFECT ON THE APPRAISAL RESULTS.

*PROPERTY RIGHTS APPRAISED:
THE PROPERTY RIGHTS BEING APPRAISED IS A FEE SIMPLE ESTATE. THIS IS DEFINED AS: ABSOLUTE OWNERSHIP UNENCUMBERED BY ANY OTHER INTEREST OR ESTATE, SUBJECT ONLY TO THE FOUR POWERS OF GOVERNMENT.

*NEIGHBORHOOD BOUNDARIES: THE SUBJECT NEIGHBORHOOD IS THE TOWN OF JACKSON, LOCATED IN TETON COUNTY, WYOMING.

*NEIGHBORHOOD DESCRIPTION:
SUBJECT IS LOCATED IN THE TOWN OF JACKSON, AND IS CONVENIENT TO MOST PUBLIC AND PRIVATE SERVICES, AND THE DOWNTOWN COMMERCIAL CORE, WHICH HAS STRONG APPEAL DUE TO THE NUMEROUS AMENITIES, INCLUDING RESTAURANTS, SHOPPING, SNOW KING RESORT, CENTER FOR THE ARTS, NATIONAL ELK REFUGE AND NATIONAL FOREST TRAILS. JACKSON IS CONSIDERED THE SOUTHERN GATEWAY TO GRAND TETON AND YELLOWSTONE NATIONAL PARKS.

SUBJECT'S GENERAL AREA IS REFERRED TO AS JACKSON HOLE, WHICH IS A POPULAR MOUNTAIN COMMUNITY, ENCOMPASSING APPROXIMATELY 750 SQUARE MILES, OF WHICH 97% IS FEDERALLY OWNED (NATIONAL FOREST, NATIONAL PARKS, BLM). SUBDIVISIONS ARE SCATTERED THROUGHOUT THE COUNTY, WITH THE MAJORITY CONCENTRATED WITHIN 180 SQUARE MILES. THIS REGION IS DIVIDED BY SEVERAL MAJOR RIVERS, AND A NUMBER OF BUTTES, HILLS AND MOUNTAINS. DUE TO THE TOPOGRAPHY, AND THE PREDOMINANCE OF PUBLIC LAND, THE DISTANCES BETWEEN COMPETING SUBDIVISIONS ARE TYPICALLY GREATER THAN ONE MILE.

THE SUBJECT'S MARKET AREA CONTAINS A VARIETY OF HOUSING TYPES, INCLUDING OLDER SMALL AVERAGE QUALITY CABINS, TOWN HOMES, CONDOS, LOG HOMES, MULTI-LEVEL WOOD AND GLASS CONTEMPORARY STYLE HOMES. THIS AREA CONTAINS A COMPATIBLE DIVERSITY OF HOUSING STYLES.

THIS AREA IS WORLD RENOWN FOR ITS SUMMER AND WINTER RECREATIONAL OPPORTUNITIES. JACKSON IS HOME OF THE JACKSON HOLE MOUNTAIN RESORT LOCATED AT TETON VILLAGE AND SNOW KING SKI RESORTS. COMMERCIAL JET SERVICE IS AVAILABLE AT THE JACKSON HOLE AIRPORT APPROXIMATELY 6 MILES NORTH OF THE TOWN OF JACKSON.

*MARKET CONDITIONS:
PROPERTY VALUES IN THE SUBJECT'S MARKET SEGMENT IN TETON COUNTY APPEAR TO BE INCREASING DUE TO STRONG DEMAND AND A LIMITED SUPPLY. BASED ON DATA FROM THE ATTACHED MC ADDENDUM, IN THE SUBJECT'S MARKET SEGMENT, THERE CURRENTLY APPEARS TO BE A SHORTAGE OF SUPPLY CONDITION. BASED ON DATA FROM THE ATTACHED MC ADDENDUM, ESTIMATED EXPOSURE & MARKETING TIME FOR THE SUBJECT'S PRICE SEGMENT IS UNDER 3 MONTHS. CASH & NEW LOANS ARE COMMON IN THIS AREA. SELLER PAID DISCOUNTS ARE NOT COMMON. HOWEVER, SELLERS WILL CUSTOMARILY SHARE IN THE CLOSING COSTS INVOLVED IN A SALE TRANSACTION. SALES AND FINANCING CONCESSIONS DO OCCUR BUT ARE NOT TYPICAL. NO ADVERSE MARKETING CONDITIONS WERE NOTED.

USPAP DEFINES EXPOSURE TIME AS THE ESTIMATED LENGTH OF TIME THAT THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL. A HYPOTHETICAL CONDITION IS MADE THAT THE SUBJECT PROPERTY IS BEING SOLD AND A REASONABLE EXPOSURE TIME, IN THE SUBJECT MARKET, FOR THE PROPERTY TO SELL AT THE APPRAISED VALUE IS UNDER 3 MONTHS.

A REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY DEVELOPED INDEPENDENTLY FROM THE STATED MARKETING TIME IS UNDER 3 MONTHS.

MARKETING TIME IS DEEMED TO START AT THE EFFECTIVE DATE OF THE APPRAISAL, LOOKING FORWARD IN TIME. IT IS A PREDICTION OF HOW LONG A PROPERTY WOULD REQUIRE EXPOSURE TO A COMPETITIVE AND OPEN MARKET IN ORDER TO FIND A BUYER, UNDER EITHER TYPICAL OR PRESCRIBED CIRCUMSTANCES.

*ENVIRONMENTAL COMMENTS:
NO ADVERSE ENVIRONMENTAL CONDITIONS WERE NOTED OR KNOWN IN THE SUBJECTS IMPROVEMENTS, ON THE SUBJECT SITE OR IN THE IMMEDIATE VICINITY OF THE SUBJECT PROPERTY. HOWEVER, THE EXISTENCE OF POTENTIALLY HAZARDOUS MATERIALS USED IN THE CONSTRUCTION OR MAINTENANCE OF THE BUILDING, SUCH AS THE PRESENCE OF UREA-FORMALDEHYDE FOAM INSULATION, ASBESTOS, LEAD BASED PAINT, AND/OR THE EXISTENCE OF TOXIC WASTE OR RADON MAY OR MAY NOT BE PRESENT. ADDITIONALLY, THIS APPRAISAL DOES NOT GUARANTEE THAT THE PROPERTY IS FREE OF DEFECTS OR ENVIRONMENTAL PROBLEMS. THE APPRAISER PERFORMS AN INSPECTION OF VISIBLE AND ACCESSIBLE AREAS ONLY. MOLD MAY BE PRESENT IN AREAS THE APPRAISER CAN NOT SEE. A PROFESSIONAL HOME INSPECTION OR ENVIRONMENTAL INSPECTION IS RECOMMENDED. THE APPRAISER IS A TRAINED AND EXPERIENCED OBSERVER OF REAL ESTATE, BUT RECOGNIZING, DETECTING OR MEASURING CONTAMINATION IS BEYOND THE SCOPE OF THE APPRAISERS EXPERTISE.

THE PROFESSIONAL COMPETENCY OF THE APPRAISER SHOULD NOT BE PRESUMED TO INCLUDE THE KNOWLEDGE OR

Supplemental Addendum

File No. 202205007

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						

EXPERIENCE OF A PROFESSIONAL SURVEYOR, ARCHITECT, ENGINEER, TITLE LAWYER OR OTHER SPECIALIST.

*THE APPRAISER IS NOT A HOME INSPECTOR, AND DOES NOT GUARANTEE THAT THE SUBJECT IS FREE OF DEFECTS NOR SHOULD THIS REPORT BE RELIED UPON TO DISCLOSE ANY POTENTIAL NEGATIVE CONDITIONS PRESENT IN THE SUBJECT PROPERTY. A PROFESSIONAL HOME OR ENVIRONMENTAL INSPECTION IS RECOMMENDED TO ADDRESS SUCH MATTERS.

*SITE COMMENTS:
SUBJECT IS A LEVEL, RECTANGULAR SHAPED, CORNER SITE, LOCATED ON A TYPICAL RESIDENTIAL STREET IN THE TOWN OF JACKSON. SUBJECT HAS MOUNTAIN AND RESIDENTIAL VIEWS TYPICAL FOR AREA. SUBJECT HAS CONCRETE DRIVEWAYS, AND LANDSCAPING TYPICAL FOR THE AREA. NO ADVERSE CONDITIONS WERE NOTED.

NOTE: THE SUBJECT IS LOCATED ON THE CORNER OF SIMON LANE AND SCOTT LANE, SCOTT LANE IS AN ARTERIAL ROADWAY. THIS LOCATION HAS SOME ADVERSE EFFECT ON MARKETABILITY. COMPS 2 & 4 HAVE SIMILAR TRAFFIC LOCATIONS.

HIGHEST AND BEST USE: DEFINITION: THE REASONABLY PROBABLE AND LEGAL USE OF THE PROPERTY, THAT IS PHYSICALLY POSSIBLE, APPROPRIATELY SUPPORTED, AND FINANCIALLY FEASIBLE, AND THAT RESULTS IN THE HIGHEST VALUE. THE HIGHEST AND BEST USE AS VACANT IS FOR RESIDENTIAL USE. SUBJECT'S CURRENT USE AS A SINGLE FAMILY HOME IS LEGAL, PHYSICALLY POSSIBLE, APPROPRIATELY SUPPORTED AND FINANCIALLY FEASIBLE, RESULTING IN THE HIGHEST VALUE. THEREFORE, THE SUBJECT'S CURRENT USE AS A SINGLE FAMILY HOME IS CONSIDERED TO BE ITS HIGHEST AND BEST USE (BOTH AS VACANT AND IMPROVED).

*SALES COMPARISON COMMENTS:
THE COMPS UTILIZED REPRESENT THE BEST INDICATORS OF VALUE AVAILABLE IN THE SUBJECTS MARKET AREA OF JACKSON, WY. NO OTHER COMPS WERE NOTED THAT WOULD PROVIDE A BETTER INDICATION OF THE SUBJECTS MARKET VALUE.

EXPLANATION OF ADJUSTMENTS:

THE LOCATION ADJUSTMENTS MADE TO COMPS 1 & 3 REFLECT SUPERIOR NON-TRAFFIC LOCATIONS. THESE ADJUSTMENTS ARE BASED ON HISTORICAL DATA, THE COMPARABLE SALES UTILIZED IN THIS APPRAISAL, APPRAISER EXPERIENCE, AGENT AND APPRAISER INTERVIEWS.

SITE SIZE ADJUSTMENTS MADE TO THE COMPS ARE MADE AT $300,000/ACRE OR $7/SF AND ARE BASED ON THE FOLLOWING PAIRED SALES, APPRAISER EXPERIENCE, AGENT AND APPRAISER INTERVIEWS.

25 RANCHER STREET (MLS #16-366) A .26 ACRE VACANT SITE SOLD 04/2016 FOR $575,000. 845 WHEATLEIGH WAY (MLS #16-1589) A .16 ACRE VACANT SITE SOLD 08/2016 FOR $510,000. THE $65,000 DIFFERENCE IN SALE PRICE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $65,000/.1 ACRE = $650,000/ACRE OR $15/SF

605 E SIMPSON (MLS #12-632) A .02 ACRE VACANT SITE SOLD 01/2013 FOR $220,000. 560 E SIMPSON (MLS #12-2580) A .17 ACRE VACANT SITE SOLD 01/2013 FOR $265,000. THE $45,000 DIFFERENCE IN SALE PRICE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $45,000/.15 ACRE = $300,000/ACRE OR $7/SF.

675 UPPER CACHE CREEK DRIVE (MLS #13-717) A .34 ACRE VACANT SITE SOLD 07/2013 FOR $300,000. 763 CACHE CREEK DRIVE (MLS #12-1711) A .18 ACRE VACANT SITE SOLD 02/2013 FOR $250,000. THE $50,000 DIFFERENCE IN SITE SIZE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $50,000/.16 ACRE = $312,500/ACRE OR $7/SF

287 RANCHER STREET (MLS #09-980) A .17 ACRE VACANT SITE SOLD 09/2012 FOR $260,000. 25 RANCHER STREET A .26 ACRE VACANT SITE SOLD 06/2012 FOR $300,000. THE $40,000 DIFFERENCE IN SITE SIZE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $50,000/.09 ACRE = $555,555/ACRE OR $13/SF.

675 UPPER CACHE CREEK DRIVE (MLS #13-717) A .34 ACRE VACANT SITE SOLD 07/2013 FOR $300,000. 667 CACHE CREEK DRIVE (MLS #13-715) A .17 ACRE VACANT SITE SOLD 05/2013 FOR $295,000. THE $5,000 DIFFERENCE IN SALE PRICE IS ATTRIBUTED TO THE DIFFERENCE IN SITE SIZE. $5,000/.17 ACRE = $29,412/ACRE OR $0.7/SF.

DESIGN ADJUSTMENTS ARE GENERALLY NOT MADE AS MOST OF THE HOMES IN THIS MARKET AREA ARE CUSTOM BUILT. THERE ARE A VARIETY OF HOME DESIGN TYPES IN THIS MARKET AREA WITH NO MARKET EVIDENCE TO SUGGEST SUPERIOR OR INFERIOR MARKETABILITY OF A SPECIFIC DESIGN TYPE.

AGE ADJUSTMENTS IN THIS MARKET SEGMENT ARE NOT GENERALLY MADE. TYPICALLY, BUYERS IN THIS MARKET SEGMENT ARE MORE CONCERNED WITH OVERALL CONDITION. IN THIS MARKET AREA, SIGNIFICANTLY OLDER HOMES WHICH HAVE BEEN UPDATED AND OR RENOVATED HAVE A SIMILAR MARKETABILITY AS NEWER HOMES.

THE CONDITION ADJUSTMENT MADE TO COMP 2 REFLECTS SUPERIOR INTERIOR UPDATING INCLUDING THE KITCHEN AND BATHS. THIS ADJUSTMENT IS MADE AT $50/SF AND IS BASED ON HISTORICAL DATA, THE COMPARABLE SALES UTILIZED IN THIS APPRAISAL, APPRAISER EXPERIENCE, AGENT AND APPRAISER INTERVIEWS.

GLA ADJUSTMENTS MADE TO THE COMPS ARE BASED ON AN ADJUSTMENT RATE RANGE OF $300/SF TO $500/SF, AND IS BASED ON: HISTORICAL DATA, THE COMPARABLE SALES UTILIZED IN THIS APPRAISAL, APPRAISER'S EXPERIENCE WITH SALES IN THIS MARKET SEGMENT, AGENT AND APPRAISER INTERVIEWS, WITH REPLACEMENT COSTS BEING IN THE $450/SF - $550+/SF RANGE. GLA ADJUSTMENTS ARE MADE AT $400/SF; BASEMENT ADJUSTMENTS ARE MADE AT $300/SF; ACCESSORY UNIT ADJUSTMENTS ARE MADE AT $300/SF.

ROOM COUNT ADJUSTMENTS ARE DIFFICULT TO EXTRACT FROM MARKET DATA AND ARE ACCOUNTED FOR IN THE DIFFERENCES IN GROSS BUILDING AREA.

MARKET CONDITIONS ADJUSTMENTS MADE TO THE SALES COMPS REFLECT INCREASING VALUES DUE TO LIMITED SUPPLY AND STRONG DEMAND. THE ADJUSTMENTS MADE TO THE COMPARABLE SALES ARE MADE AT +2%/MONTH FROM THEIR RESPECTIVE CONTRACT DATES (ROUNDED TO THE NEAREST .5 MONTH) AND ARE BASED ON PAIRED SALES (SEE ATTACHED PAIRED SALES FOR TIME ADJUSTMENTS) AND THE COMPARABLE SALES UTILIZED IN THIS APPRAISAL.

COMP 1 IS A 4 - 6 MONTH SALE LOCATED IN THE SUBJECT'S NEIGHBORHOOD WITH A SUPERIOR NON-TRAFFIC LOCATION. ADDITIONAL ADJUSTMENTS WERE MADE FOR SUPERIOR SITE SIZE, A SUPERIOR BASEMENT AREA, SUPERIOR COVERED AUTO STORAGE AND MARKET CONDITIONS.

COMP 2 IS A 16 MONTH SALE OF AN UPDATED HOME WITH A SIMILAR TRAFFIC LOCATION. ADDITIONAL ADJUSTMENTS WERE MADE FOR SUPERIOR SITE SIZE, INFERIOR GLA AND MARKET CONDITIONS.

COMP 3 IS A 4 - 6 MONTH SALE OF A SIMILAR QUALITY HOME WITH A SUPERIOR NON-TRAFFIC LOCATION. ADDITIONAL ADJUSTMENTS WERE MADE FOR SUPERIOR SITE SIZE, SUPERIOR BASEMENT AREA, INFERIOR COVERED AUTO STORAGE AND MARKET CONDITIONS.

Supplemental Addendum

File No. 202205007

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						

COMP 4 IS A DATED SALE LOCATED ADJACENT TO THE NORTH OF THE SUBJECT. ADJUSTMENTS WERE MADE FOR A LACK OF COVERED AUTO STORAGE, A SUPERIOR ACCESSORY UNIT AND MARKET CONDITIONS.

IN ARRIVING AT THE FINAL OPINION OF VALUE, COMP 2 IS THE MOST RECENT SALE NOTED FROM THE SUBJECT'S IMMEDIATE NEIGHBORHOOD WITH A SIMILAR LOCATION AND WAS GIVEN GREATEST WEIGHT (50%). COMPS 1 & 3 HAVE SUPERIOR LOCATIONS AND WERE GIVEN SECONDARY CONSIDERATION (16.6% EACH). COMP 4 IS A DATED SALE AND WAS GIVEN SECONDARY CONSIDERATION (16.6%).

*ADDITIONAL SCOPE OF WORK COMMENTS:
I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:
-THE STATEMENTS OF FACT CONTAINED IN THIS REPORT ARE TRUE AND CORRECT
-THE REPORTED ANALYSES, OPINIONS, AND CONCLUSIONS ARE LIMITED ONLY BY THE REPORTED ASSUMPTIONS AND LIMITING CONDITIONS, AND ARE MY PERSONAL, IMPARTIAL, AND UNBIASED PROFESSIONAL ANALYSES, OPINIONS AND CONCLUSIONS.
-I HAVE NO PRESENT OR PROSPECTIVE INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AND NO PERSONAL INTEREST WITH RESPECT TO THE PARTIES INVOLVED.
-I HAVE NO BIAS WITH RESPECT TO THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT OR TO THE PARTIES INVOLVED WITH THE ASSIGNMENT.
-MY ENGAGEMENT IN THIS ASSIGNMENT WAS NOT CONTINGENT UPON DEVELOPING OR REPORTING PREDETERMINED RESULTS.
-MY COMPENSATION FOR COMPLETING THIS ASSIGNMENT IS NOT CONTINGENT UPON THE DEVELOPMENT OR REPORTING OF A PREDETERMINED VALUE OR DIRECTION IN VALUE THAT FAVORS THE CAUSE OF THE CLIENT, THE AMOUNT OF THE VALUE OPINION, THE ATTAINMENT OF A STIPULATED RESULT, OR THE OCCURRENCE OF A SUBSEQUENT EVENT DIRECTLY RELATED TO THE INTENDED USE OF THIS APPRAISAL.
-MY ANALYSES, OPINIONS, AND CONCLUSIONS WERE DEVELOPED , AND THIS REPORT HAS BEEN PREPARED, IN CONFORMITY WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE.
-I HAVE MADE A PERSONAL INSPECTION OF THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT (EXTERIOR ONLY).
-I HAVE PERFORMED NO SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

*APPRAISER COMPETENCY: APPRAISER HAS COMPLETED IN EXCESS OF 50 APPRAISALS IN THE SUBJECT'S MARKET SEGMENT IN THE PAST 12 MONTHS. SUBJECT PROPERTY IS LOCATED WITHIN 10 MILES OF THE APPRAISER'S OFFICE. APPRAISER HAS ACCESS TO THE TETON BOARD OF REALTORS MLS; TETON COUNTY CLERK RECORDS; LOCAL APPRAISER DATABASE; COST DATA FROM LOCAL CONTRACTORS AND MATERIAL SUPPLIERS.

Paired Sales for Market Conditions Adjustments

Borrower					
Property Address	915 Simon Ln				
City	Jackson	County Teton	State WY	Zip Code	83001
Lender/Client	APRIL NORTON				

Paired Sales
Teton County Wyoming
Residential 2021 -2022

Rng .26- 5.9%

Address	Prior	Prior Sale	Current	Current Sale	Price Change	% Change	# Days	# Months	$ Change	Percentage
450 W Saddle Butte	8/23/2019	$1,750,000	02/10/22	$2,860,000	$1,110,000	63.43%	902	30.1	$36,918	2.11%
360 E Simpson Ave #20	8/6/2018	$535,000	2/23/2022	$1,100,000	$565,000	105.61%	1297	43.2	$13,069	2.44%
465 E Broadway D/A	5/22/2017	$480,000	02/23/22	$1,190,000	$710,000	147.92%	1738	57.9	$12,255	2.55%
6050 Burcher Road	12/8/2017	$5,175,000	3/1/2022	$11,200,000	$6,025,000	116.43%	1544	51.5	$117,066	2.26%
59 Virginian Ln 59-1	6/10/2019	$435,000	3/17/2022	$775,000	$340,000	78.16%	1011	33.7	$10,089	2.32%
610 Highlands Dr	12/31/2020	$499,000	04/19/22	$610,000	$111,000	22.24%	474	15.8	$7,025	1.41%
6305 N Junegrass	12/23/2017	$745,000	04/28/22	$1,800,000	$1,055,000	141.61%	1587	52.9	$19,943	2.68%
199 E Pearl 301	9/19/2016	$1,550,000	05/03/22	$3,175,000	$1,625,000	104.84%	2052	68.4	$23,757	1.53%
3940 Lake Cr #8	6/6/2016	$430,000	05/05/22	$1,200,000	$770,000	179.07%	2159	72.0	$10,699	2.49%
663 S Millward St	9/11/2015	$785,000	10/11/21	$1,750,000	$965,000	122.93%	2222	74.1	$13,029	1.66%
872 Snow King	9/19/2014	$970,000	10/18/21	$2,600,000	$1,630,000	168.04%	2586	86.2	$18,910	1.95%
1187 Melody Creek Ln	2/6/2015	$1,038,000	11/2/2021	$2,925,000	$1,887,000	181.79%	2461	82.0	$23,003	2.22%
3453 Box Elder Ln	7/2/2019	$1,825,000	11/2/2021	$3,100,000	$1,275,000	69.86%	854	28.5	$44,789	2.45%
625 E Simpson Ave #2	11/15/2018	$965,000	11/10/21	$1,950,000	$985,000	102.07%	1091	36.4	$27,085	2.81%
980 Wenzel Lane	9/16/2019	$1,110,000	11/19/21	$2,015,000	$905,000	81.53%	795	26.5	$34,151	3.08%
700 Ne Yate Rd	10/14/2020	$7,750,000	4/4/2021	$8,500,000	$750,000	9.68%	172	5.7	$130,814	1.69%
3385 W Village Dr 520	3/8/2019	$1,380,000	12/7/2021	$1,500,000	$120,000	8.70%	1005	33.5	$3,582	0.26%
3030 White Pine	6/29/2018	$2,650,000	12/8/2021	$5,700,000	$3,050,000	115.09%	1258	41.9	$72,734	2.74%
3325 W Village Dr	9/25/2018	$865,000	12/14/21	$1,100,000	$235,000	27.17%	1176	39.2	$5,995	0.69%
514 E Kelly Ave	9/15/2016	$850,000	12/17/21	$2,250,000	$1,400,000	164.71%	1919	64.0	$21,886	2.57%
205 Nelson #9	4/3/2020	$740,000	12/27/21	$1,340,000	$600,000	81.08%	633	21.1	$28,436	3.84%
2 Riverbend Road	5/24/2021	$4,125,000	1/21/2022	$4,900,000	$775,000	18.79%	242	8.1	$96,074	2.33%

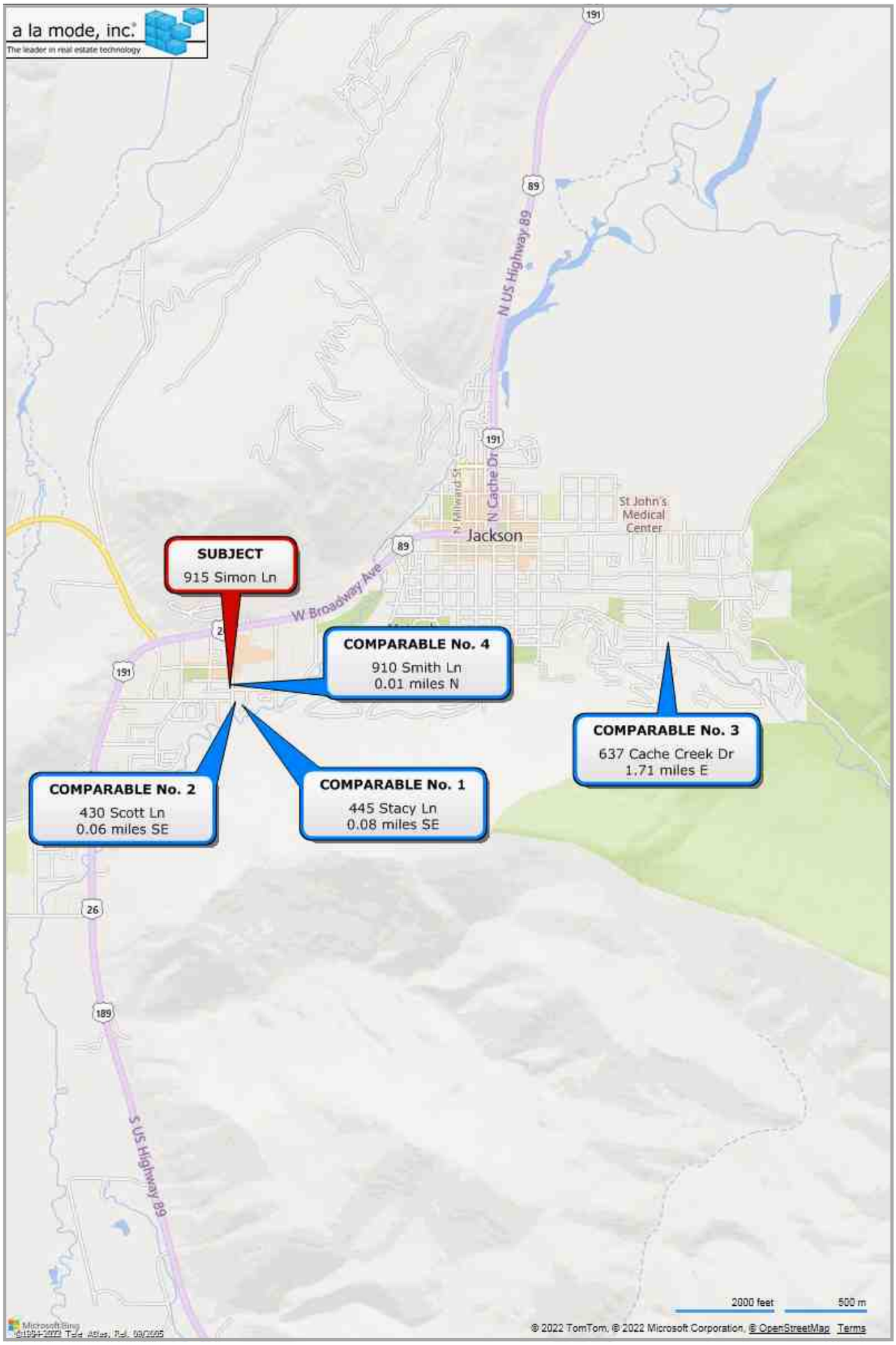
Location Map

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						



Comparable Sales Map

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						

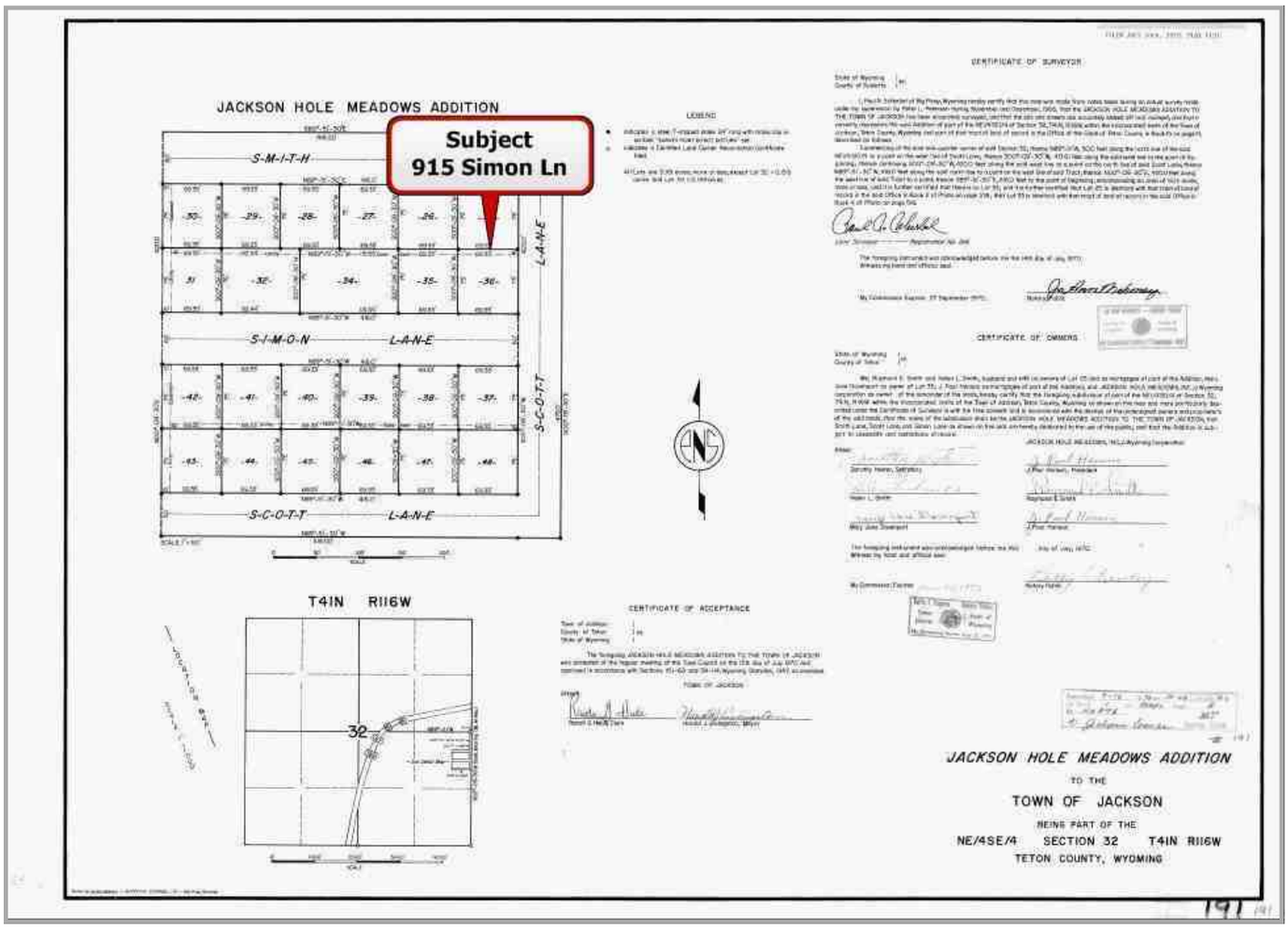


Aerial Map

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						

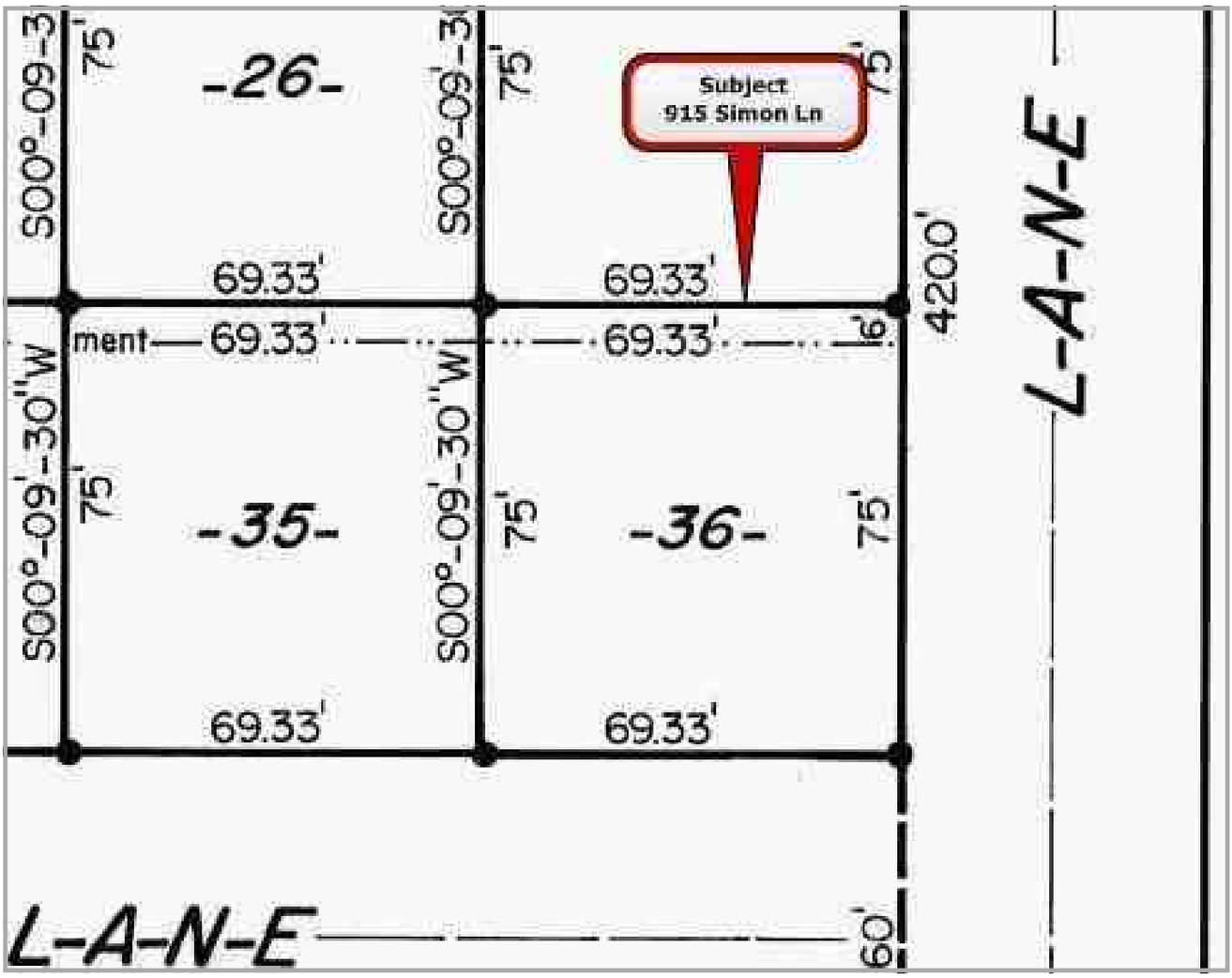


Plat Map


JACKSON HOLE MEADOWS ADDITION
Subject
915 Simon Ln
S-M-I-T-H
S-I-M-O-N
S-C-O-T-T
L-A-N-E
T41N R116W
CERTIFICATE OF SURVEYOR
CERTIFICATE OF OWNERS
CERTIFICATE OF ACCEPTANCE
JACKSON HOLE MEADOWS ADDITION
TO THE
TOWN OF JACKSON
BEING PART OF THE
NE/4SE/4 SECTION 32 T41N R116W
TETON COUNTY, WYOMING

Plat Map

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						



Teton County Property Information

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						

Detail of R0004776

Parcel

PIDN:	22-41-16-32-4-05-011
Tax ID:	OJ-001257 Property Taxes
Tax District:	0150
Property Owner(s):	TOWN OF JACKSON
Mailing Address:	PO BOX 1687
	JACKSON, WY 83001-1687
Street Address:	915 SIMON LANE
Deed:	0294 WD 00721, 08/23/1994
Location:	LOT 36, JACKSON HOLE MEADOWS
2022 Market Value:	$ 1,133,288 ($ 420,000 Land + $ 713,288 Improvements)
2022 Assessed Value:	$ 107,662

Land

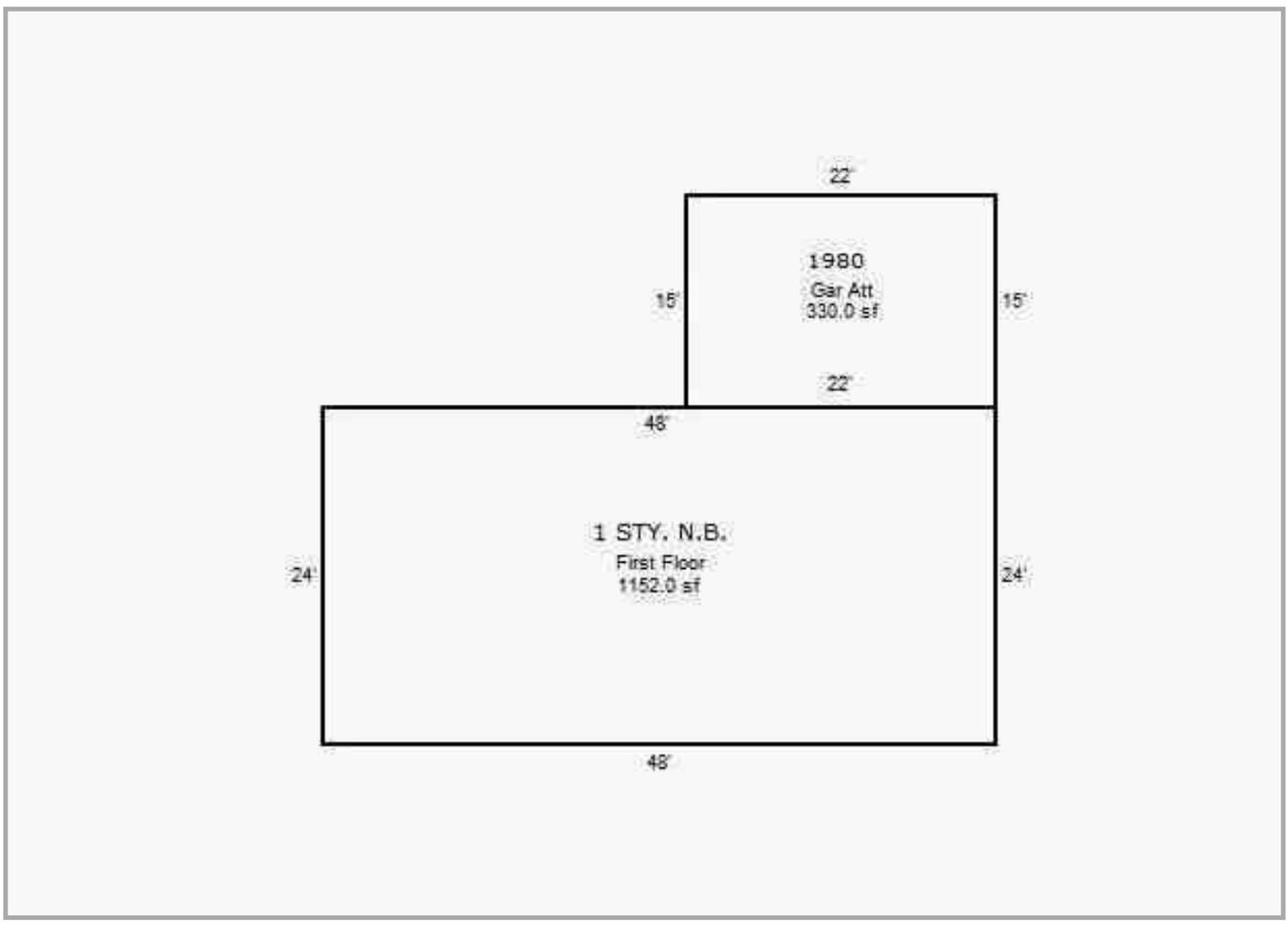
Acres	Class
0.12	Residential
0.12	**Total Acres**

Residential 1	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)
Ranch 1 Story	1.0	1152	Frame Siding	Composition Shingle	1974	#1
1 bath with 3 fixtures						
Garage Attached		330				

*Year built may not be original year built due to remodeling and additions.

Teton County Building Sketch

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						



Subject Photo Page

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						



Subject Front

915 Simon Ln
Sales Price
G.L.A. 1,152
Tot. Rooms 5
Tot. Bedims. 3
Tot. Bathrms. 1.0
Location TRAFFIC
View RESIDENTIAL/MTN
Site 5,200 Sq.Ft.
Quality AVERAGE
Age 48



Subject Rear



Subject Street

Comparable Photo Page

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						



Comparable 1

445 Stacy Ln



Comparable 2

430 Scott Ln



Comparable 3

637 Cache Creek Dr

Comparable Photo Page

Borrower							
Property Address	915 Simon Ln						
City	Jackson	County	Teton	State	WY	Zip Code	83001
Lender/Client	APRIL NORTON						



Comparable 4

910 Smith Ln

Comparable 5

Comparable 6

Brian Butler's Certified Residential Appraiser License

WYOMING REAL ESTATE COMMISSION & CERTIFIED APPRAISER BOARD

License Number 814 NON TRANSFERABLE

CERTIFIED REAL ESTATE APPRAISER PERMIT

Issued : 12/20/2020
Expires: 12/19/2022

Brian E. Butler
Certified Residential Appraiser Permit
AS PROVIDED FOR BY THE LAWS OF WYOMING.

Rizzotti & Co, Inc
PO Box 1630
1466 N Old Schoolhouse Ln
Wilson WY 83014

AUTHORIZED BY THE WYOMING CERTIFIED
REAL ESTATE APPRAISER BOARD
WITNESS MY HAND AND THE
OFFICIAL SEAL AT CHEYENNE, WYOMING.

Rosann R David Interim Executive Director

STAFF REPORT

Meeting Date:	January 20, 2026	**Meeting Title:**	Regular Town Council Meeting
Submitting Department:	Planning	**Presenter:**	Tyler Valentine
Agenda Item:	Ordinance A: Zoning Map Amendment for the Properties Addressed as 252 & 254 East Simpson Ave.	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for the Town Council to consider an ordinance amending the Town of Jackson Official Zoning Map.

Requested Action.
Staff requests the Town Council consider the ordinance attached to the staff report.

Recommendation.
Staff recommend the Town Council approve the ordinance attached to the staff report.

Background.
On December 15, 2025, staff presented a Zoning Map Amendment for the properties addressed as 252 & 254 East Simpson Avenue (P25-156) at the Regular Town Council meeting. The Town Council approved the Zoning Map Amendment and directed staff to present an ordinance at a future meeting.

Analysis & Key Policy Questions.
The analysis regarding a change to the Official Zoning Map from Office Residential to Public/Semi-Public for the subject properties was discussed, and resolved, by Council on December 15.

Possible Alternatives. The Council has the option to:

1. Not approve the ordinance attached to this staff report;
2. Continue the item to a future Council Meeting

Comprehensive Plan & Priority Alignment.
This item aligns, generally, with the Comprehensive Plan by ensuring the general welfare, health, and safety of the community and its environment.

Fiscal Impact.
None identified.

Staff Impact.
Staff spent approximately three hours drafting the ordinance and this staff report.

Attachments.
Ordinance A

Suggested Motions.
I move to approve Ordinance A on first reading.

ORDINANCE A

PURSUANT TO DIVISION 8.7.3 ZONING MAP AMENDMENT, DIVISION 1.7.2 ESTABLISHMENT OF ZONES AND OVERLAYS, AND DIVISION 1.7.3 OFFICIAL ZONING MAP INCORPORATED BY REFERENCE, OF THE LAND DEVELOPMENT REGULATIONS, CHANGING THE ZONING CLASSIFICATION FROM OFFICE RESIDENTIAL (OR) TO PUBLIC/SEMI-PUBLIC (P/SP) FOR LOTS 5 & 6, BLOCK 9, CACHE-2 ADDITION TO THE TOWN OF JACKSON (ADDRESSED AS 252 & 254 EAST SIMPSON AVENUE).

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

SECTION I.

That the owners of the property described herein have applied for a zoning map for said property in accordance with Division 8.7.3, Zoning Map Amendment, of the Land Development Regulations of the Town of Jackson.

SECTION II.

That on November 19, 2025, the Town of Jackson Planning Commission conducted a public hearing, reviewed the proposed zone change that is the subject of this ordinance, and recommended approval of said zone change.

SECTION III.

That the Jackson Town Council finds that the zone change that is the subject of this ordinance meets the criteria specified in Division 8.7.3, Zoning Map Amendment of the Land Development Regulations.

SECTION IV.

That, in accordance with Division 8.7.3, Zoning Map Amendment, Division 1.7.2 Establishment of Zones and Overlays, and Division 1.7.3 Official Zoning Map Incorporated by Reference, of the Land Development Regulations, the aforementioned application is hereby approved and the zoning classification of the real property described as LOTS 5 & 6, Block 9, Cache-2 Addition to the Town of Jackson, is hereby changed to Public/Semi-Public (P/SP).

SECTION V.

All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION VI.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION VII.

This Ordinance shall become effective after its passage, approval, and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2025.

PASSED 2ND READING THE _____DAY OF _____ , 2025.

PASSED AND APPROVED THE _____DAY OF _____, 2025.

TOWN OF JACKSON

BY: _____

Arne O. Jorgensen, Mayor

ATTEST:

BY: _____

Riley Hovorka, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)

) ss.

COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2025.

_____

Riley Hovorka, Town Clerk

MEMORANDUM

TO: Mayor and Town Council

FR: Tyler Sinclair, Town Manager

DT: January 20, 2026

RE: Town Manager's Report

Temporary Sign Permits

The Temporary Sign Permits for Council consideration at this meeting are:

- ✓ JH Chamber of Commerce requests to hang two temporary banners, one at 105 Buffalo Way (Albertson's) and one at 10 E Broadway (Stage Stop Building) from March 29 – April 4, 2026 to advertise the Easter Egg Hunt (P26-003).

- ✓ The Art Association of Jackson Hole requests to hang two temporary banners, one at 105 Buffalo Way (Albertson's) from March 1 – 7 2026& one at 240 S Glenwood (Art Association of JH) from March 9 – 13, 2026 to advertise the Whodunnit? Art Show & Sale (P26-001).

Staff recommends approval of these requests and with the approval of the Town Manager's report, staff will issue the Temporary Sign Permits as requested.